

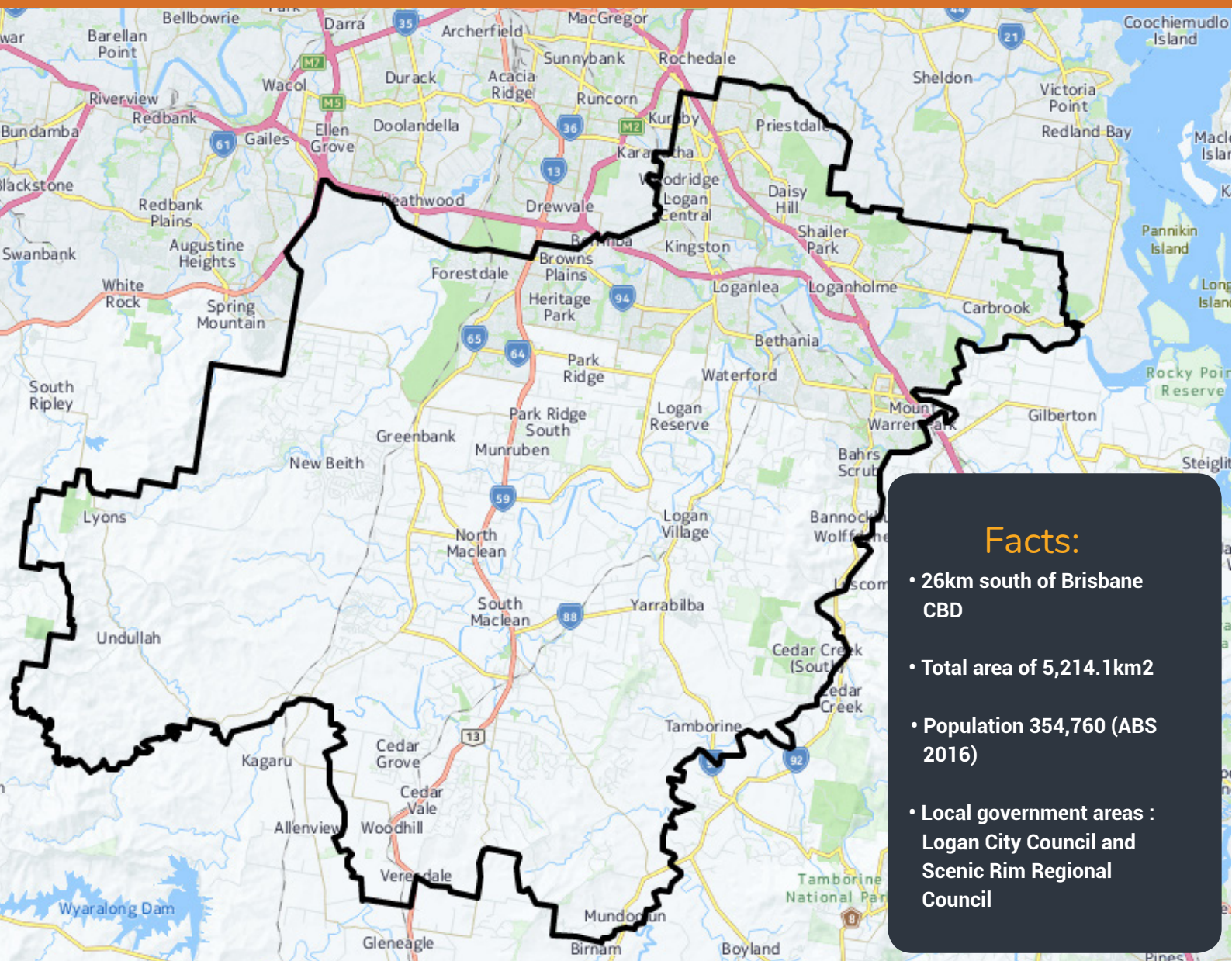


The South Brisbane Story

Why Invest In South Brisbane:

- Large growth within the community
- Minutes to schools and shops
- Easy access to national highway & rail networks
- 30 - 60 minutes to Brisbane CBD
- Entertainment Hubs
- Growth in future development
- Family-orientated locations
- Major Health facilities
- Abundance of Educational facilities
- Increasing employment opportunities





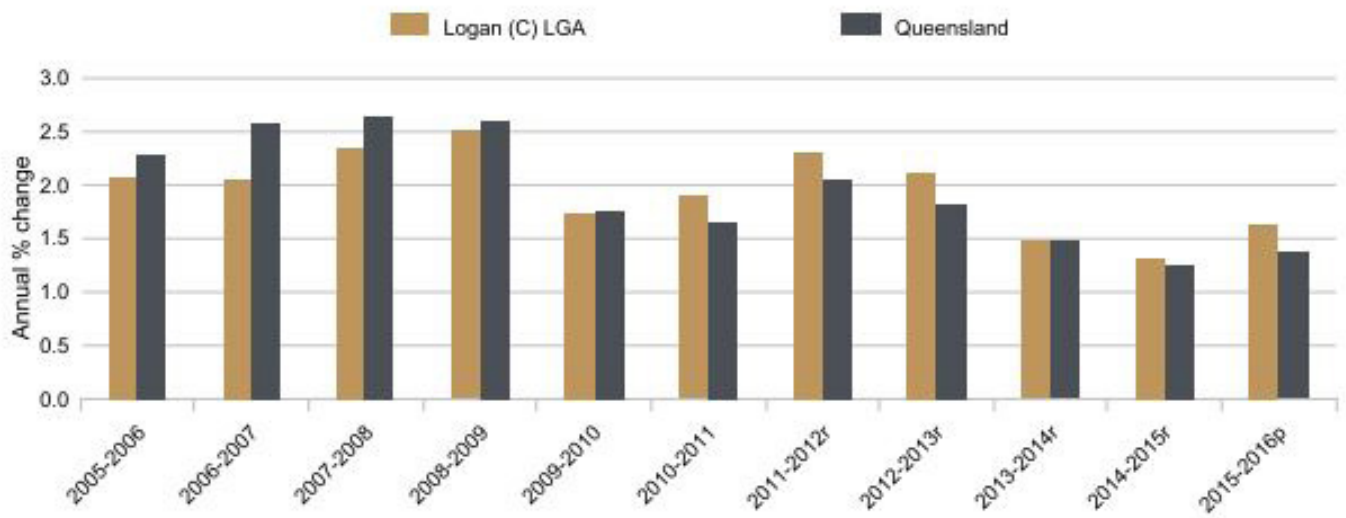
Facts:

- 26km south of Brisbane CBD
- Total area of 5,214.1km²
- Population 354,760 (ABS 2016)
- Local government areas : Logan City Council and Scenic Rim Regional Council

Area Highlights:

- Hyperdome Shopping Centre
- Logan Hospital
- Buccan Conservation Park
- Logan Metro Sports Centre
- The Albert and Logan Rivers
- Metropolitan South Institute of TAFE
- Kingston Butter Factory Community Arts Centre
- Springwood Conservation Park
- Griffith University (Logan Campus)
- Logan Art Gallery
- Logan Entertainment Centre
- Beenleigh RuM Distillery
- Tamborine Rainforest Skywalk
- Sirromet Winery
- Thunderbird Park
- Carbrook Wetlands Conservation Park
- Greenbank Military Area
- Beenleigh-Ferny Grove Railway Lines
- IKEA - Logan Store
- Gold Coast - Airport Railway Lines

Population Growth:



Source: ABS 3218.0, *Regional Population Growth, Australia*, various editions

Logan City local government area has the fifth largest population in Australia.

- According to the Australian Bureau of Statistics, the Logan City Council population is increasing by two percent each year, with population growth forecast to reach 473,000 by 2031.
- Combined population projections for City of Logan and the Scenic Rim region are forecast to be 603,733 as at June 2036, an increase of 2.5% over 25 years.
- The Scenic Rim region is projected to have the second fastest population growth in Queensland, estimated at 3.2% over 25 years.

Source: ABS 3218.0, *Regional Population Growth, Australia* and Queensland Government population projections, 2013 edition

Transport:

CAR: Logan City is served by the Logan Motorway, the Pacific Motorway, the Mount Lindesay Highway and the Beenleigh and Gold Coast railway lines.

TRAIN: The rail corridor within the region services two lines, connecting Brisbane to the Gold Coast. The Beenleigh line runs from Beenleigh with 21 stops into Brisbane City before connecting to the Ferny Grove line. The Gold Coast line extending down to Varsity Lakes at its most southern end, and running north/east connecting to the Airport line. This line will connect to the G:Link Light Rail line with an expected completion date forecast for 2018, giving public transport access to Gold Coast beaches, Griffith University and Gold Coast University Hospital.

Connected Economies

Transport is crucial for economic development and social connectedness. City of Logan's healthy and inclusive neighborhoods have access to high-frequency, integrated and accessible transport for residents, businesses and visitors.



Logan City Council funded commitments

\$696,000 spent on undertaking the 'One Network' Transport Planning Project in conjunction with the Department of Transport and main Roads (DTMR), to plan the transport network required to support future growth within Logan.

\$47.9 million is being invested in road infrastructure capital projects in 2014/2015. Capital projects include: road surface rehabilitation, general infrastructure rehabilitation, new and upgraded roads, drainage projects and bus stops.

\$25.3 million on reconstructing roads in 2014/2015 year, an increase of \$2 million on the previous annual budget. This includes \$5.1 million for the Cusack Lane, Jimboomba, upgrade and \$4 million for the Chambers Flat Road, Park Ridge, upgrade.

\$119.3 million committed over the next 10 years to construct new roads and upgrading existing roads to support increased transport demand. A further \$9.6 million will be committed over the next 10 years to upgrade bridges.

Future Priority Funding

Wembley Road and Logan Motorway Interchange

Key to unlocking 3,000 new industry jobs and reducing significant congestion impacts on key business and industry interchange

Extend the South-East Busway from Rochedale to Loganholme

Key to providing public transport for existing and new houses and encouraging transit-oriented development

Widen the Pacific Motorway through the City of Logan

Key to reducing travel times for freight and commuters

Salisbury to Beaudesert Passenger Rail Service

Key to providing public transport for 50,000 new houses and establishing an early culture of public transport usage

Upgrade of Mt Lindesay Highway

Key to unlocking 30,000 new jobs and 50,000 new houses



Infrastructure & Job Creation:

Bromelton Intermodal Logistics Hub

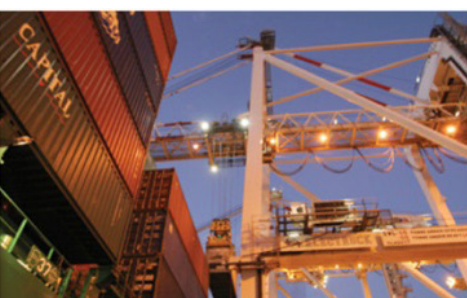
Construction of a new intermodal freight terminal at Bromelton is on track, with the \$30 million project set to create up to 1,000 jobs in the Scenic Rim. The SCT Logistics' regional freight facility, positioned on the 130-hectare site, is located about six kilometers west of Beaudesert, Stage One has been completed and is operational.

Bromelton Intermodal Logistics Hub is destined to be Queensland's premier inland port/intermodal distribution centre. It has been designed and planned in collaboration with the Federal, State and Local Governments.

The facility would be an important economic driver for the region, beginning with the creation of 150 jobs in construction, more than 120 full time jobs once the site is operational in 2017 and eventually leading to 1000 jobs once the project is complete.

Sources: The Queensland Times, "\$30M freight terminal on track for 1000 jobs" article published 13 May 2016

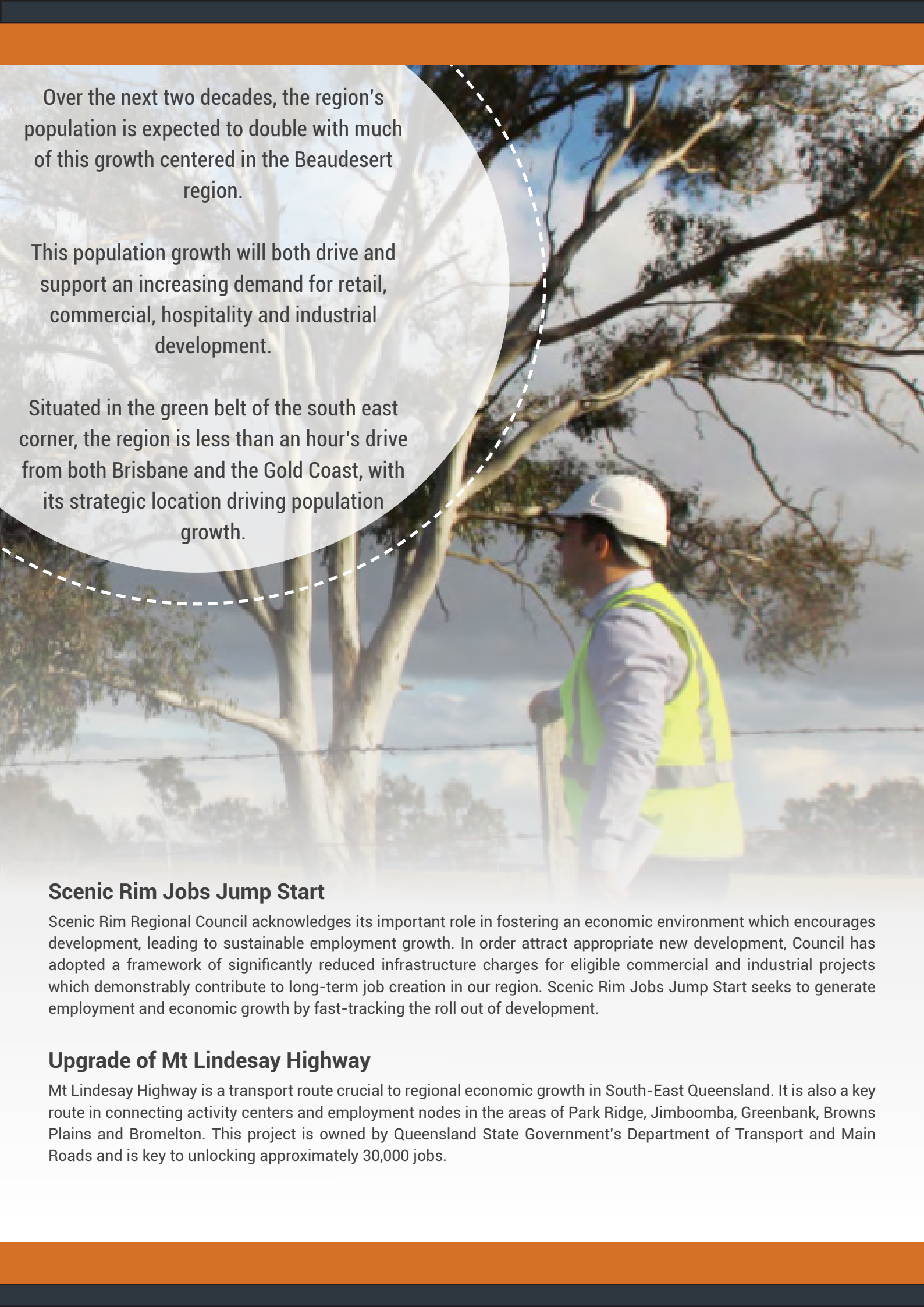
Bromelton State Development Area, Queensland Government Department of State Development October 2016



→ INVESTMENT VALUE

- Escalating land value driven by:
 - Government policy
 - Significant infrastructure investment
 - Rapidly growing freight task
- On-going operational returns
- Secure long-term captive lease profile
- Future-proofed by significant environmental, economic and socially sustainable outcomes





Over the next two decades, the region's population is expected to double with much of this growth centered in the Beaudesert region.

This population growth will both drive and support an increasing demand for retail, commercial, hospitality and industrial development.

Situated in the green belt of the south east corner, the region is less than an hour's drive from both Brisbane and the Gold Coast, with its strategic location driving population growth.

Scenic Rim Jobs Jump Start

Scenic Rim Regional Council acknowledges its important role in fostering an economic environment which encourages development, leading to sustainable employment growth. In order attract appropriate new development, Council has adopted a framework of significantly reduced infrastructure charges for eligible commercial and industrial projects which demonstrably contribute to long-term job creation in our region. Scenic Rim Jobs Jump Start seeks to generate employment and economic growth by fast-tracking the roll out of development.

Upgrade of Mt Lindesay Highway

Mt Lindesay Highway is a transport route crucial to regional economic growth in South-East Queensland. It is also a key route in connecting activity centers and employment nodes in the areas of Park Ridge, Jimboomba, Greenbank, Browns Plains and Bromelton. This project is owned by Queensland State Government's Department of Transport and Main Roads and is key to unlocking approximately 30,000 jobs.



Future Developments:

Wembley Road and Logan Motorway Interchange

Wembley Road is a strategic link route connecting the Logan Central area and suburbs south of the Logan Motorway including Browns Plains (which was been identified as a Planned Activity Centre in the 2009-2031 South East Queensland Regional Plan), Park Ridge and Crestmead. These works will make available approximately 3000 industry jobs.

South East Busway Extension

The South East Busway extension will contribute to addressing the future transport needs of a growing community and business center. An integrated public transport system that provides well-serviced links from residential areas to commercial and community destinations would increase public transport use and would support a reduction in the use of private vehicles. The busway extension provides economic benefits and impacts for public transport users, local and broader community, landowners and businesses in the area.

Costco in talks with Logan City Council

Wholesale retail giants Costco are in talks with the Logan City Council to open a store in the city, Mayor Pam Parker has confirmed. A council spokeswoman said Costco had been in talks with the City of Logan for several years, but no formal development applications had been made. "Council has been pro-actively promoting the City of Logan, over a long period of time, as a potential location to hopefully accommodate Costco's future expansion plans into the broader region," she said.

Costco opened its first Queensland store in North Lakes last year, with the membership-only wholesaler offering discounted rates on everything from sausages to televisions to car tyres. The retailer recently signed an agreement with Ipswich City Council to open their second Queensland store, with the warehouse development expected to be completed in the late 2018.

Costco Managing Director Patrick Noone has hinted at plans for a third massive warehouse at Logan. He said opening a warehouse in Logan would allow the giant to capture customers in the south of the region, in the same way the Ipswich store will service the western side of Brisbane.

Source: <http://www.news.com.au> "Could this be Costcos new location?" 28 October 2015

<https://www.qt.com.au> "Retail giant hints at plans for third Qld store" September 2017

