

FEBRUARY 2021

West End & South Brisbane: APARTMENT MARKET

 The National
Property Research Co.

WEST END & SOUTH BRISBANE LOCATION

This report will predominantly focus on historic and current demographic and apartment market trends throughout a Primary Catchment region that consists of both West End and South Brisbane combined. Accordingly, for those who are less familiar with the region, it's important to have a general understanding of the location of these suburbs and the characteristics that make them highly unique.

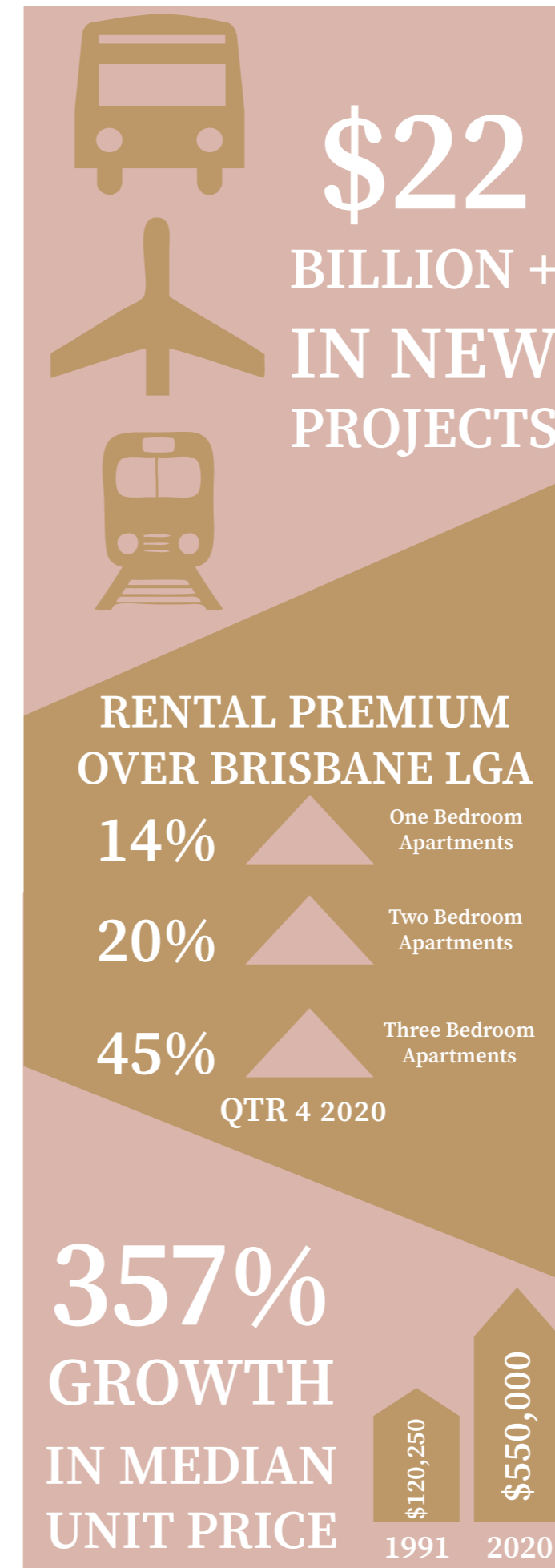
West End and South Brisbane are neighbouring inner city suburbs of Brisbane that sit on the southern banks of the Brisbane River. Both suburbs are well connected to Queensland's capital CBD through the Kurilpa, Victoria and Goodwill Bridges, whilst a new foot bridge (Neville Bonner Bridge) is also currently under construction and will provide a direct link between South Brisbane and the future Queens Wharf Integrated Resort development. Access to Brisbane's CBD from the heart of South Brisbane takes just fifteen minutes on foot or five minutes in a vehicle, whilst the commute from Sekisui House's West Village development takes just eight minutes via public transport.

Whilst being within close proximity to Brisbane CBD is a key benefit for those who live in the Primary Catchment, there is a continually diminishing need to leave the local area for work or play. As at June 2020 there are more than 3,450 businesses that call West End and South Brisbane home, whilst the Primary Catchment also hosts the Brisbane Convention & Exhibition Centre, the Queensland Cultural Centre, two tertiary education campuses, four reputable schools and fifteen public parks. There simply are no other suburbs in South East Queensland that can compete with the Primary Catchment's diverse offering in such a compact geographic area whilst being within walking distance of the State's CBD.

It has been the Primary Catchment's unique mix of commercial, educational, cultural and recreational amenity that has driven development interest and gentrification within an area that has evolved from its earlier identity as a vital riverside industrial precinct. The Primary Catchment's total population more than doubled between 2006 and 2019, increasing from 10,979 to 22,986 people, making it one of the fastest growing inner city locations. Population growth in the region intensified in 2012 when maximum building heights were increased, which saw apartment development activity improve considerably. This still rather recent surge of private sector investment has seen the Primary Catchment form a unique identity that is now characterised by an eclectic mix between heritage and modern streetscapes that accommodate a dynamic mix of people, cultures, restaurants, cafes, warehouses shops and offices.



LOCAL APARTMENT MARKET - KEY POINTS



KEY INFRASTRUCTURE

There is a significant number of major infrastructure projects currently planned or under construction throughout Greater Brisbane. Each of these will play an important part in Brisbane's ongoing evolution towards becoming a truly global city. The bulk of these major projects are city centric and are predominantly transit, cultural and entertainment oriented. The Primary Catchment's inner-city location will ensure that local residents benefit greatly from the economic and lifestyle benefits that these projects will provide, both on an individual and cumulative scale.

There are sixteen key infrastructure projects in particular that will have the most significant, positive influence on employment and general quality of life for local residents. Overall, these sixteen projects represent a potential forecast investment of circa \$22 Billion, with the guarantee of more than 44,000 jobs to be created as a direct result. If the 2032 SEQ Olympic Bid is successful, the total number of jobs created could grow well beyond 174,000.

HISTORICAL RENTAL MARKET

Between the first quarter of 2010 and the final quarter of 2020, median one-bedroom apartment rental rates within the Primary Catchment have increased by 33%, from \$300 to \$400 per week. The significant growth observed in the one-bedroom apartment market reflects the continued transition towards higher densities, with apartment dwellings accounting for a dominant 74% share of all occupied private dwellings in the Primary Catchment.

Newly constructed apartments continue to achieve a notable premium over the broader market median. During the last quarter of 2020, weekly rental rates in the Primary Catchment reached as high as \$600 per week for one bedroom apartments, \$1,000 per week for two bedroom apartments and \$1,850 per week for three bedroom apartments.

The vast array of amenity on offer in the local neighbourhood continues to be a key reason why apartments in the Primary Catchment are priced at a premium over the broader market and are let faster than those in surrounding suburbs. Comparing median rental rates in the Primary Catchment with those in the entire Brisbane LGA during the final quarter of 2020, the former recorded a 14% premium for one bedroom apartments, a 20% premium for two bedroom apartments and a 45% premium for three bedroom apartments.

Furthermore, rental apartments in the Primary Catchment took just 28 days to let in the final quarter of 2020, which is an entire week faster than the average time to let in the neighbouring Brisbane CBD.

HISTORICAL APARTMENT SALES

The Primary Catchment's apartment values have achieved an impressive long term pattern of growth. Overall the Primary Catchment's median apartment price increased by 357% between 1991 & 2020, from \$120,250 to \$550,000.

Broken down annually, the Primary Catchment's median apartment price enjoyed a strong average annual growth rate of 6% between 1991 and 2019.

"Long-term growth in median apartment values in the Primary Catchment has outpaced growth rates achieved in the broader Brisbane LGA."

Between 1991 and 2019 median apartment prices in the Brisbane LGA grew at a lesser average annual growth rate of 5%. Evidently, the Primary Catchment area has been one of the strongest performing apartment markets in the city of Brisbane.

POPULATION GROWTH

In a ten year period between 2009 and 2019 the Primary Catchment's total population nearly doubled from 13,337 to 22,986 people (72%), at an average annual growth rate of 5.8%. Across the same time frame, the total population of the Brisbane LGA grew at a much slower average annual growth rate of 1.9%. West End and South Brisbane remains one of Brisbane's fastest growing inner city precincts recording its highest ever annual increase in population between 2018 and 2019 by welcoming 1,815 additional residents.

The rate of population growth that has been achieved within the Primary Catchment in recent years exceeded the Queensland Government's initial expectations. Accordingly, in early 2019 the Queensland Treasury revised its population projections for the region, with the Primary Catchment's total population now predicted to increase by a further 159% between 2019 and 2041, from 22,986 to 59,472 people. Comparatively, the total population of Brisbane LGA as a whole is earmarked to increase by 24% between 2019 and 2041.

"Evidently, the Primary Catchment's total population is expected to grow at circa seven times the speed of the broader Brisbane LGA between 2019 and 2041."

However, it's important to note that population projections for both the Primary Catchment and the Brisbane LGA are likely to soon be revised to reflect the impact of Covid-19 on interstate and international migration rates.

Furthermore, much like the rest of the State and Nation, the local population is predicted to age, with the 'Healthy Retirement' and 'Elderly' demographic set to experience the highest growth rate between 2019 and 2041, at 310% and 551%. An ageing population base will heighten demand for smaller, conveniently located apartments, which enable residents to enhance their lifestyle by lessening the ongoing burden of property maintenance.

The growth earmarked for the Primary Catchment will have a considerable impact on the local housing market and demand for new dwellings. Based on the conservative assumption that the number of persons per dwelling was to remain stagnant, this growth in population would create the need for an additional 16,739 dwellings to be built within the Primary Catchment between 2019 and 2041.

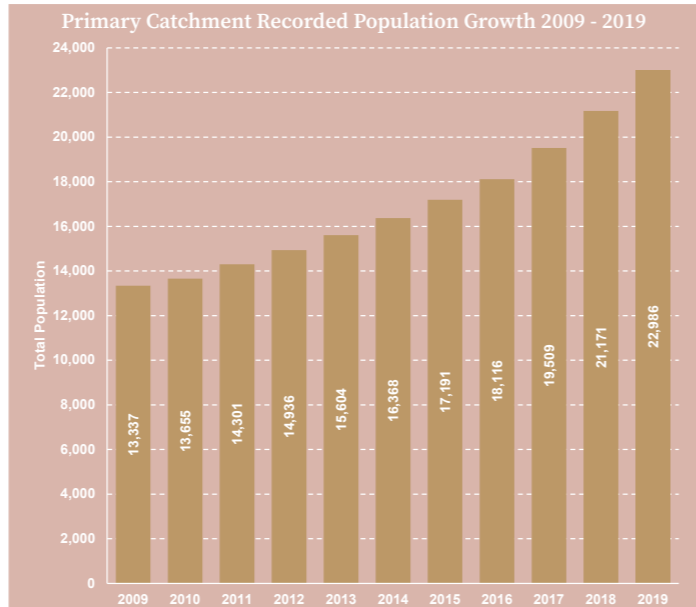
INTERSTATE MIGRATION

Interstate migration remains one of the more important drivers of Queensland's property market having never experienced a net migration loss in the past two decades. This compares favourably to both New South Wales and Victoria which have either never experienced a net interstate migration gain as in the case of the former, or been more erratic in the case of the latter. Perhaps what has been highly significant is the most recent quarterly data which demonstrates that Queensland leads the nation in growth in this sector. At a period of time where employment and technology have allowed people to be more flexible in where they work and where they live, many have chosen Queensland as their preferred destination.

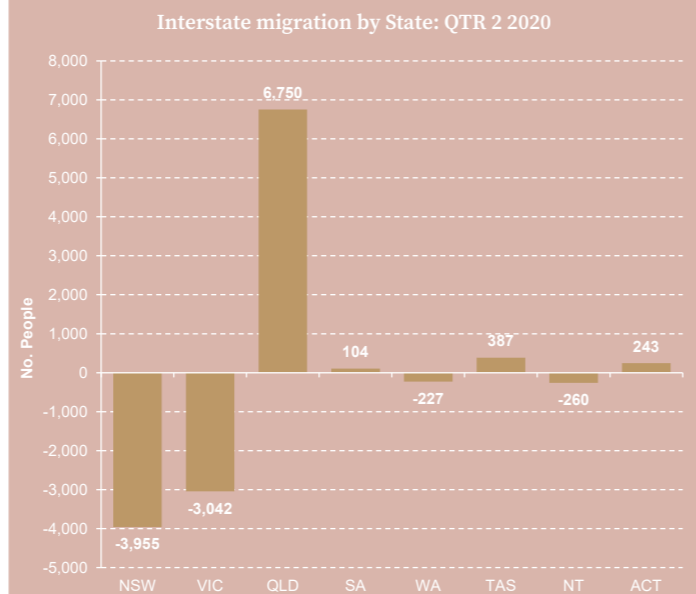
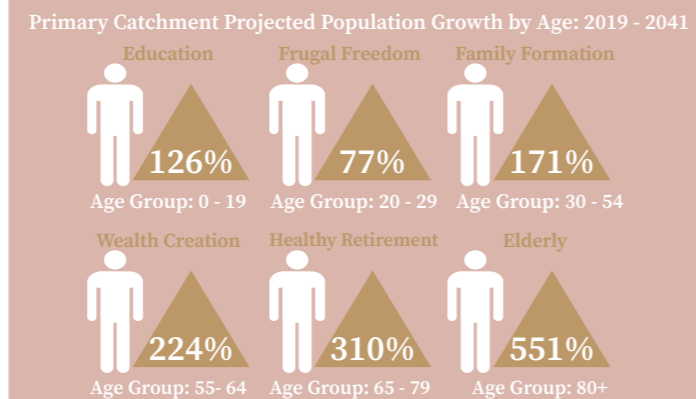
There are many drivers that influence population migration between States, however it is important to recognise that Brisbane's median house and apartment price is significantly more affordable than both Melbourne and Sydney.

"Comparing capital cities, Brisbane's median house and apartment price in the December Quarter of 2020 were \$616,400 and \$395,200 respectively which was a discount to Sydney of \$595,000 and \$334,650; and Melbourne of \$319,700 and \$174,500 which makes Brisbane an attractive destination."

In addition, Queensland had the highest number of job advertisements over the year demonstrating an economy that was getting back on its feet and getting ready for the next cycle.

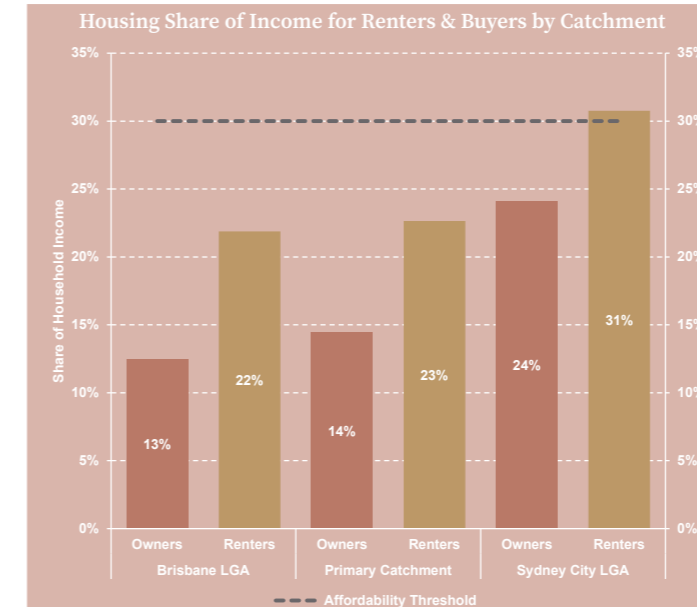


Source: ABS & The NPR Co.



Source: ABS

APARTMENT AFFORDABILITY



Source: PriceFinder, RTA & The NPR Co.

Once the cost of servicing mortgage or rental payments commands 30% or more of weekly household income, housing costs are deemed unaffordable. The accompanying chart denotes the housing share of income for locals looking to buy or rent an apartment within the Primary Catchment, Brisbane LGA or Sydney City LGA.

"As is shown, the Primary Catchment region currently hosts an affordable apartment market for both buyers and renters, with the housing share of income below the affordability threshold of 30%, at just 14% for buyers and 23% for renters."

The chart also highlights that the Sydney market is the least affordable market for owners and is unaffordable for renters. Although affordability in the Sydney rental market has improved since the previous report it's important to acknowledge that this has come at the expense of investment property yields and has been influenced by a notable decline in weekly rental rates. The local apartment market is in a much healthier position than Sydney and may offer more upside or resilience in the shorter term, in regards to both rental occupancy and sales or rental value.

An affordable residential market helps to inspire consumer confidence, with people more willing and able to spend on discretionary items when they are less concerned with being able to cover weekly housing costs. Greater levels of affordability can also offer more potential for price growth or the ability to withstand negative shifts in the economic landscape. As a result, residents are better equipped to cover increased living costs or a decline in income before breaching the affordability threshold.

The benefits of an affordable market have been highlighted recently through the Primary Catchment's ability to achieve growth in rental prices despite the ongoing Covid-19 pandemic. Whilst the first quarter of 2021 remains incomplete at the time of writing, initial data shows that rental prices are on track to increase by 4% between the first quarter of 2020 and the first quarter of 2021 thus far.

\$334,650*
CHEAPER THAN
SYDNEY'S MEDIAN
UNIT PRICE

*Brisbane's median apartment price.
Source: ABS

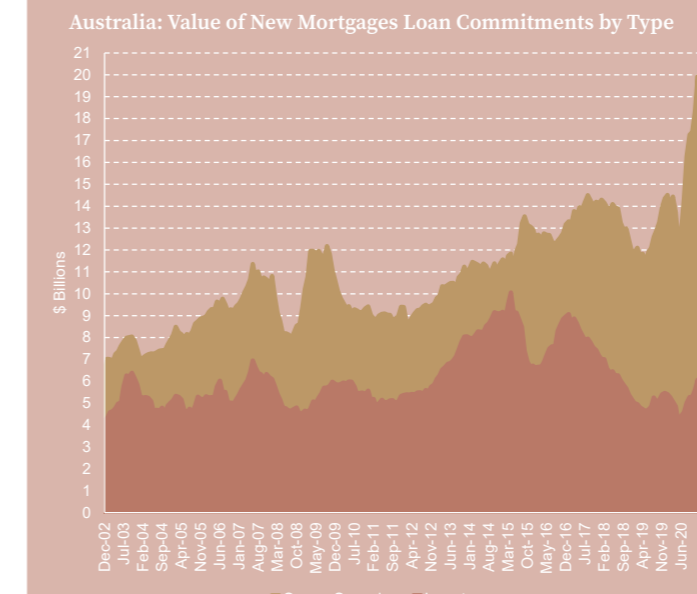
MORTGAGE LENDING

"The significant increase in home lending to owner occupiers throughout 2020 occurred prior to the government stimulus and home builder packages. This was a reflection of the general public opinion that Australia had handled the pandemic well to this point and residential prices had not slumped as some forecasters had proposed."

Combined with this was the declining number of dwellings that were placed onto the market making for reduced choices and greater competition for those buyers who were looking to enter the market or change addresses.

Conversely, the investor market continued to soften significantly based on the uncertainty that existed around similar concerns of declining values, falling rents and the impact of closed borders. This was further compounded by the tertiary education sector which saw tens of thousands of international students leave the country. Changes to rental legislation also created uncertainty as tenants were given greater security of tenure and the ability to renegotiate their lease terms.

Fortunately most of the negative sentiment didn't transpire into reality which created a more optimistic outlook supported by targeted fiscal strategies. Record low interest rates have also contributed to a greater sense of optimism as the market rebounds strongly. There is an expectation that investors will again form a more significant portion of the residential market as stability returns to most sectors. In addition, financiers are again becoming more accommodative in their lending policies in part due to greater certainty around stable property values and a recovering national economy.



DETAILED APARTMENT SALES ANALYSIS

Between 1991 and 2020 the Primary Catchment recorded a healthy average sales rate of 524 apartments per annum. Volumes surged above the long-term average between 2013 and 2015, reaching a record high of 2,367 sales during the latter. The timing of this spike coincided with both the relaxation of maximum height restrictions from seven to twelve storeys in West End in early 2012 and the forthcoming, unprecedented wave of new apartment supply within inner to middle ring Brisbane, which peaked in 2016 and has tapered rapidly since.

The continued transition towards higher densities throughout the Primary Catchment has not only transformed the residential offer, but also the retail, café and dining experience through the incorporation of mixed-use elements at the ground level of most new apartment buildings. This has created new streetscapes and skylines throughout the city and has played a valuable role in helping Brisbane on its quest to become a true world city.

Gentrification throughout West End and South Brisbane has seen the Primary Catchment become an increasingly attractive place to reside for various age groups. Through the completion of an array of contemporary mixed-use buildings, the retail offer has evolved to its current form which is characterised by an eclectic mix between both modern and older, industrial style premises. The local retail offer has evolved considerably, with fine dining becoming increasingly prevalent amongst recently completed buildings, whilst some earlier cafes and stores offer more casual options. Accommodating these elements in close proximity to South Bank, the Queensland Cultural Centre and quality education facilities ensures that there is no other location that offers such a diverse offering in such a compact geographic area that is within walking distance from the State's CBD.

More recently, annual sales have slowed as the previous surge in development activity has passed and new apartments have been steadily absorbed by a growing population base. Whilst the challenges presented by Covid-19 saw a decline in between 2019 and 2020, it's important to note that the total number of apartments sold in 2020 still exceeded the long term average sales rate by 30%.

Overall, the Primary Catchment's median apartment price increased at an average annual growth rate of 6% between 1991 and 2019, outperforming the broader Brisbane LGA trend of 5%. During 2020 the median apartment price in the Primary Catchment retained a strong premium of \$100,100 over the broader Brisbane LGA trend (\$449,000).

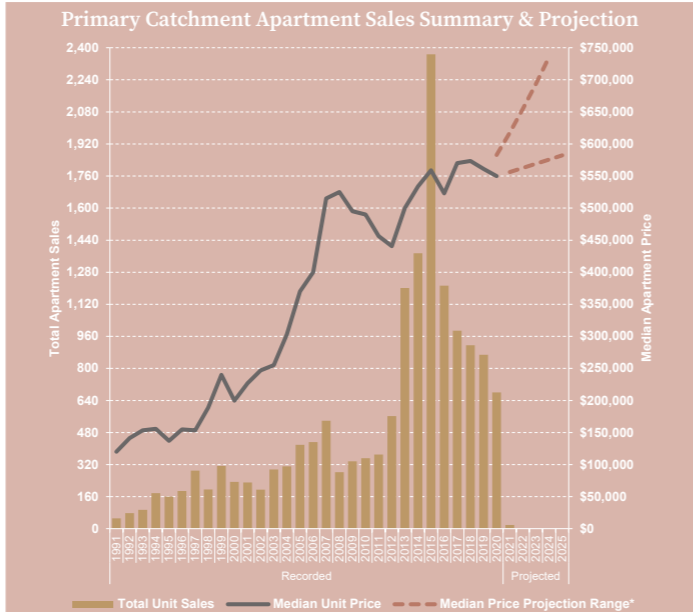
If the Primary Catchment's medium apartment price was to grow by the midpoint between the medium (since 2010) and long term (since 1991) historical trend, it would reach circa \$660,000 in 2025. However, this projection could prove conservative if the emerging market recovery continues on its current trajectory.

The second chart on the right displays total positive and negative resales and median capital gains by holding period across all apartments resold in the Primary Catchment since 1991.

“Overall, 3,008 of the 4,223 (71%) apartments resold in West End or South Brisbane have achieved a capital gain. Longer holding periods have typically returned stronger results, with 97% of apartments resold after 15 years or more recording a capital gain.”

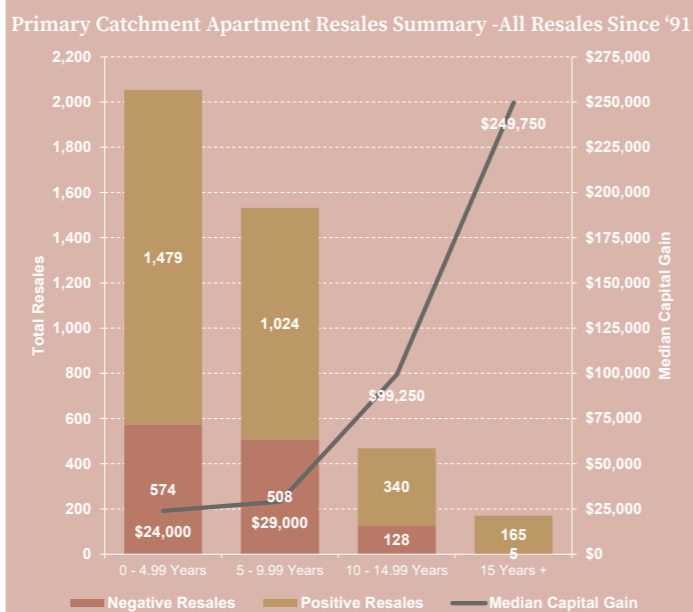
Highlighting the benefits of holding longer term, median capital gains have grown incrementally in line with an increase in holding period. Overall apartments resold in the Primary Catchment since 1991 have recorded varied median capital gains of between \$24,000 and \$249,750, based on short and long-term holding periods.

“Across each of the 4,223 resales recorded since 1991, the average holding period has been 6 years whilst the median capital gain has been \$30,000.”



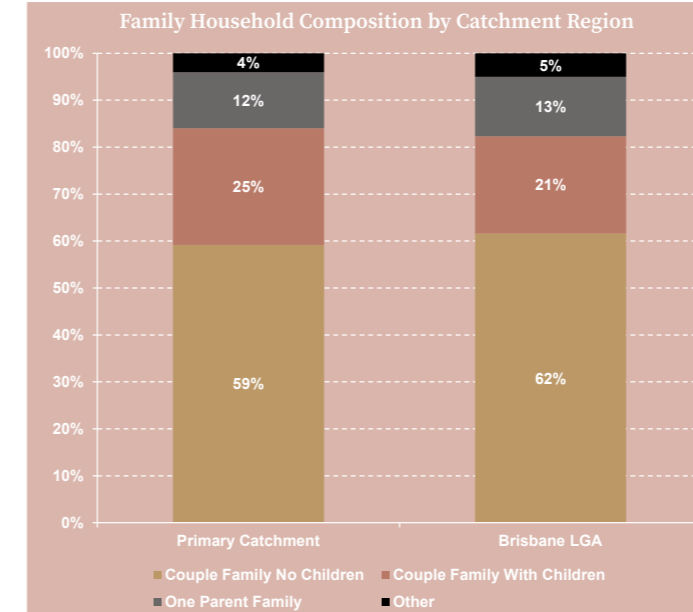
*Based on historical trends (since '91 & '10) in mean average annual price growth rates. Source: PriceFinder & The NPR Co.

\$100,100 PREMIUM OVER BRISBANE LGA'S MEDIAN UNIT PRICE



Source: PriceFinder & The NPR Co.

1 & 2 BEDROOM APARTMENTS IN FOCUS



Source: ABS & The NPR Co.

Demand for certain types of property varies in different locations as dictated by local demographic and economic conditions. In the case of the gentrifying South Brisbane and West End region, small households are most common with circa 71% of occupied private dwellings hosting only one or two residents.

“The prevalence of small households is underpinned by a local population where couple families with no children and one parent families comprise 63% of all family households, which is much higher than the broader market trend of 51% recorded across the Brisbane LGA as a whole and is reflective of an inner city region.”

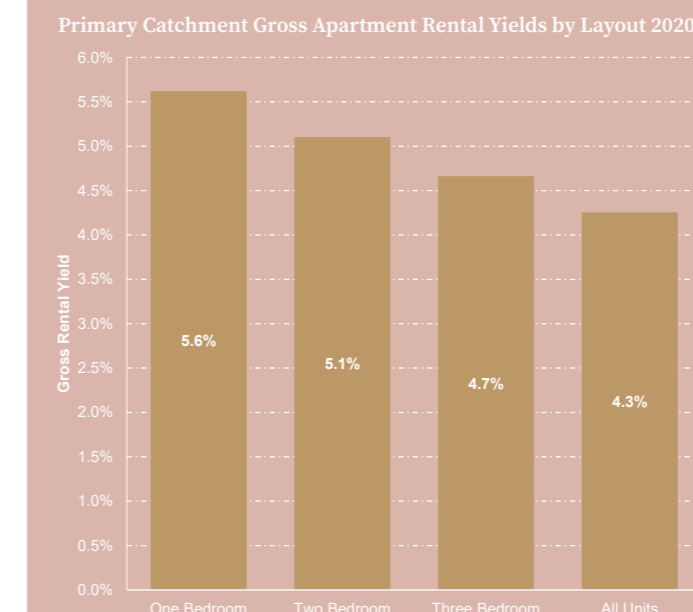
South Brisbane and West End's inner city location makes it a popular choice for a broad range of small households. Small household types that are well suited to living within South Brisbane or West End include tertiary education students, young professional couples (with or without a young child), single parents or semi/fully retired couples whose children no longer live at home. Whilst the day to day lives of these households vary, they share some common values, including a desire to live close to essential social and recreational amenity, whilst having little need for more than two bedrooms or any great desire to spend time maintaining their yard.

Fortunately, living at West Village is well suited to accommodate each of these smaller household types. Living at West Village allows students to be within two kilometres of three university campuses, allows young professionals to be two kilometres from the largest employment hub in the State (Brisbane CBD) and allows ageing residents the security of being within two kilometres from the Mater Hospital. Furthermore on top of its existing retail offer, West Village also welcomed Metro Arts in 2020 and will soon launch a full-line Woolworths supermarket, a fresh food market, Goodlife Health Clubs, office suites and other food and specialty retailers in May 2021. Whilst already accessible close by, cultural entertainment facilities, professional office space, convenience or experience retail and a number of other essential services will all become available internally at West Village as well.

Given the trend of small household compositions and the ability to satisfy social or recreational desires within the local neighbourhood it comes as little surprise that circa 84% of occupied apartments within the Primary Catchment host just one or two bedrooms. Due to these strong market fundamentals, investment in apartments has been common in the Primary Catchment, particularly for one and two bedroom layouts, which offer strong rental yields.

ONE BEDROOM UNITS GROSS RENTAL YIELD

5.6%



Source: PriceFinder, RTA & The NPR Co.

“As shown in the accompanying chart, current median price trends for one and two bedroom apartments in the Primary Catchment reflect attractive gross rental yields of 5.6% for the former and 5.1% for the latter. Notably, gross rental yields for one and two bedroom apartments are stronger than the current gross rental yields of three bedroom layouts (4.7%) and the overall market trend (4.3%).”

However, an important piece of advice that The NPR Co. often provides to those looking to invest in property is to not only consider price and yields, but to also consider factors like the reputation of the developer and the ability to attract resale interest from owner occupiers and investors alike. The most recent surge in apartment development activity throughout Brisbane created a clear gap between owner occupier and investor product. Owner occupier product includes high quality fixtures and fittings, attention to detail, storage options and is well positioned to take advantage of surrounding amenity. Conversely, investment grade product is often built by lesser known developers, has small floorplans with low quality fixtures and is further removed from essential amenity. With an eye on the future saleability of an investment property, The NPR Co. is a strong supporter of the notion that an owner occupier style apartment will always appeal to renters as well, whilst an investment grade apartment will always struggle to attract owner occupiers and may limit its future market appeal.

APARTMENT RENTAL MARKET SNAPSHOT

This section of the report will provide a snapshot of current median weekly rental rates and the average time on market for rental apartments in the Primary Catchment and other relevant parts of the Brisbane LGA. It should be acknowledged that the information presented below relates exclusively to traditional apartment rental accommodation and does not take into account any information relevant to student accommodation units.

Most recently, during the last quarter of 2020, median weekly rental rates in the Primary Catchment reached \$400 for one-bedroom apartments, \$510 for two-bedroom apartments and \$770 for three-bedroom apartments.

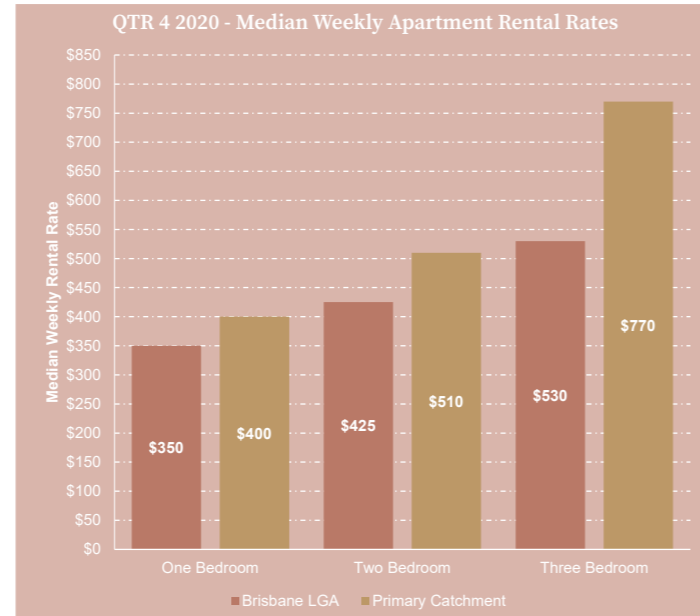
“Median weekly rental rates in the Primary Catchment continue to command a significant premium over the broader Brisbane LGA, as shown in the first chart on the right. Compared with the Brisbane LGA medians, the Primary Catchment currently commands a premium of \$50 per week for one-bedroom apartments, \$85 per week for two-bedroom apartments and \$240 per week for three-bedroom apartments.”

The price premium attached to renting in the Primary Catchment is influenced by the convenient and desirable, inner city lifestyle that is on offer for all types of people in West End & South Brisbane, which sit less than 2 kilometres from the Brisbane CBD. Public transport routes enable a practical commute to work in the City, which is less than 7 minutes by bus (from Melbourne St), 12 minutes by ferry (from South Bank) or 7 minutes by train (from South Brisbane Station). In addition, local university students find themselves conveniently located within a 2-kilometre radius (‘as the crow flies’) from three of Queensland’s largest tertiary education providers and a recently proposed campus, which include Queensland University of Technology, the University of Queensland, Griffith University South Bank Campus and Griffith University CBD campus (proposed). Importantly, these time frames will continue to improve in the medium term, through the likes of the planned Cross River Green Bridges and the Cross River Rail project which will dramatically improve transport connections throughout the inner city.

Outside of work, West End & South Brisbane is well known locally for its extensive network of riverfront parkland, which may soon be dramatically enhanced by the proposed \$1 Billion Kurilpa Riverfront Renewal project (as discussed in detail within the following section of this report). The Primary Catchment also hosts the internationally renowned Brisbane Cultural Precinct, which is home to the Queensland Art Gallery, the Queensland Museum and the Queensland Performing Arts Centre. The local area also offers a vibrant social scene through the ever-expanding range of cafe and retail outlets located along Boundary Street or the many bars and restaurants of South Bank. The provision of access to such a diverse range of amenity is why the Primary Catchment appeals to such a broad market and is also the driving force behind the rental premium attached to the Primary Catchment over other parts of Brisbane.

“The vast array of amenity on offer in the local neighbourhood continues to be a key reason why apartments in the Primary Catchment are let faster than those in surrounding suburbs. As shown in the second chart on the right, rental apartments in the Primary Catchment took just 28 days to let in the final quarter of 2020.”

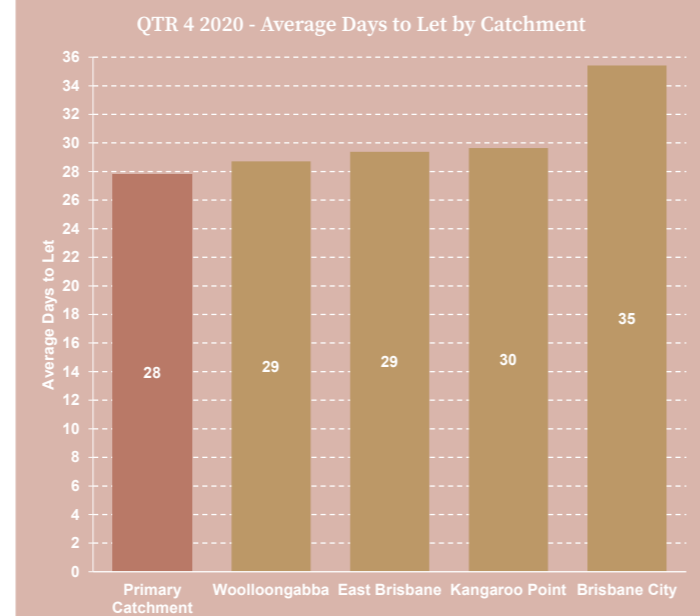
Furthermore, it’s also important to acknowledge the added benefit of West Village’s internal amenity in terms of market appeal. As a new, master planned, mixed use community West Village will afford its residents with a level of internal convenience that will be unrivaled by any other apartment project in Queensland. The reputation of West Village has proven valuable for investors during the ongoing Covid-19 pandemic, with internal rental vacancy rates remaining as 0%, despite the broader catchment recording an increase in vacancies compared to the same time last year.



Source: RTA & The NPR Co.

WEST VILLAGE VACANCY RATE

0.0%



Source: PriceFinder, RTA & The NPR Co.



SIGNIFICANT INFRASTRUCTURE PROJECTS

There are a large number of major infrastructure projects that are currently planned or under construction throughout Greater Brisbane. Each of these projects will play a significant part in Brisbane's ongoing evolution, which is focused on creating a "Global City". Fortunately for West End and South Brisbane, most of these major projects are city centric and are transit, cultural, educational or entertainment oriented. The Primary Catchment's inner city location will ensure that local residents stand to benefit from the economic and lifestyle attributes that these projects will provide, both at an individual and cumulative scale. As well as improving the quality of life, infrastructure growth will also provide a considerable boost for local employment throughout the planning, construction and operation phases. According to baseline projections, the total number of jobs within Brisbane Inner City as a whole is expected to increase by 11.4% between May 2019 (165,330 jobs) and May 2024 (184,200 jobs) with 18,845 new jobs predicted to be added to the labour force throughout a five-year period.

In the short term, targeted investment in key infrastructure projects will play a vital role in growing the Queensland economy through and post the Covid-19 pandemic. Importantly, the Queensland Government has acknowledged the need to prioritise investment in productive, economic enabling infrastructure to support short term construction jobs and catalyse further investments from the private sector. As part of the State Government's Queensland Economic Recovery Plan, Brisbane will receive a circa \$1.75 Billion investment in local infrastructure projects throughout the 2020-21 Financial Year alone.

"Provided below is an overview of sixteen key, specific infrastructure projects that are either recently completed, underway or planned for development within inner Brisbane. Overall, these sixteen projects represent a potential forecast investment of circa \$22 Billion, with the guarantee of more than 44,000 jobs to be created as a direct result. If the 2032 SEQ Olympic Bid is successful, the total number of jobs created could grow well beyond 174,000."

It should be noted that all distances quoted below have been measured 'as-the-crow-flies' from West Village.

West End State School Expansion

400m or 2 Minutes to West Village



Part of the Queensland Government's \$1.3 Billion Building Future Schools Fund has been committed to the redevelopment of West End State School. The Primary School's footprint is expanding by 1.35 hectares to accommodate the growing population, with the school to be split into a prep to year 3 campus and a years 4 to 6 campus. Stage 1 of the redevelopment was completed in late 2020 at a cost of circa \$27 Million and saw the schools capacity increase from circa 952 to 1,350 students. The first stage included a new pick-up/drop-off zone, a 3-storey learning centre with 16 learning spaces and adjoining landscaped areas. Stage 2 is scheduled to be completed by 2022 and will see the school's capacity increase again to 1,500 students through the delivery of a second new learning facility, an administration building, a library, a performing arts centre and undercover parking. Circa 100 jobs are expected to be generated through the construction of Stage 2.

Kurilpa Riverfront Renewal

550m or 3 Minutes to West Village



The Kurilpa Riverfront Renewal project is a \$1 Billion proposal by Brisbane City Council to transform Kurilpa into a new, sophisticated, riverfront community with a mix of contemporary apartments, offices and world class cultural venues. It is Brisbane's largest inner-city renewal project in more than two decades and is located across the river from the CBD neighbouring the Queensland Cultural Centre and spans more than 25 hectares, including a one kilometre stretch of north-facing river frontage. A draft master plan for the project was first released in 2014, which provided the framework for Kurilpa to transform from industry and factories to a world-class riverfront destination with 11,000 new residents and 8,000 new jobs.

The implementation of the draft master plan is a shared responsibility between government, private sector and the community. It proposes to kick-start the transformation of Kurilpa through the delivery of seven priority projects to be delivered over the next five to ten years to revitalise Kurilpa's riverfront and better connect Kurilpa with the city centre and the Queensland Cultural Precinct. These seven projects include the closure of Riverside Drive to be reclaimed for parkland, the delivery of a 10,000m² park at Hope Street, the implementation of a high-frequency bus service, the delivery of an urban playground under the Merivale Bridge and an investigation into the possible delivery of both a new ferry stop and a cultural facility of national significance on land adjacent to the William Jolly Bridge.

Brisbane Metro

850m or 4 Minutes to West Village



Plans for the Brisbane Metro Project features 21 kilometres of 'turn up and go' Metro lines, one from Eight Mile Plains Busway Station to Roma Street Station and one from the Royal Brisbane Women's Hospital Station to UQ Lakes Busway Station. It will also introduce a fleet of 60 trackless, rubber-tired Metro vehicles, each with the capacity to carry up to 150 passengers each. Upon completion, travel times surrounding certain sections of the Brisbane Metro route are expected to improve by 30% in the AM peak period and by 50% in the PM peak period, whilst the bus network throughout Brisbane City will grow to have the capacity to carry up to 22,000 passengers per hour.

The project is expected to cost \$1.2 Billion and will create 2,600 new jobs throughout the design and construction phases. Early site investigation works are underway with main construction works expected to commence in 2022 and be completed by late 2023.

Victoria Bridge Upgrade

980m or 5 Minutes to West Village



The Victoria Bridge is located approximately 1 kilometre from West Village and provides a convenient, direct link between South Brisbane and the Brisbane CBD. The bridge was permanently closed to general traffic in late January 2021 as part of Brisbane City Council's plans to reduce congestion in the city centre by enabling traffic to bypass the inner city.

The closure of Victoria Bridge to general traffic will facilitate both the Brisbane Metro project and the CityLink Cycleway trial and will increase the capacity of both public and active transport to and from the city centre. The reconfigured bridge will have three lanes for Metro and bus services and will include a separated two-way bikeway between North Quay and Grey Street. For future residents of West Village, these changes to the Victoria Bridge will mean reduced traffic congestion and a reduction in commuting times to the CBD via public transport or bicycle.

Queensland Performing Arts Centre

1.0km or 4 Minutes to West Village

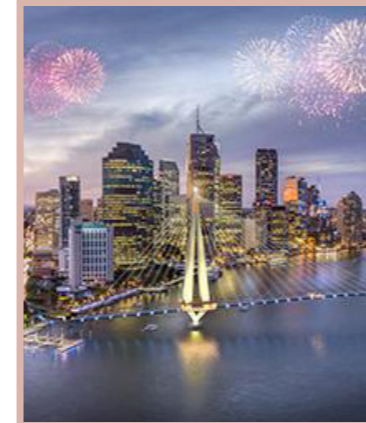


Construction work is currently underway to add a fifth theatre to the cultural hub at South Bank. The New Performing Arts Venue is a \$175 million construction project funded jointly between the Queensland State Government and Queensland Performing Arts Centre. The project is expected to support more than 100 jobs during construction and more than 40 new full-time jobs upon completion. When completed, the venue will deliver a seating capacity of 1,500 and is expected to become the new home for Queensland State Companies (Queensland Ballet, Queensland Theatre, Opera Queensland and Queensland Symphony Orchestra).

The Queensland Performing Arts Centre (QPAC) hosted over 1,200 performances and welcomed 1.5 Million visitors in 2018/19. The development of the new theatre will allow QPAC to host an additional 300,000 visitors each year. Brisbane City Council selected architect Blight Rayner + Snøhetta's design for the new theatre which is expected to be delivered and fully operational in 2022.

Cross River Green Bridges

1.3km or 5 Minutes to West Village



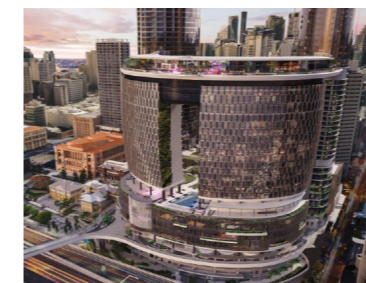
Brisbane City Council has committed to building four new green bridges, which will be designed for pedestrians and cyclists to improve cross river connectivity. Council has allocated \$550 Million to the project and will seek funding contributions from the Queensland and Australian governments. The new bridges will connect Kangaroo Point to the CBD, West End to St Lucia (University of Queensland), West End to Toowong and Breakfast Creek to Newstead.

Representing the City's largest ever investment in active transport, \$300 Million has been committed over the next four years to deliver the Kangaroo Point and Breakfast Creek Green Bridges. These two bridges will create up to 440 jobs during construction, which is expected to commence in late 2021 and be completed by late 2023.

Outside of these four green bridges, it's also worth noting that the Neville Bonner Bridge is currently under construction and will connect pedestrians between South Bank and the Queen's Wharf Integrated Resort Development. The Neville Bonner Bridge will cost circa \$100 Million and will open with the Queen's Wharf Brisbane integrated resort in late-2022.

Queens Wharf Integrated Resort Development

1.5km or 6 Minutes to West Village



Queen's Wharf is a \$3.6 Billion world-class tourism, leisure and entertainment precinct in the heart of the Brisbane CBD. The revitalised precinct will provide improved facilities for everyday use and public events, showcasing Brisbane to locals, interstate and international visitors. With construction already underway, the workforce will peak in 2020/21 where the number of construction jobs will surpass 2,000. When Queen's Wharf Brisbane opens (2022), the Star Entertainment Group will then require 8,000 operational roles.

Other high level benefits of Queen's Wharf to Brisbane include \$272 Million in payments to the State, a guarantee of \$880 Million in casino taxes for the first ten years of operations, a \$1.69 Billion annual increase in tourism and \$4 Billion to the Gross State Product.

Queensland Ballet Headquarters Redevelopment

1.8km or 6 Minutes to West Village



The heritage listed Thomas Dixon Centre currently hosts the Queensland Ballet Headquarters and is currently undergoing a notable extension and refurbishment. The refurbishment will deliver a new café, bar, rooftop terrace, function space, gym, pool, 4 dance studios and will expose the buildings original timber columns and beams. Meanwhile the building will also be extended to the rear of site to include a 357-seat theatre and dressing rooms, 6 dance studios, 66 basement level car parks and office space. The redevelopment and refurbishment of the Thomas Dixon Centre into a state-of-the-art ballet centre will cost an estimated \$35 Million and is scheduled for completion by May 2021. The total number of full-time employees for Queensland Ballet is expected to increase from 100 to 150 dance teachers and staff.

Brisbane Live Entertainment Precinct

1.9km or 6 Minutes to West Village



The proposed Brisbane Live concept incorporates a \$2 Billion arena-centred entertainment precinct to be built above Roma Street Transit Station. Brisbane Live will be anchored by an 18,000-seat arena to showcase international concerts and performances as well as world sporting events. The \$400 Mil-lion arena will also include a 4,000-person capacity rock club and will be surrounded by multiplex cinemas, restaurants and bars. The Queensland Government also expects the arena would play a key part in Brisbane's bid to host the 2032 Olympic and have publicly declared that Brisbane Live has the potential to deliver 1,060 jobs at the peak of its construction phase and 625 ongoing jobs once operational.

Whilst approval is yet to be granted for the project, the Queensland Government is continuing to undertake 'market sounding' behind the scenes. It is expected that a bid phase for the project will commence after all the ongoing construction work on underground rail and bus stations are completed at Roma Street station, with detailed design and construction to follow.

Cross River Rail

2km or 8 Minutes to West Village

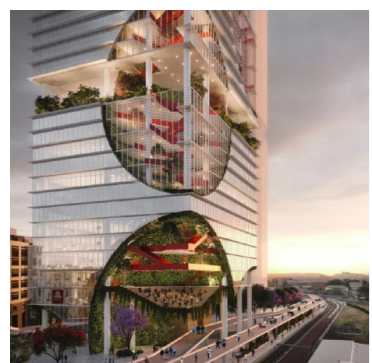


Brisbane's Cross River Rail Link includes a 5.9-kilometre twin tunnel under the Brisbane River between Boggo Road and the RNA Showgrounds, with three additional stations in between at Woolloongabba, Albert Street and Roma Street. Once operational, the Cross River Rail will provide the equivalent capacity of a 30-lane highway and will provide faster access to the CBD and South Bank. Cross River Rail is predicted to cost \$5.4 Billion and is expected to generate approximately 1,500 jobs each year over the five years of construction, and more than 3,000 jobs in the most intensive year.

Major construction work is now underway at each of Cross River Rail's main station sites as well as multiple other locations within the rail corridor. The first of two huge Tunnel Boring Machines is underground and tunnelling its way between Woolloongabba and Albert Street in the CBD. This marks a major milestone for the project with 2021 regarded as Cross River Rail's year of tunnelling as the

Griffith University Roma Street

2km or 8 Minutes to West Village



Griffith University are currently in discussions with the Queensland Government to develop a new 55-storey CBD campus above the future Roma Street Cross River Rail station as part of the Brisbane Live precinct. Located above the Cross River Rail underground as well as surface rail and the future underground Brisbane Metro and Northern Busway, the campus would become the most connected in Queensland and is just 1.5 kilometres from West Village (as-the-crow-flies).

Plans for a new campus form part of Griffith University's strategic plan for 2020 - 2025, which also incorporates the closure of their Mount Gravatt campus and transitioning it's current student cohort to their Nathan campus whilst the CBD campus is developed. The proposed 55-storey CBD campus tower would house lecture theatres, study and workspaces, student accommodation and a public auditorium to be used for presentations on scientific developments, debates and community services. Whilst yet to be approved, the CBD campus is estimated to cost around \$280 Million to construct, with Griffith University looking to complete the campus in 2025, their 50th anniversary year.

Waterfront Brisbane

2km or 13 Minutes to West Village

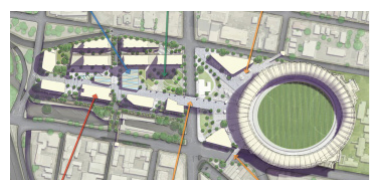


Waterfront Brisbane has been approved as a transformational development that will deliver a global-standard business and tourist destination for the city of Brisbane. At an estimated cost of \$2.1 Billion, the 30 year old Eagle Street Pier building will be demolished and replaced by two towers of 49 and 43 storeys with a combined 120,000m2 of office space, vibrant active retail spaces and 9,000m2 of public space. A new riverlink will also be delivered to connect the city to the water and provide direct access to the Riverwalk for cyclists, pedestrians and wheelchairs. Cyclists and pedestrians will also enjoy a re-imagined waterfront promenade that is planned to be circa 280 metres long with a minimum six-metre-wide thoroughfare allowing safe transit through the precinct.

Waterfront Brisbane is located just 2 kilometres from West Village and will grow to become another key, readily accessible employment and social hub for future residents. It is estimated that the project would support over 1,000 construction jobs over the next decade, with an additional circa 900 operational support jobs once construction has completed. Site works are expected to commence in 2022 with completion of the first tower scheduled to occur in 2026.

Woolloongabba & Boggo Road Knowledge Precincts

2.2km- 2.5km or 8 - 13 Minutes to West Village



Brisbane's knowledge corridor runs north to south through Brisbane's inner city, featuring clusters of knowledge-based businesses, universities, research institutes and hospitals. The corridor represents Queensland's largest collection of knowledge-intensive industries, which will be traversed by Brisbane Metro and Cross River Rail. Both major infrastructure projects will transform the corridor, and provide a catalyst for investment and urban renewal in five key precincts within the corridor. The two precincts that are of most relevance for West Village include Woolloongabba and Boggo Road.

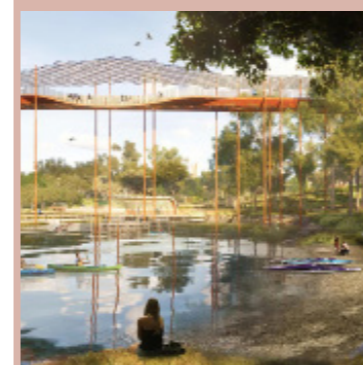


The Woolloongabba precinct fronts the western entry to the Gabba stadium just 2.2 kilometres from West Village and will capitalise on emerging links to the city through Brisbane Metro and Cross River Rail. The substantial increase in footfall will encourage renewal through expanding the existing health and employment functions and the provision of a variety of housing and recreational opportunities. The Woolloongabba precinct renewal strategy will capitalise on opportunities that improved transport creates for business, residents and visitors and will encourage a new mix of land uses.

Investment in Brisbane Metro and Cross River Rail stations will also complement existing high frequency train and bus services at the Boggo Road precinct. Just 2.5 kilometres from West Village, the Boggo Road precinct currently houses several premier health and research centres including the Translational Research Institute, the Ecosciences Precinct, the Pharmacy Australia Centre of Excellence and the Princess Alexandra Hospital. The Boggo Road precinct renewal strategy outlines plans for additional pedestrian and cyclist connections, an adaptive re-use of the Boggo Road Goal and space for a mix of new, local retail and dining options for the local community and workers to enjoy.

Victoria Park Redevelopment

2.7km or 7 Minutes to West Village

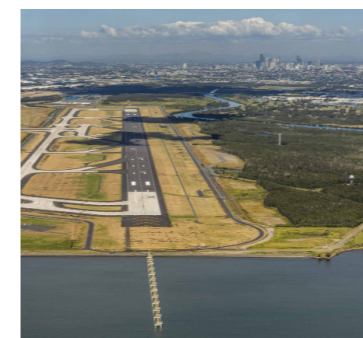


Brisbane City Council has committed to converting Victoria Park Golf Course into Brisbane's largest new park in 50 years, with ambitions of creating a globally recognised destination similar to New York's Central Park, London's Hyde Park or Bangkok's Lumpini Park. The existing Golf Course is proposed to transition into 64 hectares of parkland that everyone can enjoy, whilst retaining the popular putt putt course, driving range and function centre.

Following public consultation the final Victoria Park Vision was completed in late-2020, outlining how Victoria Park will become an iconic public parkland with something for everybody. Key features of the final vision for the project include a green amphitheatre, a cultural hub/visitor centre, a nature and water play gully, adventure playground, a canopy walk, a sculptural treehouse, dedicated walking and cycling paths, shared bridges, gully trails and boardwalks, managed productive gardens and restored waterholes. Moving forward, a master plan and implementation plan for the project is currently being put together, with the golf course to close in mid-2021 so that construction work can commence.

Brisbane Airport Upgrade

13km or 20 Minutes to West Village



Brisbane Airport is a 20 minutes' drive from the West Village site, with no more than two traffic lights along the route. After commencing initial site works back in 2012 Brisbane's second airport runway was finally completed and officially opened in June 2020. Completed under budget at an estimated cost of \$1.1 Bil-lion, Brisbane's new runway was one of the largest aviation construction projects undertaken in Australia's history. The completion of the new runway has doubled the capacity of Brisbane Airport, which can now provide the same level of capacity as Hong Kong and Singapore Airports.

Aside from the hundreds of construction jobs already created, by 2035, the runway was expected to generate 7,800 new jobs and an additional \$5 Billion in annual economic benefit to the region. Passenger growth numbers were expected to increase by 117% between 2014-15 and 2035 from 23 Million to circa 50 Million. Whilst the onset of Covid-19 could mean that these targets take longer to reach, the positive economic impact of the new runway remains significant.

Brisbane Mega Cruise Ship Terminal

20km or 27 Minutes to West Village



Brisbane's new \$177 Million cruise ship terminal was completed in late-2020 with the city now capable of welcoming the largest cruise ships in the world. The new international cruise terminal hosts a 208-metre wharf, a two-level terminal building with retail outlets, drop-off areas and 900 car parks.

Prior to the Covid-19 pandemic the new cruise ship terminal was expected to bring over 760,000 visitors per annum to the city of Brisbane. Over a twenty-year period, these types of visitor numbers could see the cruise ship terminal support 3,750 new jobs through a predicted \$1.3 Billion increase in net expenditure for Brisbane's economy. Whilst it's expected that these numbers will be revised down as a direct result of the Covid-19 pandemic, such a project will certainly benefit the broader economy in the long term.

South East Queensland 2032 Olympic Bid

Proposed - Multiple Locations

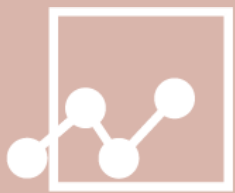


In February 2021 the International Olympic Committee (IOC) named Brisbane as the preferred candidate to host the 2032 Olympic Games. This announces provides Brisbane with the exclusive right to engage in targetted dialogue with the IOC and push their case to host the 2032 Olympic Games without competition from other countries. The State Government has promised to deliver two athlete's villages, a rapid rail network, a second M1 Highway and an 80,000-seat stadium if the bid is successful.

Preliminary estimates indicate that it would cost Queensland circa \$4.5 Billion to host the Olympic and Paralympic Games. But this cost is said to be significantly offset by \$2.5 Billion in International Olympic Committee funding and with sponsorships and ticket sales revenue. Hosting the Olympic Games could also deliver a \$36 Billion windfall for Queensland through a forecast \$20 Billion in tourist spending, \$8.6 Billion in increased export chances and \$7.4 Billion in other economic benefits. It could also generate circa 130,000 jobs in the lead-up and tens of thousands during and after.



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