

urbis OUTLOOK STONES CORNER

A CONTEXT ON BUSINESS, CULTURE, LIFESTYLE AND RESIDENTIAL

Positioned less than five kilometres from the Brisbane CBD, Stones Corner is a growing cultural and lifestyle precinct, leveraging off its strong transport connectivity.

JANUARY 2016

- A STRATEGIC LOCATION**
Connected with a number of **lifestyle precincts** including South Brisbane and Brisbane CBD / Pg 02
- B INFRASTRUCTURE INVESTMENT**
Supported by **established transport infrastructure** and health precincts / Pg 03
- C EMPLOYMENT GROWTH**
Surrounded by major employment nodes with nearly **130,000 new jobs** projected by 2031 / Pg 03
- E SALE PRICE GROWTH**
Stones Corner has shown strong long-term growth in median apartment sales price / Pg 04
- F NEW PRODUCT PREMIUM**
New and near-new apartments in Stones Corner are showing rental premiums over established product / Pg 04

STONES CORNER IS CONNECTED THROUGH STRONG INFRASTRUCTURE



EASTERN BUSWAY

PROXIMITY TO LOCAL AND MAJOR EMPLOYMENT NODES



OFFICE SPACE

LIVELY DINING AND BOUTIQUE RETAIL AMENITY



STONES CORNER CAFE

1 POP 2 INF 3 EMP

Stones Corner accommodates all three of the Urbis economics and research fundamentals that make a sustainable suburb – Population, Infrastructure and Employment.

WALKABILITY & ACCESSIBILITY

Stones Corner



The locality of Stones Corner is one of Brisbane's prime infill opportunities, offering strong transport links, proximity to health precincts and exceptional lifestyle amenity.

Stones Corner is well-positioned in a quaint location less than five kilometres from the Brisbane CBD. Surrounded by extensive infrastructure which includes a number of health precincts, connected through strong transport including bus (South East/Eastern Busway) and rail (Buranda Train Station).

Boasting a number of speciality retailers, cafes, restaurants and bars, the unique atmosphere of Stones Corner attracts tourists and residents alike. Through its abundance

of greenspace and proximity to educational facilities and employment nodes, together with South Bank's Cultural Precinct, Stones Corner offers a well-balanced inner-city lifestyle.

The Stones Corner Catchment (comprising the suburbs of Woolloongabba, Coorparoo and Greenslopes) is positioned to undergo transformation as an increasing number of Generation Y residents seek to locate in this trendy pocket of Brisbane's Inner South.

EDUCATION

University of Queensland
10 Min Bus, 16 Min Drive
35,151 STUDENTS

Queensland University of Technology
15 Min Bus, 11 Min Drive
47,229 STUDENTS

Griffith University (South Bank Campus)
8 Min Bus, 13 Min Drive
3,600 STUDENTS

TAFE Queensland (South Bank Campus)
8 Min Bus, 10 Min Drive
30,000 STUDENTS

Source: QUT, UQ, Griffith University, TAFE-QLD



LEGEND

Entertainment, Shopping & Dining

- 1 Stones Corner Retail & Entertainment Precinct
- 2 Stones Corner Village (Aldi + 14 Specialty Stores)
- 3 Stones Corner Hotel
- 4 South Bank Cultural Precinct
- 5 Queens Street Mall

Education

- 6 Queensland University of Technology
- 7 Griffith University
- 8 University of Queensland
- 9 Buranda Primary

Infrastructure

- 10 Stones Corner Busway Station
- 11 Stones Corner Library
- 12 Buranda Train Station
- 13 The Gabba Stadium
- 14 Princess Alexandra Hospital
- 15 Lady Cilento Children's Hospital /Mater Hospital
- 16 St Vincent's Private Hospital

Recreation & Greenspace

- 17 Hanlon Park
- 18 Langlands Park
- 19 Brisbane City Council Pool – Langlands
- 20 Moorhen Flats
- 21 South Bank Parklands
- 22 City Botanic Gardens

FORECAST EMPLOYMENT

An additional 22,985 jobs have been forecast for the Stones Corner Catchment by 2031.

Benefiting from its ideal location to transport and infrastructure, the Stones Corner Catchment is surrounded by some of Brisbane's highest growth employment nodes, including Brisbane's CBD. Stones Corner leverages off its proximity to a number of hospital and education precincts. With a projected 129,019 new jobs generated by the catchment and surrounding areas by 2031, this increasing growth is expected to continually attract new residents to the area.

WOOLLOONGABBA / GREENSLOPES / COORPAROO

2011 JOBS /	28,920
2031 FORECAST /	51,905
TOTAL NEW JOBS /	22,985

BRISBANE CBD

2011 JOBS /	156,545
2031 FORECAST /	222,178
TOTAL NEW JOBS /	65,633

FORTITUDE VALLEY / NEWSTEAD

2011 JOBS /	26,646
2031 FORECAST /	39,649
TOTAL NEW JOBS /	13,003

SOUTH BRISBANE / WEST END

2011 JOBS /	31,543
2031 FORECAST /	58,941
TOTAL NEW JOBS /	27,398

TOTAL

2011 JOBS /	243,654
2031 FORECAST /	372,673

TOTAL NEW JOBS 129,019

Prepared by Urbis; Source: NIEIR

WHO LIVES IN STONES CORNER?



35 34



Couple family (no children)

45% 38%



Median weekly individual income

\$835 \$696



Employed as professionals

35% 29%



Rented Dwellings

51% 36%



Residents aged 20-34

35% 26%

Prepared by Urbis;
Source: ABS

Stones Corner
Brisbane LGA

HEALTH AND TRANSPORT INFRASTRUCTURE



Lady Cilento Children's Hospital \$1.2 BILLION

Opened in November 2014, the new Queensland Children's Hospital is a combination

of the Royal Children's and Mater Children's Hospitals.



South East Busway \$426 MILLION

A bus-only corridor providing direct links from the Brisbane CBD, past Griffith University in Mount Gravatt and as far south as Eight Mile Plains.

- MATER PUBLIC AND PRIVATE HOSPITALS **950 BEDS, 7,500 STAFF**
- PRINCESS ALEXANDRA HOSPITAL **780 BEDS, 6,500 STAFF**
- GREENSLOPES PRIVATE HOSPITAL **678 BEDS, 2,000 STAFF**
- ST VINCENT'S PRIVATE HOSPITAL **164 BEDS, 350 STAFF**

RESIDENTIAL MARKET INSIGHTS

APARTMENT MARKET ANALYSIS

The median sale price for apartments within the Stones Corner Catchment registered \$401,750 for the half-year period ending September 2015. This was based on 206 settled transactions.

The Stones Corner Catchment has historically recorded consistent long-term apartment price growth, with the median sale price increasing annually by 4.7 per cent over the last 10 years to September 2015. Similar to the greater Brisbane property market at the time, the Stones Corner Catchment registered its most significant growth between 2002 and 2007, resulting in almost 300 transactions in the six months ending September 2007. Fluctuations in apartment price and the number of transactions over recent years are directly related to the settlement of new projects in the catchment registering increasing median price peaks with the introduction of new apartment product.

Looking forward, the Stones Corner Catchment is expected to attract significant owner-occupier and investor demand as the area undergoes significant transformation spurred by its strong connectivity to major transport links, and proximity to growing infrastructure and employment nodes.

APARTMENT RENTAL ANALYSIS

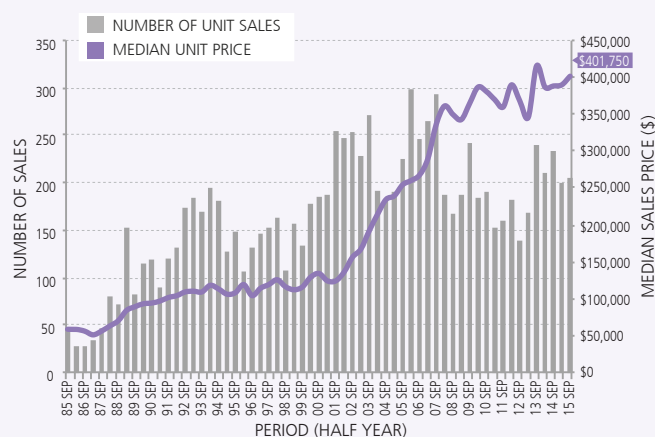
The increasing demand for high density living within the Stones Corner Catchment can be attributed to its proximity to the Brisbane CBD, cultural and lifestyle amenity, and connectivity to large employment nodes.

Currently demonstrating strong apartment rental growth, and premiums for newly developed apartment product, the Stones Corner Catchment is well-placed to capitalise on a strengthening rental market when compared to other comparable Inner Brisbane locations.

On-the-market rental data, which records new and near-new apartment product, indicates that one and two-bedroom apartments are attracting a premium over existing stock. New and near-new one-bedroom apartments are renting for approximately 50.9 per cent per week more than established stock, whilst new and near-new two-bedroom apartments are achieving a premium of approximately 38.9 per cent per week over the existing market.

Rental growth has been exhibited in the Stones Corner Catchment over time, with an average annual rental growth of 4.5 per cent for one-bedroom apartments and 5.2 per cent for two-bedroom apartments over the ten-year period ending September 2015. Potential capital growth offered by an established lifestyle precinct and transport connectivity, paired with the regions strong gross rental yield, is likely to drive potential investment opportunity offered within Stones Corner.

STONES CORNER CATCHMENT - UNIT SALES CYCLE SEPTEMBER 1985 – SEPTEMBER 2015



Prepared by Urbis; Source: APM PriceFinder

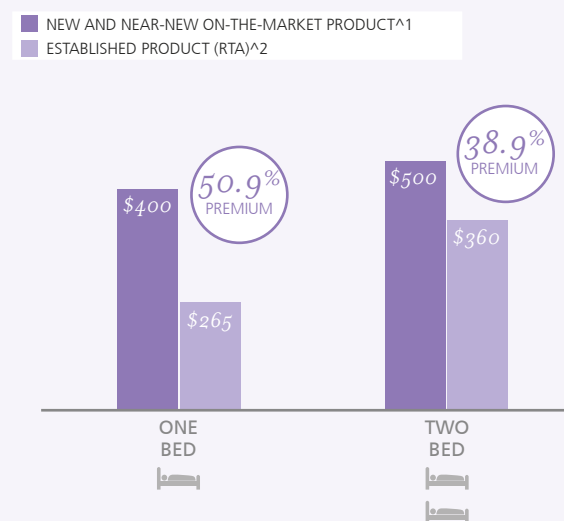
*Catchment includes the suburbs of Stones Corner and Greenslopes

MEDIAN APARTMENT SALE PRICE SEPTEMBER 2005 – SEPTEMBER 2015



Prepared by Urbis; Source: APM PriceFinder

NEW RENTAL PRODUCT VS EXISTING PRODUCT STONES CORNER CATCHMENT—SEPTEMBER 2015

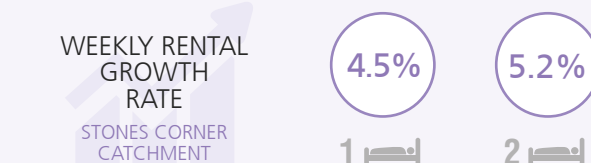


Prepared by Urbis; Source: RTA, realestate.com.au

^{^1} Includes suburbs of Coorparoo, Woolloongabba and Greenslopes

^{^2} Includes the suburbs of Stones Corner and Greenslopes

10-YEAR AVERAGE ANNUAL GROWTH RATE SEPTEMBER 2005 – SEPTEMBER 2015



Prepared by Urbis; Source: Residential Tenancies Authority (RTA)

*Catchment includes the suburbs of Stones Corner and Greenslopes

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