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REASONS WHY SEQ IS SET TO BE AUSTRALIA'S GROWTH HOTSPOT

1

POPULATION GROWTH

Welcoming just under 1.5M new residents over the next 20 years, South East Queensland is set to under go a major population boom, with recent data justifying the beginning of this growth period.

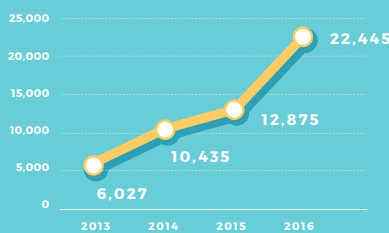


3.49 MILLION RESIDENTS IN 2016

4.9 MILLION RESIDENTS BY 2036
THATS AN INCREASE OF 1.41 MILLION NEW RESIDENTS

272% INCREASE IN INTERSTATE MIGRATION SINCE 2013

NET INTERSTATE MIGRATION = PEOPLE MOVING TO SEQ



Sources: PriceFinder 2017, Urbis SEQ Housing Report, QGSO 2017, ABS 2017, NIEIR 2015

SEQ'S SURGE IN INTERSTATE MIGRATION IS BEING DRIVEN BY RECORD HIGH PRICES IN MELBOURNE & SYDNEY.

SEQ HAS JUST EXPERIENCED THE LARGEST GROWTH OF RESIDENTS IN 3 YEARS, INCREASING BY 60,830 RESIDENTS IN 2016.

PEOPLE MOVING TO SEQ WILL GROW FROM JUST UNDER 1,000 PER WEEK



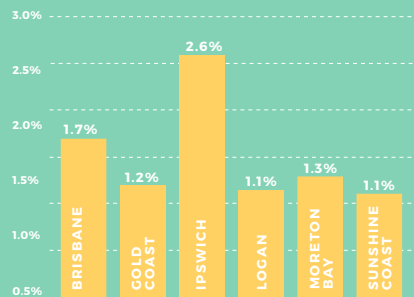
TO OVER 1,430 PER WEEK BY 2036

2

INFRASTRUCTURE, INVESTMENT & JOB GROWTH

More than \$25 billion in infrastructure spending will drive broad expansion of South East Queensland, accommodating the influx of new residents by 2036.

FORECAST JOB GROWTH PER ANNUM BY LGA



2016-2036 (FORECAST)

INVESTMENT & INFRASTRUCTURE

\$9.5B

COMPLETED/UNDER CONSTRUCTION

\$5.9B

PLANNED (2016-2019)

\$10B

FORECAST (BEYOND 2020)

\$25.4B

TOTAL BY 2036

GREATER SPRINGFIELD

\$12B

PROJECT INVESTMENT TO DATE

\$85B

UPON COMPLETION

86,000

RESIDENTS UPON COMPLETION

52,000

JOBS BY 2036

(UNDER CONSTRUCTION)

BRISBANE AIRPORT UPGRADE

\$1.3B

(UNDER CONSTRUCTION)

QUEENS WHARF PRECINCT

\$3B

(FULLY FUNDED)

CROSS RIVER RAIL

\$5B

(PROPOSED)

BRISBANE LIVE

\$2B

SEQ'S PILLARS OF ECONOMY INVESTMENT TO BE COMPLETED BY 2021

\$10.94B TRANSPORT

\$5.37B HEALTH

\$734M ARTS/CULTURE & RECREATION

\$504M EDUCATION & TRAINING

\$2.03B ENERGY

\$267M WATER & TRAINING

3

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DRIVEN BY AFFORDABILITY & DEMAND

Driven by strong job growth, a booming population and affordability, these are the markets we believe are going to offer the strongest value uplift in South East Queensland.

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SOUTH EAST QUEENSLAND HOUSING REMAINS UNDERSUPPLIED ESPECIALLY IN THE INVESTMENT RICH REGIONS OF LOGAN & IPSWICH.

PAUL RIGA DIRECTOR - URBIS

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STRONG CAPITAL GROWTH & RENTAL RETURN MARKETS

IPSWICH LGA

144%
INCREASE IN POPULATION BY 2036

\$365PW*
MEDIAN RENT

5.42%
AVERAGE GROSS RENTAL RETURN P.A

\$350,000*
MEDIAN HOUSE PRICE (MARCH QTR 2017)

LOGAN LGA

56%
INCREASE IN POPULATION BY 2036

\$400PW*
MEDIAN RENT

5.20%
AVERAGE GROSS RENTAL RETURN P.A

\$400,000*
MEDIAN HOUSE PRICE (MARCH QTR 2017)

BRISBANE LGA

21%
INCREASE IN POPULATION BY 2036

\$540PW*
MEDIAN RENT

4.32%
AVERAGE GROSS RENTAL RETURN P.A

\$650,000*
MEDIAN HOUSE PRICE (MARCH QTR 2017)

Sources: PriceFinder 2017, Urbis SEQ Housing Report, QCSO 2017, ABS 2017, NIEIR 2015.



MEDIAN PRICE
MARCH QTR 2017



THE AFFORDABILITY GAP



MEDIAN PRICE
MARCH QTR 2017

GREATER SYDNEY
\$910,000

\$260,000

BRISBANE
\$650,000

PARRAMATTA (35KM)
\$1,233,000

\$833,000

LOGAN (35KM)
\$400,000

LIVERPOOL (40KM)
\$800,000

\$450,000

IPSWICH (40KM)
\$350,000

BRISBANE'S AFFORDABLE OPPORTUNITY



SYDNEY
\$910,000

\$260,000

MORE EXPENSIVE



BRISBANE
\$650,000