



The face of Perth is changing with Leighton Properties' latest project Kings Square now officially commenced.

Situated on top of Perth's primary transport hub – the underground train and bus Stations - and as part of the wider \$5.2 billion Perth City Link project initiated by the WA State Government, the City of Perth and the Federal Government, Kings Square is a world-class master-planned precinct set to become one of Australia's most significant urban renewal CBD developments.

What does this development mean for business and how will it contribute to the renewal of Perth's CBD?

King size development takes centre stage

The development of Kings Square will mean that more progressive and innovative companies will have an alternative to the more traditional workplaces. In the heart of Perth City Link, where vibrant Kings Street will meet the rejuvenated boulevard-style Wellington Street, Kings Square takes centre stage.

With its world-class architecture, green spaces and surrounding government investment in key infrastructure, Kings Square offers a campus-like environment that will attract companies that understand the productivity, efficiency and lifestyle advantages of modern working environments.

Kings Square will feature world-class building design, including five office towers providing 100,000 sqm of A-grade office accommodation together with residential buildings and a retail plaza with financial and retail services, bars, restaurants, cafés and boutiques.

KS1, on the corner of King and Wellington Streets, will have 23,156sqm of tenancy space across 19 levels. The 11-level KS2 tower has a further 20,440sqm of space; and the third tower, KS3 will have 9,185 sqm of commercial and retail space over nine levels. Incorporated into the design there will also be a large onsite corporate childcare service and an extensive end-of-trip facility in each building, including hundreds of bike racks, lockers, and fully equipped shower and change facilities.

In typical Leighton Properties' style, Kings Square will have an emphasis on sustainable design. Each of the five towers have been designed to maximise natural light and external views, with areas designed for use as alternative meeting spaces that take advantage of rooftop terraces, garden views and green spaces. In targeting 5 Star Green Star – Office Design v3 and 5 Star NABERS energy ratings, the KS1 and KS2 buildings will feature advanced energy efficient systems, locally sourced materials and efficient destination controlled lifts.

Leighton Properties Managing Director Mark Gray said Kings Square would make a significant contribution to Perth's CBD and lead the way in broadening and revitalising the city.

"Kings Square will be a tangible example of our vision of developing thriving, sustainable buildings in CBD areas. It demonstrates the depth of our capabilities in planning, structuring and delivery," Mr Gray said.

"Our participation in Kings Square reflects the Leighton Group's broader strategy to leverage global trends towards urbanisation and the large infrastructure, commercial and residential development requirements that stem from it."

Two anchor tenancies within Kings Square were also announced last month - Energy giant Shell Australia has signed in KS2 and John Holland, a member of the Leighton Group, will relocate its Western Australian headquarters to Kings Square with a 5,360sqm tenancy.

"Shell Australia will move its headquarters to a new development in the heart of Perth in 2015, as the foundation tenant for Leighton Properties' Kings Square development within the WA Government's CityLink Project," said Michael Schoch, GM Production Shell Australia.

"With our staff set to double in numbers to over 800, our move to 'Shell House' at Kings Square will give us the room we need to grow, as well as providing first class facilities for our people."

"This growth is in support of our strong pipeline of investment projects, valued at \$30 billion over the next five years, including the world's first floating LNG Project Prelude, to be based off the WA coast."

"Close to public transport, theatres, cafes and Perth's major shopping area, our new home will help build on our efforts to be a vibrant organization which continues to attract highly talented professionals."

"Now in our 113th year of operating in Australia, the chance to participate in the CityLink Project is a one off opportunity to tie our future with the city of Perth by making our new Australian home here."

Completion of all three buildings - KS1, KS2 and KS3 is expected in mid 2015.