



THE STAR
RESIDENCES
GOLD COAST



JOINT VENTURE PARTNERS



THE STAR
ENTERTAINMENT
GROUP LIMITED

- Development expertise in world class Integrated Resorts
- Local partner and integrated resort operator
- Leading brand, loyalty program and VIP relationships in New South Wales and Queensland



**Far East
Consortium**

- Hong Kong Listed company (Chiu family a major shareholder)
- One of the largest residential property developers in Asia / Australia
- Hotel management and development experience through ownership of the Dorsett Hospitality brand

周大福企業有限公司
Chow Tai Fook Enterprises Limited

- Diversified hospitality conglomerate
- Owned by the Cheng family, one of the wealthiest families in Asia
- Owner of Chow Tai Fook Jewellery
- Owner of New World development
- Owner of 70+ hotels globally, including the Rosewood brand

GOLD COAST

Infrastructure Projects

In addition to the redevelopment of The Star Gold Coast –\$13 Billion in major infrastructure projects recently completed, planned or underway. Including:

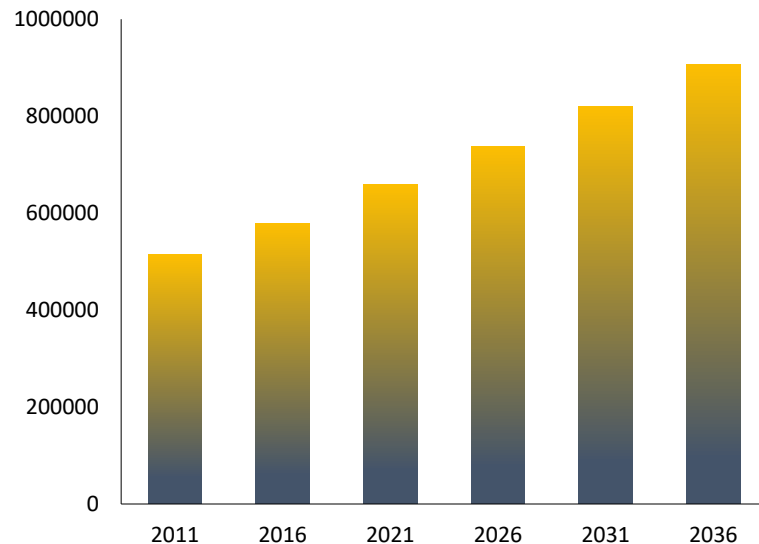
- \$670 million renovation of Pacific Fair, one of Australia's premier shopping precincts
- \$200 million invested into new world class sporting infrastructure in preparation for the 2018 Commonwealth Games. Expected to inject \$2 billion into the local economy
- \$2.3 billion allocated to upgrade the G-Link Light Rail, connecting Northern Gold Coast and Southern Gold Coast with 16 new stations, including one right outside Boardbeach Island, home to The Star Residences
- \$300 million upgrade to the Gold Coast Airport



GOLD COAST

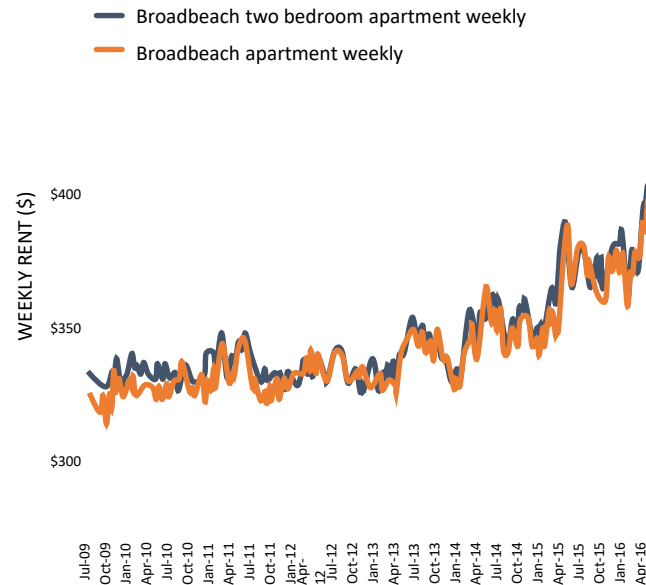
Investment Highlights

- Population Growth



Source: Department of Infrastructure and Planning report

- Rental Growth



- Employment Growth

Jobs in 2011 – 236,400

Jobs by 2031 – 332,200

Increase of 40%

GOLD COAST

Tourism

- 57km white sand beaches
- Welcomes close to 5 million international and domestic visitors per year contributing to \$4.3 billion of expenditure
- International visitation to the Gold Coast increased 9%, to 1 million in the year ending March 2017, a record high
- China is the Gold Coast largest international source market, with 295,000 visitors in the year ending March 2017 (up 9.5%)

*Tourism Snapchat, Tourism & Event Queensland



BROADBEACH ISLAND

- Broadbeach - the new center of the Gold Coast
- The Star Residences Gold Coast well positioned on the Broad Beach Island
- Direct access to World Class Integrated Resort Development
- Direct access to the Gold Coast Convention & Exhibition Centre (largest regional convention centre in Australia)
- Adjacent to Pacific Fair Shopping Centre (400m)
- Short stroll to Kurrawa Beach (800m)
- Easily accessible with G:Link stop in front of island



CONVENTION CENTRE



- Directly linked by foot bridge to Board Beach island
- Australia's largest regional convention center
- A leading sustainable venue and the first convention centre in the world to be awarded Earth Check Gold certification
- 6,345 square meters of exhibition space and purposed designed
- Over 200 events hosted per annum
- Equipped with the latest technology and free Wi-Fi for visitors and delegates

PACIFIC FAIR

- 400m walk from The Star Residences
- The largest shopping centre in Queensland and the fourth largest in Australia
- A major public transport interchange on the Gold Coast, serviced by Surfside Bus lines, and G-link light rail
- Offering the best collection of luxury, international and Australian brands, such as LV, Gucci, Prada, Pandora, Hermes, Tiffany & Co, Salvatore Ferragamo, Givenchy, Dior, Hugo Boss, Coach, Max Mara, Aesop, Camilla, Jurlique, UGG Australia, and more
- More than 420 specialty stores
- A world-class indoor and outdoor leisure and entertainment precinct



THE BEACH



- The coastline stretching over 50km
- Gorgeous golden sand, crystal clear water, reliable swells for surfers
- Only 800m to Kurrawa beach which has hosted the Australian surf lifesaving titles more than any other beach in Australia
- 4 lifeguard towers making it one of the safest beaches in Australia

THE STAR RESIDENCES

Project Summary

Developer	The Star Entertainment Group, Chow Tai Fook Enterprises Limited & Far East Consortium
Architect	Cottee Parker Architects (Tower 1) and DBI (Masterplan)
Levels	53
Residential Apartments	<ul style="list-style-type: none"> • 423 x one and two bedroom apartments from level 21 to 53 • 13 x apartments per floorplate allowing product variation
Hotel Suites	296 hotel suites located from level 7 to 19
Car Parking	518 car parks including hotel, residential and visitor parks
Retail	Approx. 1589m2 or retail including F&B and specialty retail
Features	<ul style="list-style-type: none"> • Designated Porte Cochere drop off zone exclusively for Tower 1 • Separate hotel and residential lobbies • Level 3 pedestrian link to providing direct access to IRD • Level 20 residential amenities including pool, gymnasium, yoga/pilates zones, spa, private dining and lounges, indoor/outdoor dining areas, BBQ facilities. Exclusively for residents use (not open to public or hotel guests) • All apartments start on L21 above existing casino and suits hotel

Product Mix

Configuration	No.	Mix	Size(m ² gross)		Average size (m ² gross)
			Min	Max	
1B	132	31%	54	55	55
1B+S	64	15%	65	67	66
2B1B	98	23%	71	81	77
2B2B	97	23%	87	94	90
2B2B+S	32	8%	110	110	110
TOTAL	423	100%	54	110	74

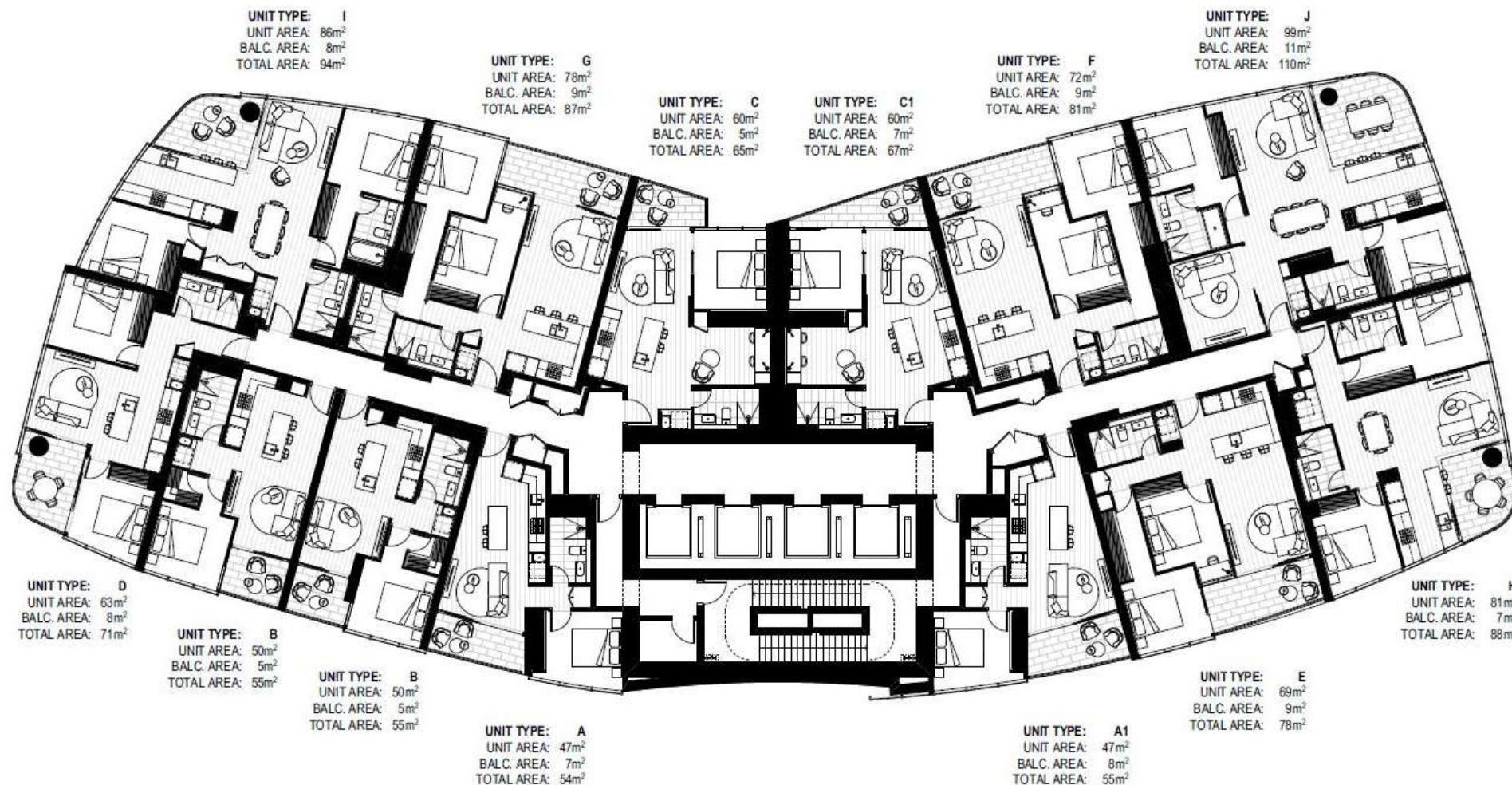
Price Points

Price Range	\$467,000 to \$1,200,000
Approx. Average Price (excluding car)	\$700,000
Approx. Average Price/m ² (exc car)	\$9,500m ²
Car Parks <u>Sold Separately</u>	\$45,000ea for single \$75,000ea for tandem Subject to availability

*Pricing to be finalized upon launch



TYPICAL FLOOR PLATE



VIEWLINES



Level 49 – North



Level 49 – East



Level 49 - South



Level 49 – West

PRICING Vs OTHER CITIES

It is very difficult to find a comparable project anywhere in Australia.
The Star Residences is a truly unique offering.

Melbourne

The Sapphire which includes the Shangri La Hotel is achieving up to \$15,500 per sqm and the penthouse is on the market for \$29M.



Sydney

Waterfront projects in Sydney for example Crowns Barangaroo is achieving up to \$40,000 per sqm and a number of 1 bedrooms are selling in excess of \$1M.



KEY SELLING POINTS

1. 6 week EXCLUSIVE VIP window – first choice prior to anyone else
2. Integrated Resort Development (IRD), nothing like it in Australia
3. Price Point compared to other Australian Cities
4. Location and Connectivity
5. View Lines





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