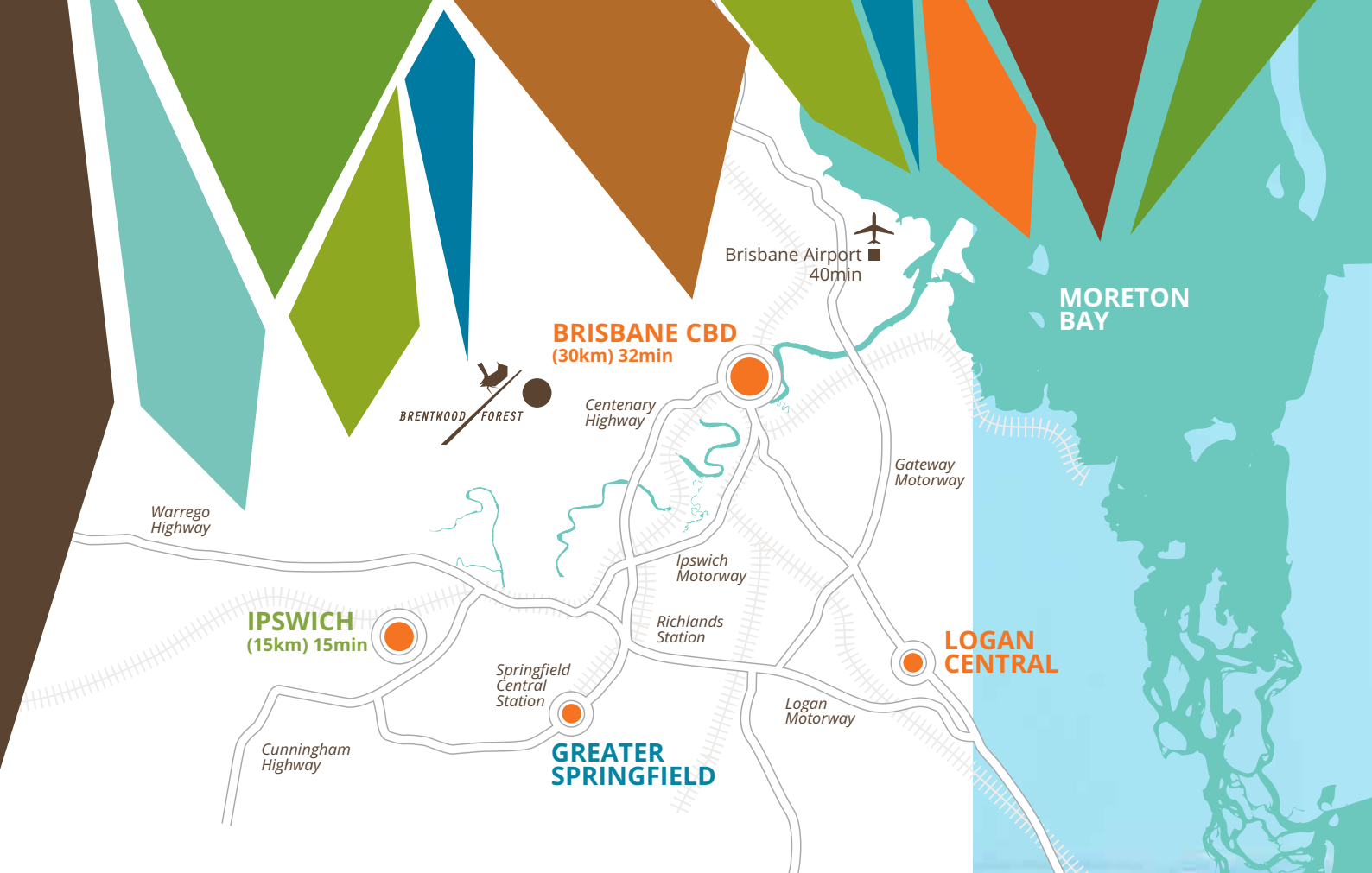




INVESTOR REPORT





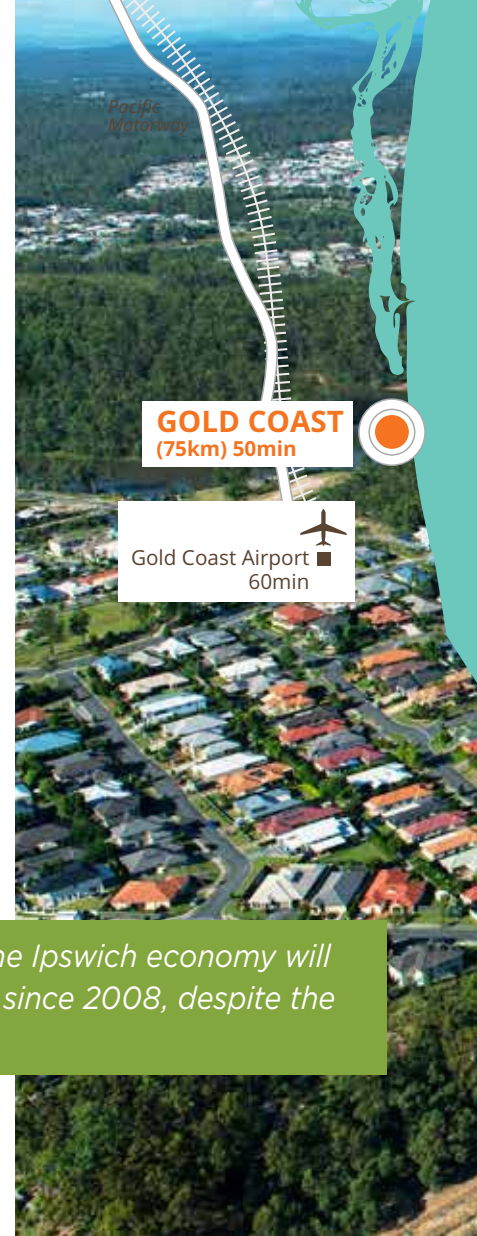
ECONOMY AND INFRASTRUCTURE

IPSWICH AND GREATER SPRINGFIELD. AN ECONOMIC SUCCESS STORY.

Emerging as one of the fastest growing areas in South East Queensland, Greater Springfield is an 'economic success story'. The delivery of public and private infrastructure has fuelled consistent growth and positioned the region as an investment 'hot spot.' Economic prosperity, amid new infrastructure and planned upgrades, is set to support residential and commercial growth well into the future.

In 2013 the development of a \$1.2 billion rail line connected Greater Springfield to Brisbane CBD and beyond. By the end of 2015, the new \$85 million Mater Private Hospital will reach completion. With various planned developments across numerous industries already underway, the government's proposal to deliver employment for approximately 30,000 workers in Springfield is already well on track (Springfield Land Corporation 2013).

"Current statistics predict that by 2026, the Ipswich economy will be \$12.7 billion, a growth of 159.2 percent since 2008, despite the GFC." (Queensland Government 2013)



GOLD COAST
(75km) 50min

Gold Coast Airport
60min



\$1 billion

CBD REVITALISATION

ICON Ipswich will see commercial towers, a 60,000 m² regional shopping centre with cinemas, library, car parking and community amenities (Queensland Government Statistician's Office, 2014).



\$285 million

AMBERLEY 'SUPER BASE'

The Royal Australian Defence Force will be significantly expanding the air base and its facilities to accommodate a planned increase in personnel numbers (all requiring local housing) (www.defence.gov.au).

\$6 billion

TRANSPORT UPGRADES

Ongoing major investment in transport projects in the region to address population growth requirements (Queensland Government Statistician's Office, 2014).



\$154 million

ORION SHOPPING CENTRE EXPANSION

The 2015 opening of Event Cinemas, Coles, Target and an additional 80 specialty stores will make Orion the jewel in the retail crown in this growing corridor (Springfield Land Corporation, 2013).



30,000

JOBS IN GREATER SPRINGFIELD

Greater Springfield's 1.4 million sqm masterplan plan will deliver commercial, retail, health, education and technology services that will facilitate the creation of up to 30,000 jobs (Springfield Land Corporation, 2013).



\$85 million

MATER PRIVATE HOSPITAL

The construction of the new facility will be completed in late 2015, bringing further employment and housing opportunities to the region (Springfield Land Corporation, 2013).

POPULATION GROWTH

A REGION OF SUSTAINABLE GROWTH.


Ipswich has attracted significant residential activity and is predicted to be the fastest growing Local Government Area (LGA) in Queensland for the next 25 years (Department of Infrastructure & Transport, 2013). According to the Queensland Treasury Report 2014, a population growth rate of 4 percent per annum is expected, through to 2021.

The region is fast becoming a major hub for economic expansion. Employment opportunities, affordable land and an increase in major infrastructure and amenity has positioned Ipswich and the Greater Springfield region as one of the most sought after places to invest/live in Queensland.

Industry commentators have identified Ipswich as an astute place to buy; with demand for additional housing forecast to drive price growth and rental yield for investors.

"Ipswich has shown strong growth in the past but we believe its evolution into a headline hotspot of national standing will continue well into the future."


(Queensland Times, 30 August 2014)


■ **POPULATION OF IPSWICH 2014** 
180,000
(Queensland Government Statistician's Office, 2014)

33.5
 is the median age of those living in Ipswich (at 2013)

TOP 3
 is where Queensland is ranked, for fastest population growth in Australia.

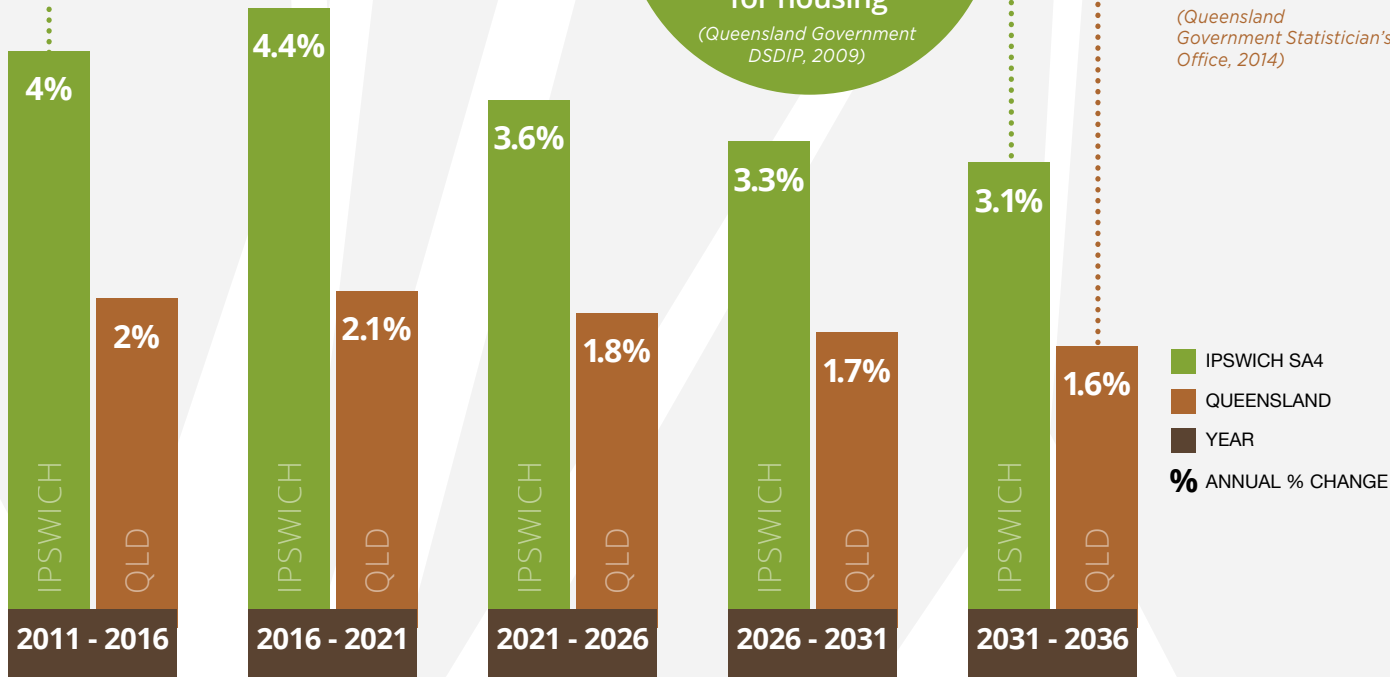
118,000
 additional dwellings will be needed to support the demand for housing
(Queensland Government DSDIP, 2009)

■ **PREDICTED POPULATION OF IPSWICH 2031** 
435,000
(Department of Infrastructure & Transport, 2013)

■ **PROJECTED QLD POPULATION ALMOST 7.1M** 
BY 30 JUNE 2036
 That's an increase of 1.9% per year, over 25 years.
(Queensland Government Statistician's Office, 2014)

PROJECTED POPULATION CHANGE IPSWICH SA4 AND QUEENSLAND

(Queensland Government Statistician's Office, 2014)



LAND SALES PRICE, CAPITAL & RENTAL GROWTH

IPSWICH

IS LISTED AS ONE OF THE

TOP 10 CAPITAL CITIES

High-yield location picks, with typical yields recorded as 6.0-6.4%.
(Ryder, T. Money Magazine - September 2014)



There has been consistent growth in the **MEDIAN RATE PER m²** (up to \$371 per m² in March 2014) with **5% GROWTH** on average per annum for the past **8 YEARS**.

(Queensland Government Statistician's Office - March Quarter, 2014)

Over the last **9 YEARS** there has been an average of **1,423 VACANT LOTS SOLD** annually in **IPSWICH**.

(Queensland Government Statistician's Office - March Quarter, 2014)



RENTAL RETURNS AND HIGH YIELDS

All indicators show positive movement in the Ipswich property market and surrounding regions. Commitment to investment in major infrastructure has formed the foundation for a strong and sustainable economy. The region is in a key growth phase and demand in the property market is consistent.

THE RENTAL YIELD FOR HOUSES IN

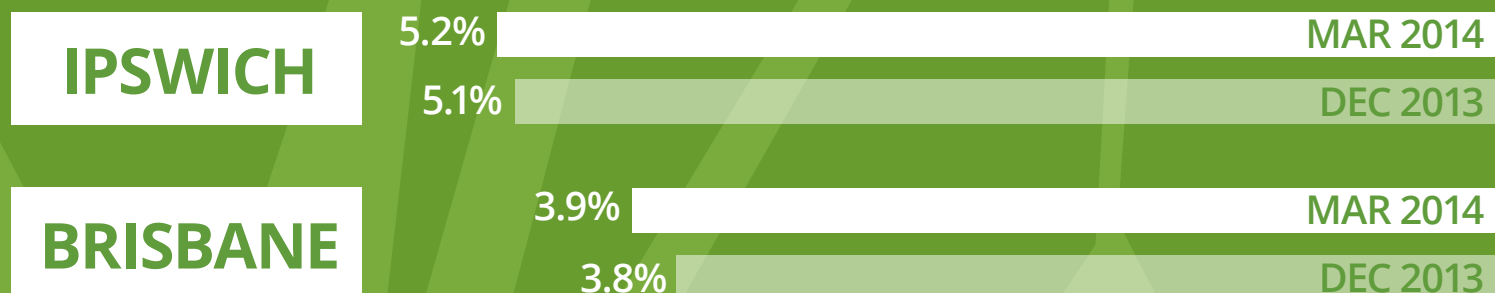
SPRINGFIELD LAKES

was **5.1%** based on 1028 property rentals & 294 property sales over the preceding 12 months.

(realestate.com.au - Springfield Lakes Invest, 2014)

GROSS YIELD COMPARISON: HOUSES

(Real Estate Institute of Queensland - March Quarter, 2014)





AMENITY

AN URBAN HUB OF OPPORTUNITY.

Brentwood Forest is located in an idyllic setting in Bellbird Park in close proximity to the major metropolitan centres of Greater Springfield, Australia's largest master planned city and the Ipswich CBD.

The extent of development within the area has provided significant amenity for local residents, with further activity - both planned and underway - providing a solid economic platform for the region, which will attract significant residential activity.

The scale of projects seen in this region will strengthen job creation and create demand for additional housing, therefore driving price growth and rental returns.

"As one of the fastest growing areas in South East Queensland, it is a success story of private/public commitment in investment, that continues to drive sustainable investment, infrastructure and jobs - and the best is yet to come."

The Hon. Campbell Newman MP 2013.
(Greater Springfield, a city planned for greatness- Springfield Land Corporation Pty Ltd).



EDUCATION

- 1 Augusta State School (Primary)
- 2 St Augustine's College (P-12)
- 3 Springfield Anglican College (Secondary)
- 4 Springfield Anglican College (Primary)
- 5 Woodcrest State College (P-12)
- 6 Springfield Lakes State School (Primary)
- 7 St Peters Lutheran College (P-12)
- 8 Springfield Central State High School (Secondary)
- 9 Springfield Central State High School (Primary)
- 10 Education City Precinct
 - USQ Springfield Campus
 - Bremer TAFE
 - MEGT
 - Union Institute of Language
 - Australian City College
 - Independent School (P-12)

CHILDCARE CENTRES

- 1 Early Learning Centre Augustine Heights
- 2 St Augustine's Child Care Centre
- 3 ABC Developmental Learning Centre Brookwater
- 4 Springfield Children's Development Centre
- 5 Woodcrest Early Learning Centre & Preschool
- 6 The Lakes Community Early Learning Centre
- 7 Kindy Patch Springfield
- 8 C&K Springfield Community Kindergarten

SHOPPING & ENTERTAINMENT

- 1 Orion Shopping Centre
- 2 Spring Lake Metro
- 3 Brookwater Village

RECREATION & HEALTH

- 1 Health City
- 2 Robelle Domain
- 3 Brookwater Golf Course
- 4 Discovery Lake
- 5 Spring Lake

TRANSPORT

- A Springfield Central Station
- B Springfield Lakes Station



BRENTWOOD FOREST IT'S ALL TAKEN CARE OF

Brentwood Forest offers a high quality address with a sense of escape and everyday convenience all in one.

WELCOME HOME

Brentwood Forest is the western corridor's best value residential community, designed to offer a sense of peace, privacy and open space. With playgrounds, quiet streets and easy access to schools, shops, sports facilities and everyday services, – it's all taken care of at Brentwood Forest.

Locational Advantages: PERFECTLY POSITIONED

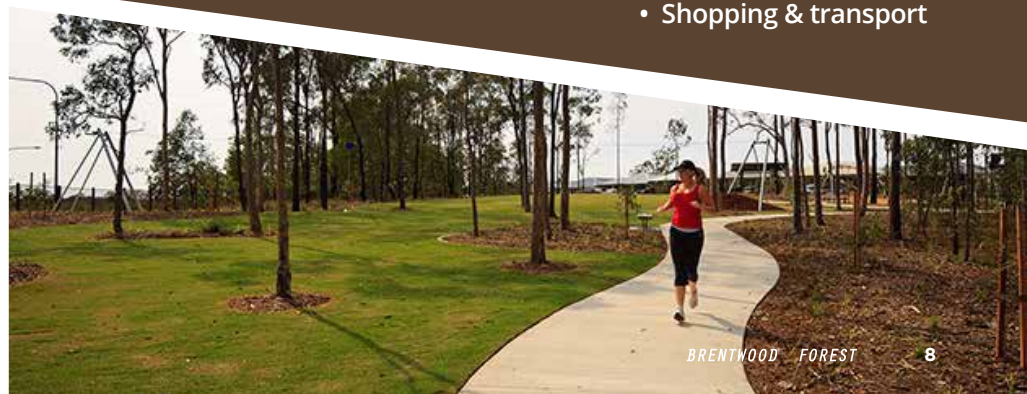
Brentwood Forest has a significant locational advantage, perfectly positioned on the doorstep of all the urban conveniences you require.



- 800m to Brookwater Shopping Centre (incl. Woolworths)
- 5km to Orion Town Centre (Big W, Woolworths, Aldi and 110 specialty stores)
- 5km to Masters home improvement store (Springfield Central)
- Orion Town Centre expansion complete late 2015 (Coles, Target, cinemas and 80 specialty stores)
- Regular bus services on Augusta Parkway – easy access to Springfield Town Centre
- 5 min drive to Springfield Train Station (500 park and ride spaces)

WHY BRENTWOOD FOREST?

- 30 ha of open space
- New high school
- Upgrade of roads
- Display Village
- Free front landscaping
- Blocks levelled & retained
- Fibre optic internet
- Natural gas
- Adventure playground
- Shopping & transport





ABOUT INVESTA LAND

Investa Land undertakes industrial and residential development in key growth corridors across Australia.

With a pipeline value of \$4.3 billion, our developments encompass broad-acre and infill subdivision, incorporating more than 10,000 residential lots and over 550 hectares of industrial land.

Investa Land strives to deliver sustainable, community based projects that are progressive and of high quality, that are well serviced by transport, infrastructure and amenity. Led by highly experienced senior management and development teams with a broad range of expertise, Investa Land is able to add significant value at each stage of the project lifecycle. With a record of forming strong relationships, particularly with joint-venture partners, Investa Land is committed to extending existing business relationships and developing new opportunities with like-minded individuals, organisations and government.

- Figures correct as at January 2015

www.investa.com.au

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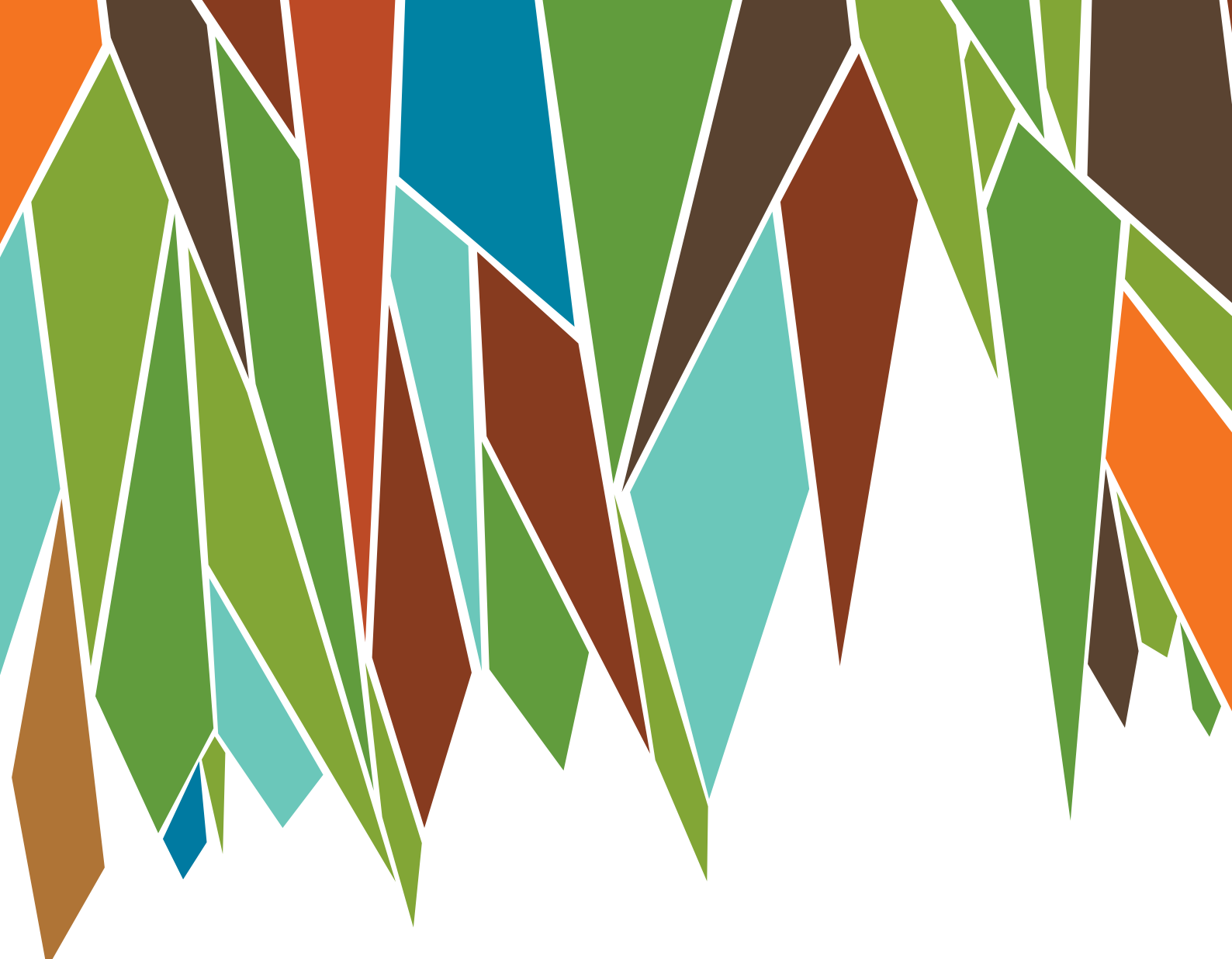
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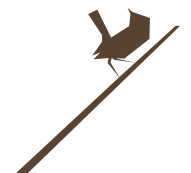
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Inspiring people.**

