

A FOOD HALL LIKE NO OTHER

THE
REFRESHMENT
ROOM

EST. 1932



WYNYARD PLACE

SYDNEY

BROOKFIELD PROPERTIES



Brookfield Properties is a fully integrated, global real estate services company that provides industry-leading portfolio management and development capabilities across the real estate investment strategies of Brookfield Asset Management – a global alternative asset manager with over \$500 billion in assets under management.

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and sustainability - benefiting not only our tenants, residents and business partners, but also the communities in which we operate.

For more information about our approach to operating and developing best-in-class real estate, please visit brookfieldproperties.com.

VISION

A UNIQUE UNDERGROUND DESTINATION STEEPED IN HISTORY



REFRESHING THE SYDNEY FOOD HALL

The Refreshment Room at Wynyard Place
will redefine social dining for the Sydney CBD,
bringing the food hall into the future.

HISTORY OF HOSPITALITY



The railway refreshment rooms at Wynyard were officially opened with the train station on 19 March 1932.

Located within Wynyard's eastern concourse, this 'Triple R' boasted lavish Art Deco interiors across a reception area, grill room, buffet and milk bar.

Australia's first railway refreshment rooms were established with the arrival of steam engines in 1854.

They provided passengers with tea, coffee and light meals during lengthy train stops while the engines were cleaned and watered.

Licensed to sell alcohol outside of pub trading hours, railway refreshment rooms soon became social spaces frequented by locals as well as travellers.

WHAT'S OLD IS NEW



1936

THE GRAND BUFFET ROOM
OF THE WYNYARD RAILWAY
REFRESHMENT ROOM.



2020

THE REFRESHMENT ROOM
WILL REIMAGINE THIS HERITAGE
FOR CONTEMPORARY DINING.



A PLACE LIKE NO OTHER

• THE REFRESHMENT ROOM • EST. 1932 • WYNYARD PLACE •



Artist's impression

The Refreshment Room is at the very heart of the \$1.8 billion Wynyard Place.

Centred on a Premium Grade, 27-level commercial tower at 10 Carrington Street, this world-class business and lifestyle hub will also include 7,000m² of high-end retail and an upgrade to Wynyard train station's George Street entrance.

With 75% of office space already leased, and National Australia Bank and Allianz as anchor tenants, Wynyard Place will breathe life into one of Sydney's most visited destinations.

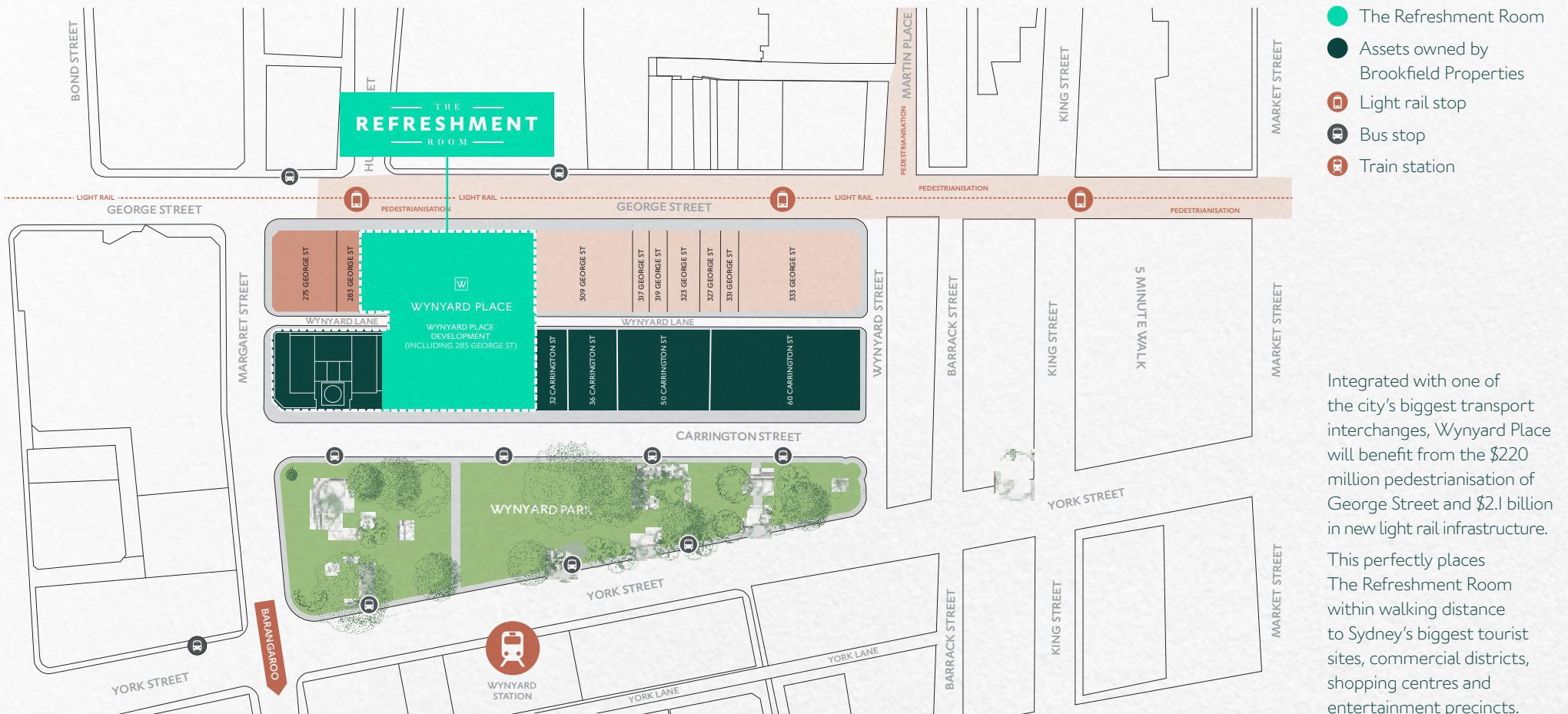
LOCATION



THE
REFRESHMENT
ROOM

An aerial, black and white photograph of Lower Manhattan, New York City. The image shows a dense cluster of skyscrapers and buildings. A teal-colored rectangular callout box is positioned in the center of the image, with a thin teal line pointing down to a specific location in the city. The text inside the box reads 'THE REFRESHMENT ROOM'. In the background, the Hudson River is visible on the left, and Central Park is partially visible on the right. The overall scene is a high-angle, wide-area view of the city's skyline.

KEY CONNECTIONS



Integrated with one of the city's biggest transport interchanges, Wynyard Place will benefit from the \$220 million pedestrianisation of George Street and \$2.1 billion in new light rail infrastructure.

This perfectly places The Refreshment Room within walking distance to Sydney's biggest tourist sites, commercial districts, shopping centres and entertainment precincts.

GATEWAY TO THOUSANDS



The Refreshment Room is a part of the Hunter Concourse level at Wynyard, Sydney's third-busiest train station.

The redeveloped station concourse will be accessed by more than 135,500 commuters each day – all with appetites to serve.

- | | | | |
|---|----------------------|---|-------------------|
| 1 | GEORGE ST | 6 | BUS TERMINAL |
| 2 | RETAIL FLAGSHIP | 7 | CARRINGTON ST |
| 3 | RETAIL | 8 | WYNYARD WALK |
| 4 | THE REFRESHMENT ROOM | 9 | STATION PLATFORMS |
| 5 | WYNYARD CONCOURSE | | |

BUSY DAY AND NIGHT

From office professionals, casual daytrippers and Sydney locals, countless daily visitors will pass through The Refreshment Room.

7:30^{AM}

PEAK HOUR FOR CITY WORKERS, CRAVING THE FIRST COFFEE OF THE DAY



THE REFRESHMENT ROOM
EST. 1932 • WYANDRILL PLACE



11:00^{AM}

TOURISTS TAKE A CAFÉ BREAK IN BETWEEN SEEING THE SIGHTS

12:30^{PM}

LUNCHTIME BRINGS BOTH QUICK BITES AND LINGERING MEETINGS

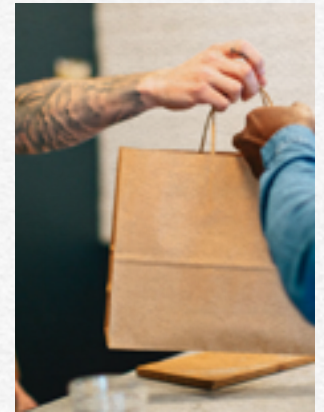


3:00^{PM}

THE REGULARS ARRIVE NEEDING THEIR MID-AFTERNOON PICK-ME-UP

6:00^{PM}

AT THE BAR CUSTOMERS CATCH UP WITH FRIENDS FOR CASUAL DRINKS



8:00^{PM}

LATE-NIGHT WORKERS STOP BY TO PICK UP A DELICIOUS DINNER OPTION

FULL OF FLAVOUR



The Refreshment Room
will cater to every customer
taste and tenant category.



THE ANCHOR RESTAURANTS



THE PROVIDORES



THE CONCEPT CAFÉ



THE BAR



THE ZINC BAR



THE COFFEE BAR



THE KITCHEN

A FEAST FOR THE EYES

With a design that takes inspiration from its railway setting, The Refreshment Room reinvents the food hall for the modern age.

STYLE

AN AUTHENTIC, PAIRED-BACK BACKDROP WITH INDUSTRIAL CHIC CUES

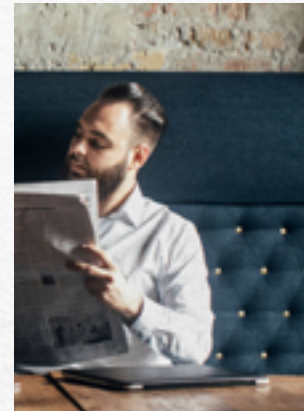


KITCHENS

EXPOSED KITCHENS CREATE A THEATRICAL CULINARY EXPERIENCE

AMBIENCE

CONSIDERED LIGHTING FEATURES SET THE MOOD, DAY AND NIGHT

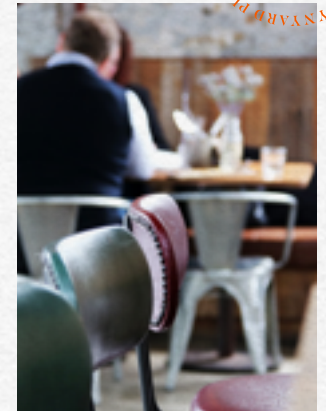


SEATING

BOOTHS WITH REVERSIBLE BACKRESTS — A CLEVER NOD TO TRAIN SEATING

VITRINE

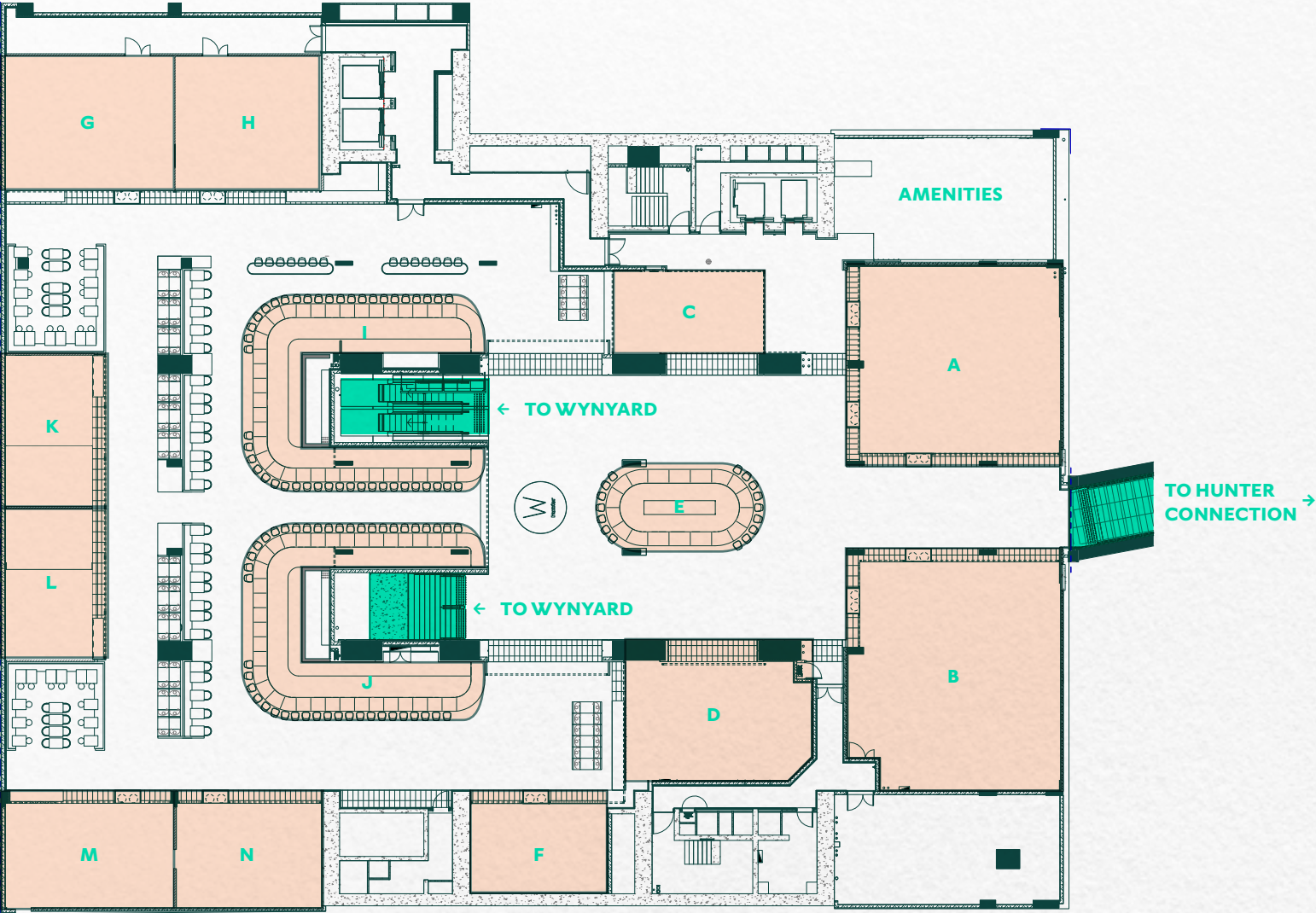
FRAMED GLASS DISPLAYS THAT ELEVATE THE SHOP-FRONT WITH STYLE



FITOUT

FLEXIBLE FLOOR PLANS AND FINISH OPTIONS FOR DESIGNING YOUR IDEAL SPACE

TENANCY PLAN



RETAIL TENANCY	SQM
A	142
B	168
C	51
D	90
E	53
F	48
G	83
H	72
I	113
J	111
K	50
L	50
M	66
N	58

ALWAYS DRAW A CROWD



200,000

CBD WORKERS
WITHIN MAIN TRADE
AREA BY 2020



135,500

WEEKDAY
ENTRY AND EXITS TO
WYNYARD STATION



7,000+

BUS COMMUTERS
EVERY HOUR



\$16B

INVESTMENT
IN SYDNEY LIGHT RAIL



\$2.54B

AVAILABLE SPEND
FROM TRADE AREA
WORKERS AND
RESIDENTS BY 2020



\$914M

AVAILABLE SPEND
FROM TRADE AREA
FOOD CATERING
BY 2020

Bridget Fea
Brookfield Properties

+61 2 9322 2738 | +61 410 440 233
bridget.fea@brookfieldproperties.com

Patrick Sergi
United Property Services

+61 407 923 230
psergi@unitedpropertyservices.com.au



WYNYARD PLACE

SYDNEY

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