

urbis OUTLOOK HOPE ISLAND

A CONTEXT ON BUSINESS, CULTURE, LIFESTYLE AND RESIDENTIAL

Hope Island is located within the North Shore precinct of the Gold Coast in close proximity to key employment, education and leisure nodes. Easy connectivity and a high level of amenity is likely to drive residential demand into the future.

MAY 2015

- A POPULATION**
Hope Island population growth is forecast to exceed the growth of the Gold Coast LGA over the next 25 years with a figure of **3.1 per cent per annum** between 2011 and 2036.
- B INFRASTRUCTURE INVESTMENT**
Infrastructure spending across the Gold Coast amounts to approximately **\$16 billion**.
- C EMPLOYMENT**
Employment growth in Hope Island is projected to grow by **41 per cent** between 2011 and 2031.
- D RENTAL PREMIUM**
Rents in Hope Island are tracking above the Gold Coast medians by **\$40 per week for three-bedroom townhouses** and up to \$200 for four-bedroom houses.
- E RESIDENTIAL MARKETS**
Hope Island Catchment apartment and townhouse market is recording a **premium of \$45,000** over Gold Coast LGA figures.



CLOSE PROXIMITY TO THE GOLD COAST'S KEY ACTIVITY CENTRES

SURFERS PARADISE



A CANAL AND WATERFRONT LIFESTYLE

MARINA



SURROUNDED BY WORLD CLASS GOLF FACILITIES

GOLF COURSE

1 POP 2 INF 3 EMP

HOPE ISLAND

Hope Island and its surrounds accommodate all three of the Urbis economics and research fundamentals that make a sustainable region — Population, Infrastructure Investment and Employment.



PROPOSED INVESTMENT OF \$230 MILLION IN EDUCATION

BOND UNIVERSITY



AVAILABILITY OF FREEHOLD MARINA BERTHS

MARINA BERTH



HEAVY INVESTMENT IN LEISURE & THE 2018 COMMONWEALTH GAMES

METRICON STADIUM

CONNECTIVITY & ACCESSIBILITY

Hope Island's desirable location with easy connectivity and high level of amenity will drive demand into the future.



INFRASTRUCTURE

Infrastructure spending across the Gold Coast of approximately \$16 billion has been driven by solid historic population growth and will provide residents with additional connectivity and amenity. This section highlights the key Gold Coast infrastructure projects, which will have a positive flow-on effect across the region with improvement to important areas of transports, retail, recreation, leisure and sport.



1 GOLD COAST LIGHT RAIL
\$1.8 billion (Completed)

Stage 1 completed and operational as of July 2014. 13 kilometres with 16 stations connecting Gold Coast University Hospital and Griffith University at Parklands with Broadbeach.

Stage 2 proposed to connect to heavy rail at Helensvale.

2 GOLD COAST UNIVERSITY HOSPITAL
\$1.76 billion (Completed)
Completed in 2013, this 750-bed hospital has state-of-the-art facilities.

3 RAIL EXTENSION VARSITY LAKES TO COOLANGATTA
\$1.2 billion (Planned)
Rail extension from Varsity Lakes to Gold Coast Airport at Coolangatta by State Government, subject to funding.

4 PACIFIC MOTORWAY (M1) UPGRADE
\$920 million (Under Construction)
Widening of M1 to 6 lanes to Coolangatta. Current stage between Worongary and Robina is underway.



LEGEND ● Education ● Retail ● Leisure ● Transport ● Health

- 5 PACIFIC FAIR EXPANSION
\$670 million (Under Construction)
- 6 COMMONWEALTH GAMES ATHLETES VILLAGE
\$510 million (Under Construction)
- 7 COOMERA TOWN CENTRE
\$500 million (Planned)
- 8 GOLD COAST INTERNATIONAL MARINE PRECINCT
\$390 million (Planned)
- 9 GOLD COAST CULTURAL PRECINCT
\$385 million (Planned)
- 10 JUPITERS HOTEL & CASINO REDEVELOPMENT
\$350 million (Under Construction)
- 11 GOLD COAST PRIVATE HOSPITAL
\$230 million (Under Construction)
- 12 COMMONWEALTH GAMES RELATED UPGRADES & EXPANSIONS
\$202.7 million (Under Construction)

DEMOGRAPHICS

Hope Island population is expected to grow at a faster rate than the wider Gold Coast Local Government Area (LGA) over the next 25 years. The Gold Coast is one of the fastest growing regions in Australia with population projected to maintain strong growth of approximately 2.3 per cent per annum between 2011 and 2036 while Hope Island is projected to grow by 3.1 per cent over the same period.

POPULATION GROWTH PER ANNUM 2011-2036



BABY BOOMERS



MEDIAN TOTAL FAMILY INCOME (WEEKLY)



Prepared by Urbis Pty Ltd. Source: ABS Census 2011 & Queensland Government Statistician's Office

EMPLOYMENT

The Gold Coast is one of the most significant employment and business centres in South East Queensland. At the 2011 Census there were approximately 223,725 jobs within the Gold Coast LGA.

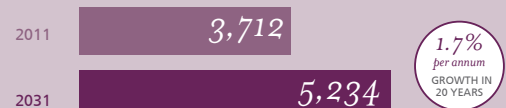
The Retail industry was the largest employment industry (18.5 per cent) followed by Business Services, Health and Community, Construction and Hospitality.

Within the suburb of Hope Island, the Hospitality industry (24.2 per cent) was the largest employer at the 2011 Census followed by Business Services (16.4 per cent) and Construction (14.7 per cent).

GOLD COAST LGA EMPLOYMENT



HOPE ISLAND CATCHMENT EMPLOYMENT



RESIDENTIAL MARKET INSIGHTS

HOUSE MARKET ANALYSIS

The Gold Coast residential markets have experienced challenges resulting from the Global Financial Crisis (GFC) but are now in recovery mode. Sales volumes and prices are increasing. Figures for the half year to December 2014 are recording median price of \$578,000 across the Gold Coast LGA, an increase of \$48,000 or 9.1 per cent growth from December 2013.

The Hope Island Catchment median house price is recording a figure of \$565,000 for the six months to December 2014, an increase of \$30,000 or 5.6 per cent growth from December 2013.

APARTMENT & TOWNHOUSE MARKET ANALYSIS

The combined Gold Coast apartment and townhouse market is also showing signs of recovery with sales volumes increasing each half year period from June 2011 through to December 2013. Since then settled sales have eased slightly but the median price has remained steady. The median apartment price across the Gold Coast LGA was recorded at \$365,000 during the six months to December 2014.

Apartment and townhouse sales volumes across the Hope Island Catchment have followed a similar trend to the wider Gold Coast, with sales volumes increasing every six month period from June 2011 through to December 2013. The six months ending December 2013 recorded a peak sales figure of 548 settled sales. The median price was recorded at \$410,000 during the six months to December 2014.

NORTH SHORE OFF-THE-PLAN APARTMENT MARKET

The North Shore new apartment market is one of the most under-supplied precincts across the Gold Coast. The Urbis Gold Coast Apartment Essentials Report December 2014 quarter recorded only two active projects with a total of 241 apartments. Of these apartments, 147 of them have been sold, leaving only 94 new apartments available for sale.

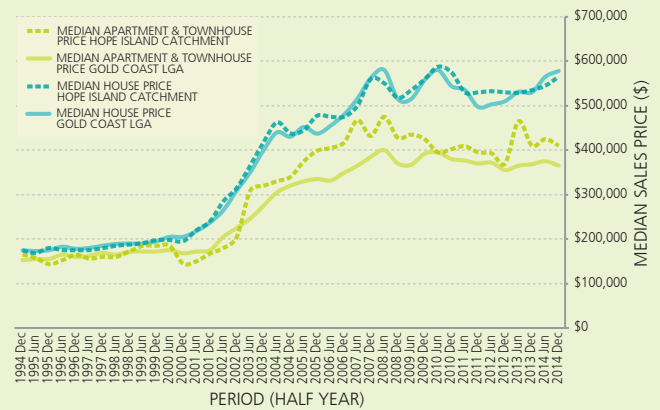
Based on the current quarterly selling rate (85), and if no new supply was added to the market, the current supply would be taken up the next quarter. Sales during the December 2014 quarter were dominated by two-bedroom two-bathroom product, followed by three-bedroom two-bathroom. This popular precinct has very limited supply of new apartments with projects selling out over the last few years and limited new supply added to the market.

RENTAL ANALYSIS

The Hope Island rental market has out-performed the Gold Coast LGA in all sectors with the exception of one-bedroom units. Four-bedroom houses are recording the highest premium of \$200 per week above the Gold Coast overall figure of \$480. Following four-bedroom houses are three-bedroom houses with a \$60 per week premium and three-bedroom townhouses recording a \$40 per week premium.

Growth over a five year period has been strong with three-bedroom houses recording the highest growth rate per annum of 4.6 per cent, followed by four-bedroom houses at 4 per cent and two-bedroom townhouses 3.7 per cent per annum.

HOPE ISLAND CATCHMENT — 20 YEAR SALES CYCLE



*Des-14 is based on preliminary data
Prepared by Urbis; Source: RPData
Note: Hope Island Catchment is made up of Hope Island, Biggera Waters, Helensvale, Hollywell, Paradise Point and Runaway Bay.

NEW APARTMENT MARKET – NORTH SHORE PRECINCT DECEMBER QTR 2014

LIMITED NUMBER OF APARTMENT PROJECTS

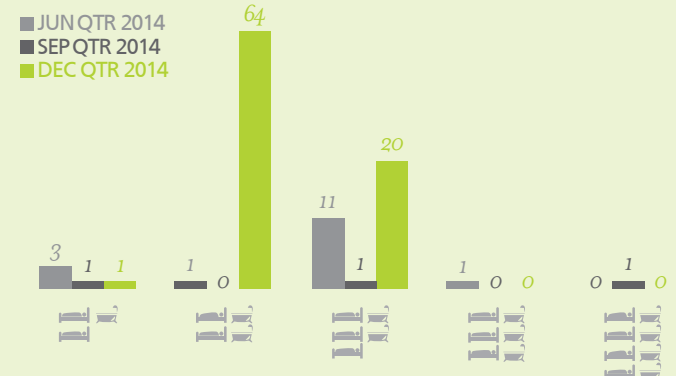
ONLY 2

ONLY 94

NEW APARTMENTS AVAILABLE FOR SALE ACROSS NORTH SHORE

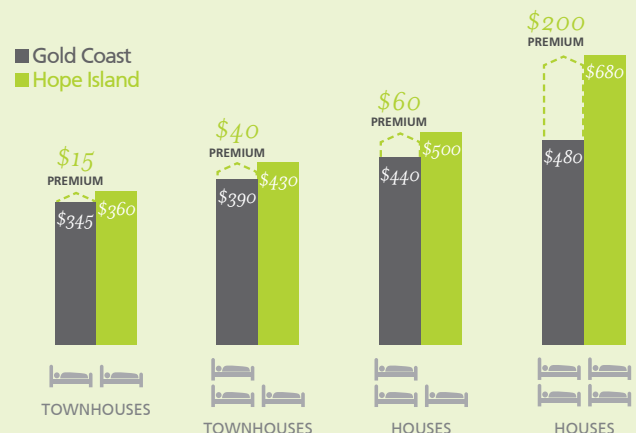
Prepared by Urbis; Source: Urbis Gold Coast Apartment Essentials Q4 2014

QTR SALES BY PRODUCT – TREND – NORTH SHORE PRECINCT



Prepared by Urbis Source: Urbis Gold Coast Apartment Insights

RENTAL PREMIUM — HOPE ISLAND V GOLD COAST MAR QTR 2015



Prepared by Urbis; Source: RTA
Note: Hope Island is based of postcode 4212 which includes suburbs of Hope Island, Helensvale, Sanctuary Cove & Boykambil

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