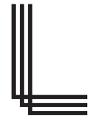




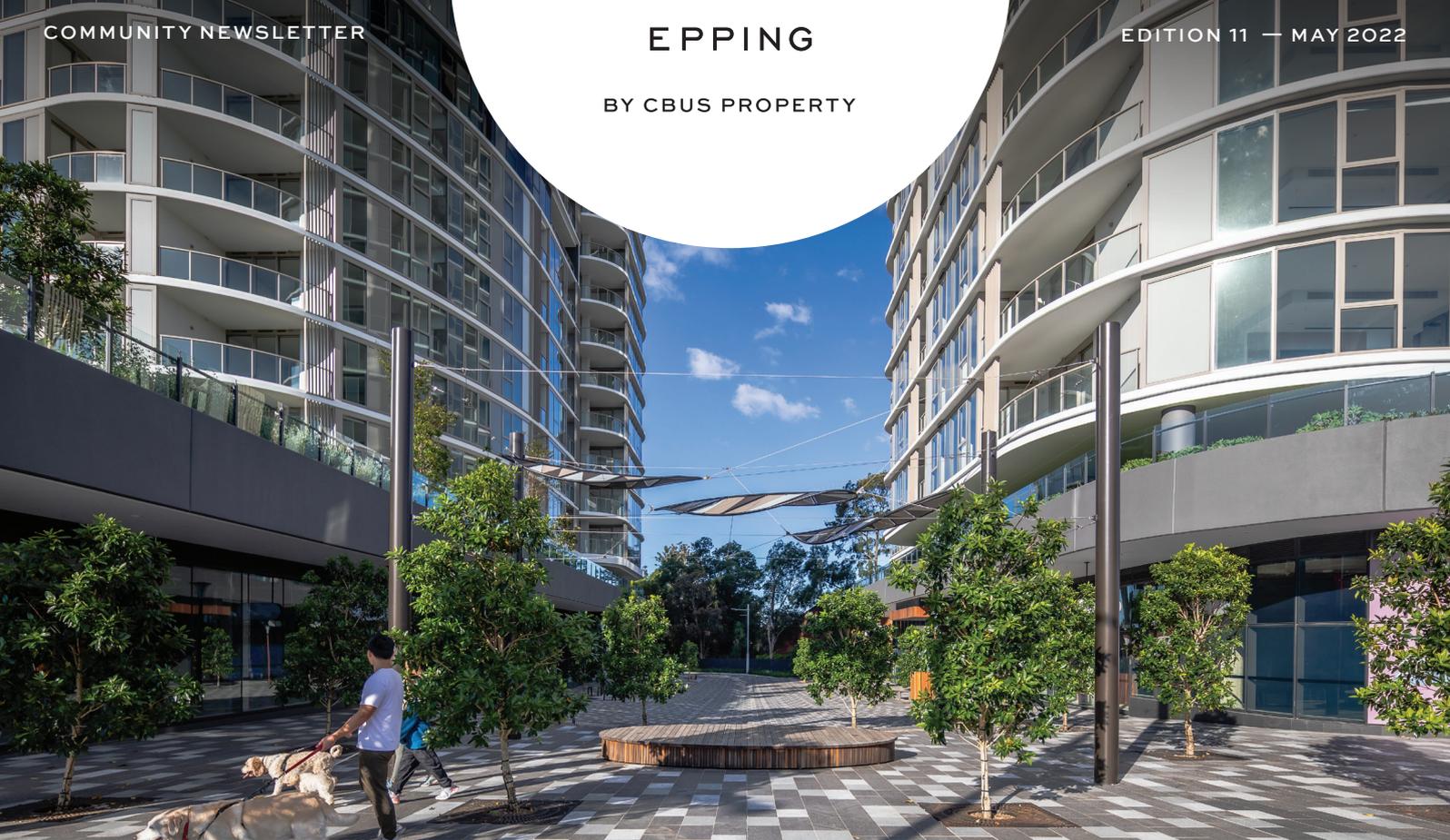
COMMUNITY NEWSLETTER

EDITION 11 — MAY 2022



THE LANGSTON EPPING

BY CBUS PROPERTY



EPPING'S NEW HEART

CONNECTED LIFESTYLE | CONSTRUCTION COMPLETED |
LIMITED RESIDENCES REMAINING

Proudly developed by Cbus Property, The Langston is now complete and open to residents who are set to enjoy a highly connected and lifestyle-oriented experience in one of north-west Sydney's premier developments. With a range of quality residences still on offer, now is the time to make The Langston your new home.

Proudly developed by



One of Australia's most awarded
and trusted national developers.



HERO IMAGES SHOWCASE THE LANGSTON AS PRACTICAL COMPLETION IS ACHIEVED

A selection of stunning hero images has highlighted The Langston's landmark status, following practical completion of the project in April 2022.

The images perfectly present The Langston's soaring, curved facades, as well as the wide and inviting public domain and the exceptional views on offer from one of Sydney's highest points of land.

They also mark the conclusion of a momentous journey that began when Cbus Property acquired The Langston site in 2014.

With our construction contractors Hutchinson Builders commencing ground works on the precinct in January 2019, on the site of Epping's former Westpac Credit Card Services building, it has been incredible to see the project come to life throughout the past three years.

The Langston now features 462 premium residences across three towers of 29, 24 and 19 storeys, and we look forward to seeing how this community evolves in the coming years.

THE LANGSTON WELCOMES ITS FIRST RESIDENTS

There was some exciting activity on site at The Langston during April and May 2022, with our first residents moving into both Langston Tower and Central.

Our purchasers were greeted with champagne on arrival as they collected their keys and excitedly toured their new residences.

With many residences now settled, we are not far away from having a fully occupied precinct, and our Oasis tower will welcome our final group of residents across late May and early June 2022.

In total, this will bring our thriving new community at The Langston to nearly 1,000 people, breathing new life into the eastern side of Epping.





ARTIST TAKEOVER AT THE LANGSTON

The Langston will be transformed by art during May and June 2022, with the renowned Studio A taking over the retail space opposite Epping Library, fronting Chambers Court.

As a social enterprise, Studio A promotes artists living with intellectual disability by providing professional pathways and working studio spaces, and we are excited to have Thom Roberts joining us as The Langston's temporary artist-in-residence.

Thom has developed sketches of Epping train station and the local surroundings, which have been transformed into a window decal that will fill the front window of the short-term studio. The decal installation will be illuminated at night to provide an eye-catching glow for pedestrians.

On various weekdays in May and June 2022, the public is invited to step inside Studio A's takeover at The Langston to meet Thom himself and experience the artist at work as he draws live in the window with assistance from guest artist, Simon Wheeldon. You could also become part of Thom's artwork, with some lucky viewers set to be selected by Thom and transformed into subjects of his work. Thom will draw each person's portrait and the drawing will become part of the broader graphic installation.



PLANNING UNDERWAY FOR FUTURE MARKETS

Following our community and resident workshops in late 2021, we have been busy working on a number of recommendations as we prepare to activate The Langston precinct in the coming months and years.

One of these recommendations showed overwhelming support for regular markets at The Langston, so we are currently in the process of preparing a development application (DA) to host community-oriented markets that will feature everything from artisan produce and fresh veggies, to local arts and crafts, in the public plaza between Langston Place and Chambers Court.

Further information will become available on the City of Parramatta website once the DA has been submitted. In the meantime, if you are interested in becoming a future stallholder at The Langston markets, please email community@thelangstonepping.com.





CLC WRAPS UP AFTER THREE YEARS

During February 2022, we welcomed our valued Construction Liaison Committee (CLC) members to The Langston for the final time, as we conducted an exclusive tour of the project that this committed group has been advising on for the last three years.

It was great to discuss the history of The Langston precinct with our CLC representatives, from groups such as the Epping Chamber of Commerce, Epping Civic Trust and Save Epping's Forest Park, as we reflected on the changes that have taken place on the site.

After touring the public domain, lobby areas and podium gardens, we completed our tour in The Langston's Level 22 Sky Lounge, where we were able to thank our CLC members for their three years of service to the community with some drinks and canapes.

Moving forward, we remain committed to engaging with the community, so should you have any ideas or thoughts regarding The Langston, please email community@thelangstonepping.com

AN UPDATE ON OUR RETAIL STORES

As you may know, The Langston will be home to a dynamic 2,100-square-metre mixed-use retail precinct, and with our purchasers and members of the community eagerly awaiting an update on the retail offering at The Langston, we are pleased to announce that we have now signed our anchor supermarket tenant.



Mint Fresh IGA will be positioned in a 523-square-metre space underneath Central, opening onto the precinct's pedestrian plaza off Langston Place, and will offer a full-service supermarket under the management of owners, Richard and Antoine Rizk. The brothers also proudly run Mint Fresh IGA stores in other north-west Sydney locations, including Baulkham Hills, Westleigh and Toongabbie.

The supermarket at The Langston is set to become Mint Fresh IGA's flagship store and will operate under the IGA Local Grocer banner, offering a wide range of fresh, locally sourced produce, deli goods, bakery items, ready-made meals, liquor and everything in between – all at competitive prices. Fitout is due to take place in the coming months, ahead of an official opening in late 2022.

Mint Fresh IGA will join our gym operator, Team Bros, which is opening its second Sydney outlet at The Langston and will provide fitness classes, personal training and health consultations in a friendly, modern environment.

Meanwhile, our leasing agents are working to secure some more amazing tenants and ensure a variety of quality retail offerings at The Langston. We look forward to making some further announcements on these tenants in the coming months.