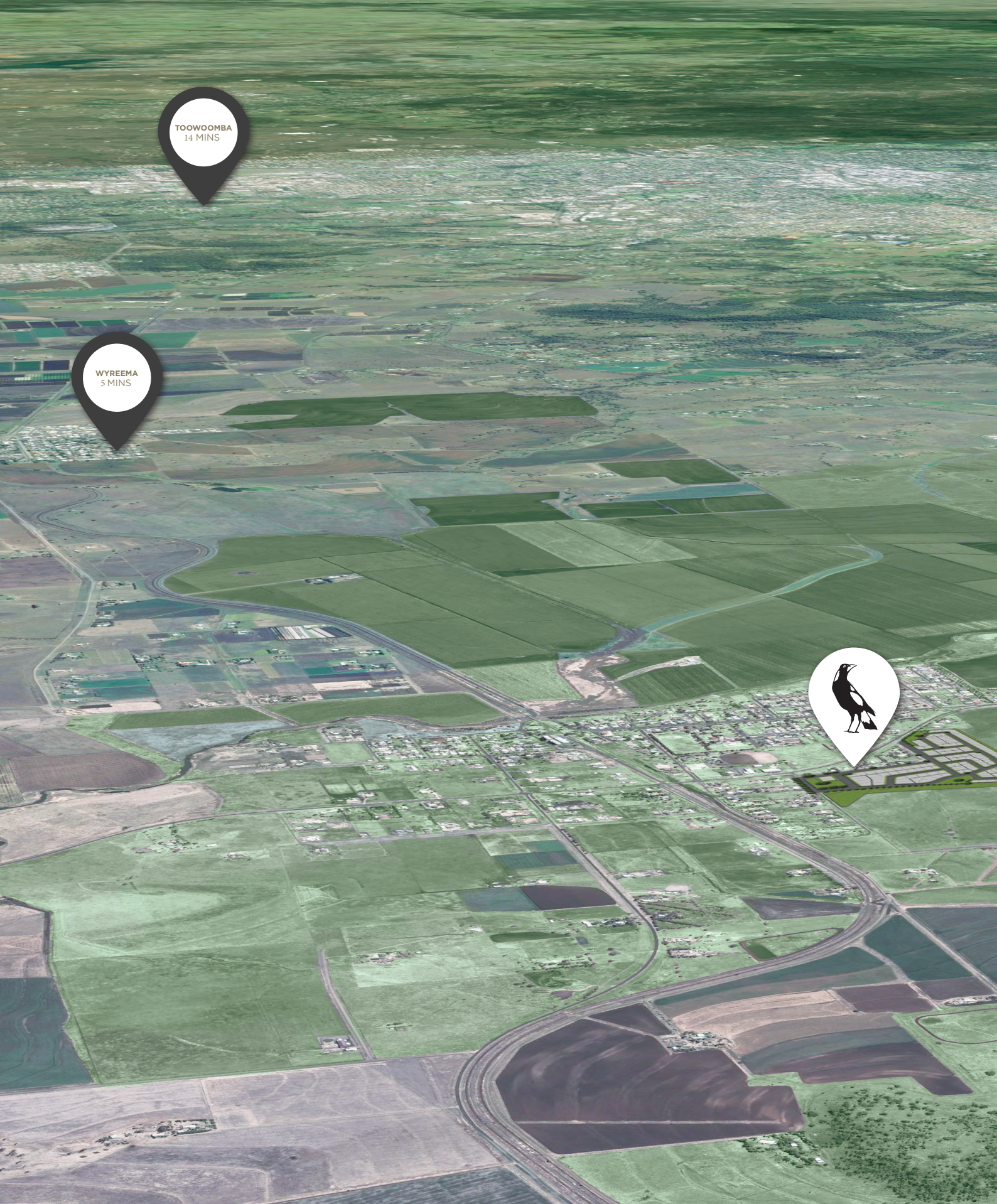


CAMBOOYA RIDGE

CAMBOOYA, TOOWOOMBA, QLD



Cambooya
RIDGE



“ Toowoomba’s resident population is predicted to increase by 43% over the next 20 years to reach 301,000 in 2031. ”

WHY INVEST AT TOOWOOMBA?

POPULATION

With a population of over 160,000 people, Toowoomba is Australia's largest inland regional city, and is the commercial and economic hub of the Darling Downs, serving a population in excess of 250,000 people.

LOCATION

The Toowoomba region is located in south-east Queensland, about 125 kms west of Brisbane. It is bounded by the South Burnett Region in the north, the Somerset Region and the Lockyer Valley Region in the east, the Southern Downs Region and the Goondiwindi Region in the south, and the Dalby Region in the west.

The main urban centre of is Toowoomba, also known as the garden city, with smaller urban areas in surrounding townships.

Rural land is used largely for beef and dairy cattle, crop and cereal growing, vegetable growing and sheep grazing, with some energy production, forestry and tourism.

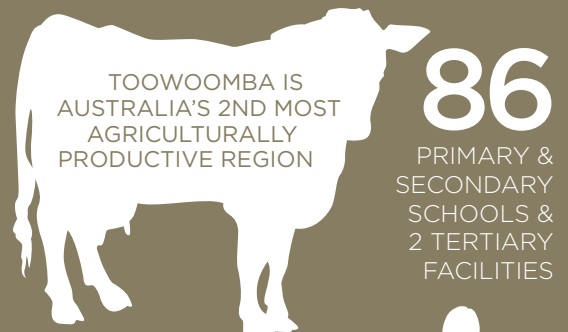
ECONOMY

Regarded as the gateway to the rapidly expanding Surat Basin Region, Toowoomba is predicted to be one of Australia's largest energy regions.

The city is on the verge of a development boom with \$11 billion in major projects planned for the region, potentially creating 10,000 new jobs.

A number of recent projects have been announced including the West-Brisbane airport in Wellcamp, the Second Range crossing as well as the QIC Shopping centre.

FAST FACTS: TOOWOOMBA





TOOWOOMBA FACTS

- 1 Is Australia's largest inland Regional City and is part of the fastest growing region of Australia South East Queensland.
- 2 Population of 161,000 (200,000+ greater Toowoomba) and is predicted by the ABS to grow by a staggering 43% to over 301,000 by 2031.
- 3 Rated Australia's Number One property investment hotspot by industry gurus John McGrath and Terry Ryder.
- 4 Rated as a top investment property location by several other industry leaders including Michael Matusik, Margaret Lomas and several property investment magazines.
- 5 Boasts the State's Lowest Vacancy Rate and Highest Employment rate (2014) and continues to lead Regional QLD in both categories into 2015.
- 6 Property Values have grown by 25% over the past 3 years (2012 - 2015) the only regional market to keep pace with Sydney and Melbourne during this period.
- 7 Is Australia's Number One Infrastructure Investment Region with over \$180 Billion in major projects planned or underway over the next 10 years, including \$11 Billion in CBD development.
- 8 Major Transport Infrastructure Trifecta - New \$100 million plus Regional Airport, \$1.7 Billion Second Range Crossing road project and the \$4.7 Billion Inland Rail Project.
- 9 Is the Regional capital and central hub of the Surat Basin, which is one of the world's richest gas and coal regions with several major coal projects and over 300,000 potential gas wells proposed and under development.

SOURCES: Toowoomba and Surat Basin Enterprise, Your Investment Property Magazine, Sydney Morning Herald and Hotspotting.com.au

REGIONAL OVERVIEW

Toowoomba is uniquely located in the south-east corner of Queensland and offers 161,000 residents the best of both city and country lifestyles. Established around an agricultural sector that takes advantage of incredibly fertile farming land, the region's economy has grown and diversified to the point that Toowoomba is now the second largest inland city in Australia and the service centre for south-west Queensland and north-west New South Wales.

Toowoomba is also the service centre for the Surat Basin which is one of Australia's richest accessible resource reserves which will see almost \$200 billion invested in projects.

In January 2014 the Australian Government and the State Government of Queensland declared that "One of Queensland's highest priority road infrastructure projects has been secured for the state, with the federal and Queensland governments announcing they will deliver the vital Toowoomba Second Range Crossing (TSRC)." The Queensland Deputy Premier said that the TSRC would help drive Queensland's economic growth by creating jobs and providing a gateway to the state's resource-rich Surat Basin and the agricultural food bowls of the Darling Downs.

Also located approximately 17 kilometres west of Toowoomba's CBD is the Brisbane West Wellcamp Airport and Wellcamp Business Park.

The future for Toowoomba is promising, not only for those fortunate enough to already live in the region, but also those looking to move to where the grass really is greener. Toowoomba is rapidly moving beyond its Garden City reputation to become the hub of one of Australia's most attractive regions. The temperate climate, beautiful gardens and serene countryside remain but phenomenal opportunities are attracting an influx of new businesses and residents keen to be part of the success of the region.

SOURCE: Toowoomba Regional Council.



Mining



Wheat farming



Mining

REGIONAL ECONOMY: MAJOR INDUSTRIES

NATURAL GAS

The Surat Basin is one of the worlds richest sources of natural gas. There are over 30,000 gas well licences pending or approved by the Qld government with the vast majority of these in the Surat Basin.

MINING – SURAT BASIN

Toowoomba lies on the doorstep of the Surat Basin. The Surat Basin contains vast coal and gas energy reserves, with the resource sector a powerhouse for the region's economy. Rich in a number of natural resources, including thermal coal, coal seam gas (CSG), oil and natural domestic gases, the Toowoomba and Surat Basin region is a significant energy hub for not only Queensland, but also for Australia.

AGRICULTURE

Agriculture is one of the key industries in the Toowoomba Region, being a significant employer and contributor to the local economy. The region's key agricultural outputs include grain, cotton, beef, dairy products and pork.

In 2011, the Toowoomba Region had the second highest gross value of agricultural production in Australia at \$663.3 million.

The agricultural sector is:

- > The region's largest in terms of number of businesses;
- > The region's second largest in terms of total industry turnover;
- > The region's fifth largest industry employer; and
- > The region's eleventh largest industry contributor to Gross Regional Product.

PROJECTS & RESOURCE ACTIVITY

- > LNG – 2650 coal seam gas wells to be drilled in the Surat and Bowen Basins over the next 25 years producing 5,000 construction jobs and 1,000 permanent jobs
- > CSG & LNG – Surat Basin projects to employ 12,500
- > Australia Pacific LNG – \$650 Million gas processing plant, 6,000 construction jobs and 1,000 operational jobs
- > New Acland Coal Mine – 35km northwest of Toowoomba, 4.2 million tonnes per annum will directly employ more than 420 in construction, 275 in operational positions and an additional 169 required by 2015
- > Water Pipeline – The \$200 Million pipeline was completed in early 2010
- > Border Rail Links – \$1 Billion Border Railway between Toowoomba and Moree Surat Basin Rail Link and \$1 Billion Surat Basic rail link between Toowoomba and Gladstone requiring 1,000 positions
- > Toowoomba Bypass – \$1.75 Billion Toowoomba Bypass Project
- > Warrego Highway – \$96 Million Upgrade
- > Surat Basin Energy Province – Qld Gas Company's \$15 Billion project
- > Gas Pipeline – \$40 Million 420km pipeline from the Surat Basic to Gladstone
- > Cameby Downs Coal Mine – \$190 Million development
- > AGL Wind Farms – \$270 Million wind farms 40km north of Toowoomba creating 460 construction and operation jobs
- > Regional Airport Approved – VNE Aviation \$10 Million airport due to start late 2012 with an additional \$20 Million for private hangars.



Wellcamp Airport



Aviation School



Wellcamp Airport

TOOWOOMBA: TRANSPORT TRIFECTA

WELLCAMP AIRPORT

Australia's newest airport, Brisbane West Wellcamp Airport (WTB) is the aviation gateway connecting Toowoomba and south-west Queensland to the world. Developed and operated by global construction company Wagners, WTB is the first greenfield public airport built in Australia in 50 years and the nation's first privately funded public airport.

With regular direct flights to Sydney and beyond, the airport is opening business, tourism and freight opportunities for the Toowoomba region. The airport is located just 17 kilometres or 15 minutes drive from Toowoomba's CBD.

WELLCAMP BUSINESS PARK

Wellcamp Business Park incorporating Brisbane West Wellcamp Airport will be the business hub of Toowoomba and regional Queensland. With an aviation, logistics, transport, corporate and mining services focus, Wellcamp Business Park will be Queensland's premier airport precinct.

Wellcamp Business Park will be a destination in its own right with wide landscaped streets, parklands, first class presentation of buildings, all leading to a modern regional airport terminal. Situated on the future Toowoomba Bypass with direct access by road to the south, west, north and east of Queensland, Wellcamp is ideally located to service Queensland and Australia's business needs.

Potential industries;

- > Aviation maintenance
- > Aviation logistics
- > Transport logistics
- > Warehousing / distribution
- > Corporate offices
- > Manufacturing
- > Factory outlets
- > Commodity processing
- > Aviation training and support industries

WELLCAMP AVIATION SCHOOL

Brisbane West Wellcamp has linked up with the Airline Academy of Australia (AAA) and University of Southern Queensland (USQ) for a new aviation education precinct at Australia's newest airport.

The school, is a world class facility and will offer pilot training as well as courses for aircraft maintenance, engineering and electronics.

While the AAA will run the pilot courses with light aircraft permanently on site at the airport, USQ will conduct the other training courses.

Boeing's latest pilot and technician outlook says the aviation industry will need to find 533,000 new commercial airline pilots and 584,000 new maintenance engineers over the next 20 years to meet this demand.

INTERLINK SQ LOGISTICS HUB

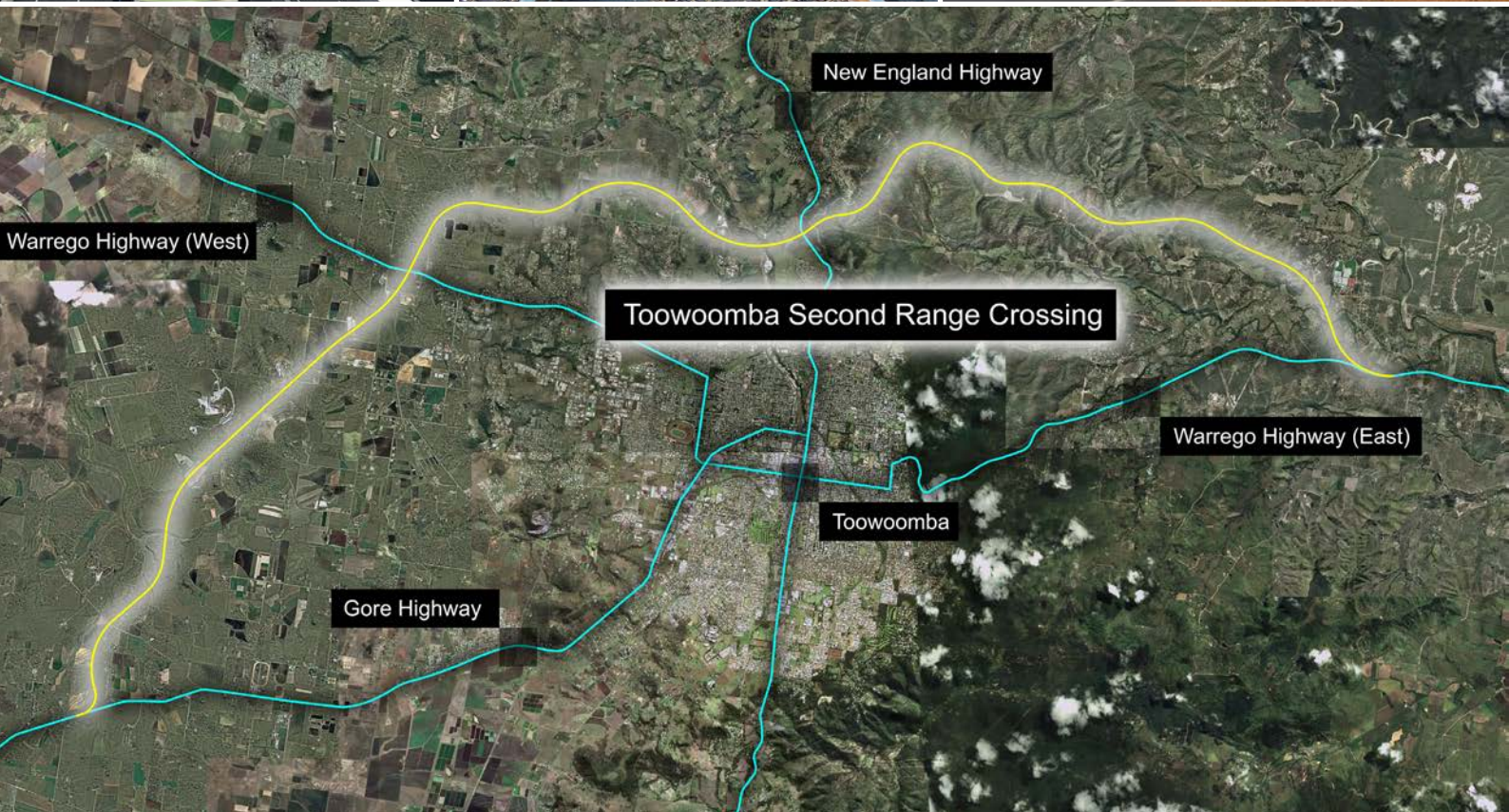
Interlink SQ is southern Queensland's finest intermodal centre, offering unprecedented opportunities for transport and logistics services in the region.

InterLinkSQ is a 200 hectare intermodal terminal and industrial precinct located 13km west of Toowoomba. It features a rail terminal with nearly 3km of frontage to the current West Moreton Rail line and the proposed Inland Rail alignment. The rail precinct will incorporate grain and commodities storage, processing and loading facilities as well as rail maintenance and provisioning and a large container handling and storage area.

With AQIS Clearing and Customs bonding facilities proposed for the site and a planned rail shuttle service to the Port of Brisbane, InterLinkSQ is ideally positioned as an Inland Port.

The surrounding industrial and logistics park will cater for:

- > general and cold-store warehousing,
- > transport depots,
- > food manufacturing facilities, and
- > a range of support services.



TOOWOOMBA BYPASS

The Toowoomba Second Range Crossing (TSRC) project is the largest Australian Government commitment to a single regional road project in Queensland history. This \$1.6 billion project will provide commercial and heavy vehicles with an alternative crossing of the range to the North of Toowoomba, running from the Warrego Highway at Helidon to the Gore Highway at Athol via Charlton. The TSRC will provide significant economic benefit to the region and State, and enhance the liveability of the Toowoomba and Lockyer Valley areas including:

- > Up to 1800 full time jobs during construction
- > Improved road and driver safety
- > Reduced travel time across the range by up to 40 minutes for heavy commercial vehicles
- > Relieved pressure on Toowoomba's city streets by redirecting more than 4,000 trucks away from the CBD.
- > Increase in freight efficiencies and access to markets.

INLAND RAIL PROJECT

The anticipated Inland Rail Project will see a new 1,730km rail connection developed between Melbourne and Brisbane. This key piece of national infrastructure will enhance the existing rail network and current interstate freight market.

Passing through central-west New South Wales and Toowoomba, the Inland Rail Project will have the capacity to serve the east coast freight market for the next 50 years and beyond and reduce train operating costs and improve service standards across-state.

Currently, a typical year sees 50% of all of trade emanating to and from the Port of Brisbane come from Toowoomba and West. A 2km long tunnel through the Toowoomba Range will be built as part of the project, significantly reducing travel time from Brisbane to Toowoomba.

The Inland Rail Project will comprise of:

- > 700km of existing interstate network (41%)
- > 400km of upgrades of existing corridors (25%)
- > 600km of Greenfield construction.

TOOWOOMBA PROPERTY MARKET

TOOWOOMBA BOASTS ONE
OF THE STRONGEST RENTAL
MARKETS IN THE STATE...

264 visits per property (avg of Toowoomba)



192 visits per property (avg of Queensland)



**JOHN MCGRATH -
CEO MCGRATH REAL ESTATE AGENTS**

"I believe Toowoomba is one of the best places in the country to buy an investment property. It ranks as one of Australia's strongest regional centres, benefiting from a diverse local economy and proximity to the Surat Basin. It's been recently ranked the jobs capital of Australia and as the leading regional economy in Qld."

SOURCE: The Courier Mail Jan 2015



**MARGARET LOMAS - TV HOST AND CEO OF
DESTINY GROUP CEO**

"Toowoomba is Qld's largest inland city and is a prime example of a strong regional economy that benefits from the resources boom but doesn't rely on it - making it a safe long-term bet for investors. Toowoomba has an exciting future given everything that is happening in the neighbouring Surat Basin, Australia's new resources boom province."

SOURCE: Smart Investment Property Mag Fast 50 Report 2014



**TERRY RYDER - PROPERTY GURU AND
DIRECTOR OF HOTSPOTTING.COM.AU**

"Toowoomba has one of Australia's strongest property markets, which comes from consistency in its job market, population growth and the prospects of its rising regional economy. There are several major infrastructure projects that are helping to drive the economy and provide future growth. I particularly like regional centres like Toowoomba that benefit from resources activity but don't depend on it."

SOURCE: Commonwealth Bank QLD Market Report March 2015



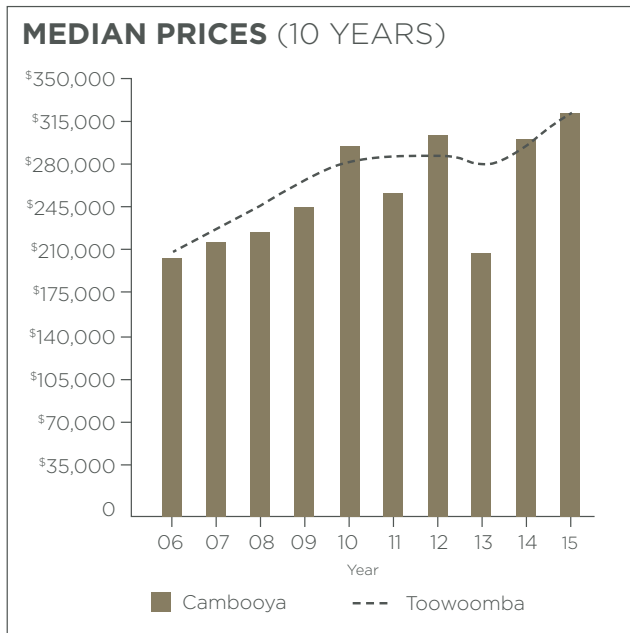
**MICHAEL MATUSIK -
NATIONAL PROPERTY ANALYST**

"Toowoomba is about to have a strong 2-3 years - increasing sales volumes, growing employment, tight vacancy rate & new infrastructure projects - should see prices & rents rise significantly. It is the 'service town' of the Surat Basin, which is expected to become Australia's largest energy province. We expect prices & rents to increase, and maybe sharply, over the next 24 to 48 months as Toowoomba's growth gains momentum. So, now looks like a good time to buy a Toowoomba investment property."

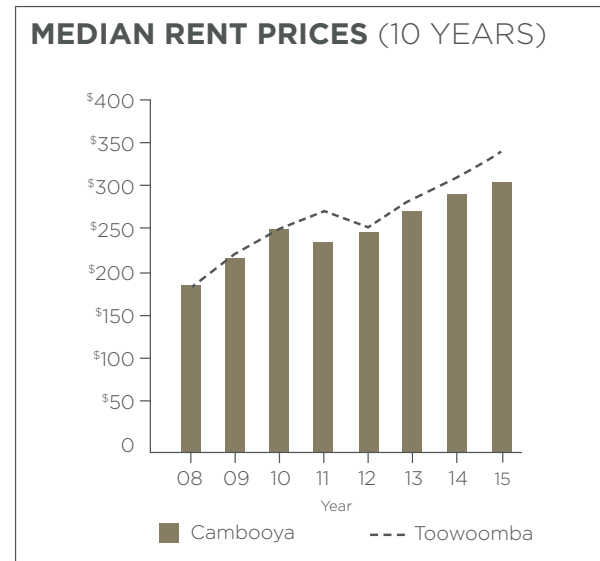
SOURCE: Matusik Property Insights Report on Toowoomba Property Market Outlook 2014-15.

“Toowoomba’s property market continues to remain one of the strongest in the state, thanks largely to a strong and stable district economy.”

The Chronicle Report, Oct 2014



SOURCE: RP Data, June 2016



SOURCE: RP Data, June 2016

GROWTH IN MEDIAN HOUSE PRICES LGA			
	12MTHS SEPT 2014	GROWTH	5YR GROWTH
TOOWOOMB	\$335,000	7.2%	24.1%
GOLD COAST	\$500,000	5.5%	6.4%
SUNSHINE COAST	\$467,500	6.3%	5.3%
FRASER COAST	\$295,000	1.7%	0%
BUNDABERG	\$279,000	1.5%	2.2%
GLADSTONE	\$400,000	-8.3%	9.6%
ROCKHAMPTON	\$311,250	-2.7%	6.8%
MACKAY	\$406,000	-3.5%	5.6%
TOWNSVILLE	\$357,650	-0.7%	-0.7%
CAIRNS	\$376,000	6.2%	6.5%

SOURCE: www.yourinvestmentpropertymag.com.au

CAMBOOYA PROPERTY STATS

MEDIAN LISTING PRICE (4 brm)	\$327,500
12-MONTH SALE GROWTH	17.84%
12-MONTH RENT GROWTH	7.14%
MEDIAN ADVERTISED RENT (4brm)	\$345
GROSS RENTAL YIELD	5.4%
VACANCY RATES	1.1%

SOURCE: www.realestate.com.au &
www.realestateinvestar.com.au, June 2016

TOOWOOMB PROPERTY STATS

MEDIAN LISTING PRICE (4 Brm)	\$425,000
12-MONTH GROWTH	8.84%
AVERAGE ANNUAL GROWTH	5.0%
WEEKLY MEDIAN ADVERTISED RENT	\$380
GROSS RENTAL YIELD	4.65%
VACANCY RATES	2.1%

SOURCE: www.realestate.com.au &
www.realestateinvestar.com.au, June 2016

BULL & BARLEY INN ○

CAMBOOYA
STATE SCHOOL ○

○ SACRED HEART
CHURCH

○ GENERAL
STORE

○ POST
OFFICE

APPROVED
SHOPPING CENTRE
(OPENS DEC 2015)



CAMBOOYA

The rural town of Cambooya is 20 km south-west of Toowoomba and was settled by Arthur Hodgson in 1840. Cambooya's main industry was a railway goods yard and a State primary school opened in 1882. In 1903 83 town allotments were sold and by 1908 the town had two hotels, various shops and stores, a saleyard, Anglican and Presbyterian churches, two banks and a school of arts.

In 1914 Cambooya Shire was created and at about that time had achieved a population of over 600, which has now reached 1298 people.

The town ranked 23 in Australia for liveability by a BankWest survey in 2008 taking into account factors including employment, crime rates, health, earnings and community involvement.

Cambooya is one of the 'Safest Towns in Qld' and an ideal country town to raise your family. It has a rural lifestyle with country views in all directions, yet just minutes drive to all Toowoomba's city facilities and soon, a new major airport. Toowoomba also offers quality private and public education, including university and TAFE, with local buses providing services for students.

This idyllic small country town offers a primary school, community kindergarten, hotel, general store, garage/mechanic/fuel, post office, church, police, bowls club, tennis court, pony club and skate park.

CAMBOOYA RIDGE ESTATE

Cambooya Ridge Estate is an exciting new estate that has one stage opened with approx. 45 house sites and a commercial site. Stage two has just been released.

Cambooya Ridge has town water and sewerage and there is a shopping centre being constructed in the estate. You will enjoy living in this friendly country town and there is everything you will ever need in Cambooya.

Only 1km from the estate is the well known Bull & Barley Hotel. Toowoomba residents often travel to Cambooya to visit this hotel for its unique dining experience.

Facilities include a garage with full mechanical service, Post Office, general store, public hall, bowls club, three churches, several sports groups, a primary school and three parks.

Bull & Barley Inn



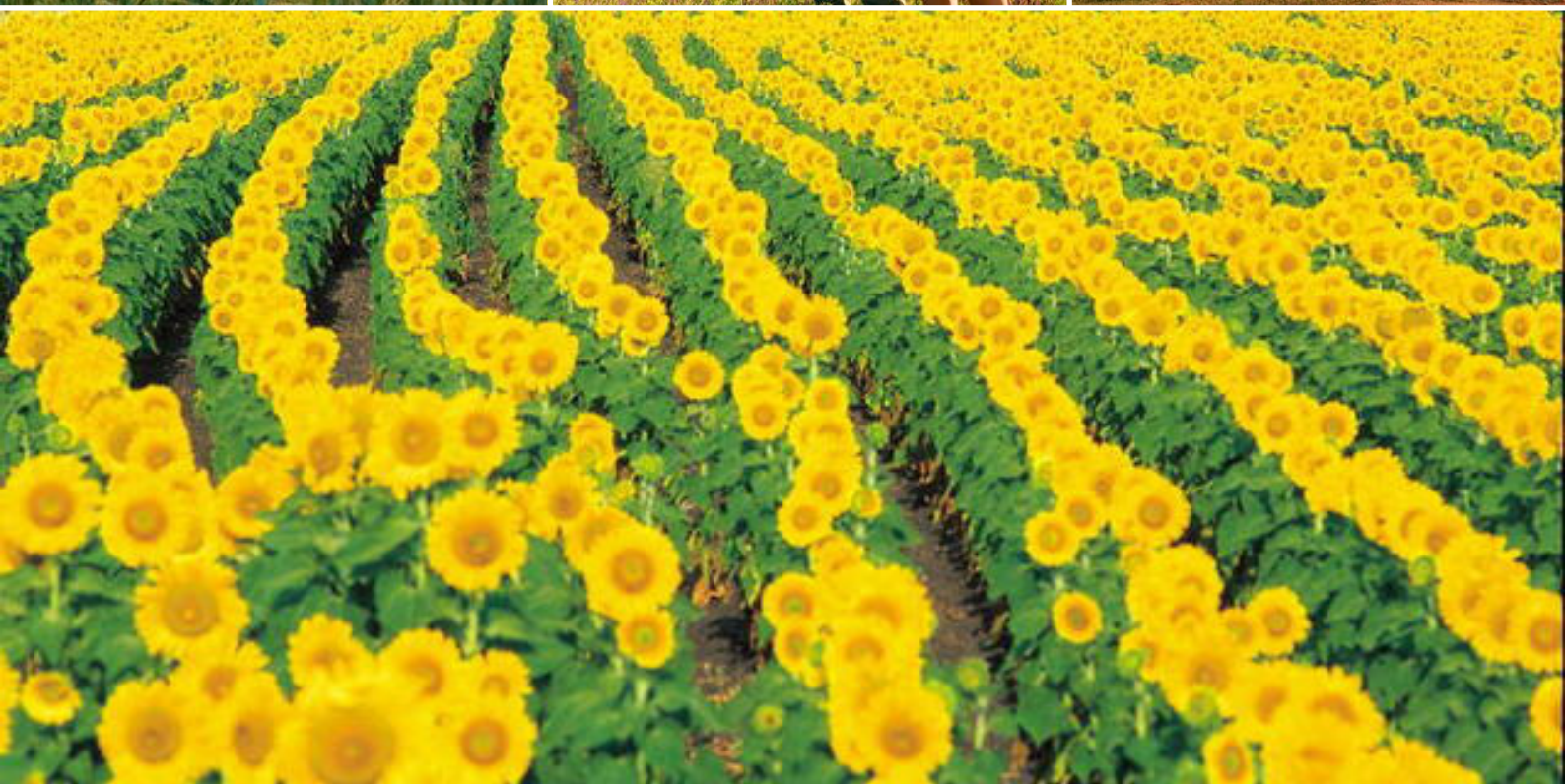
Historical Cambooya Train station



Cambooya General Store



Camdrafting at Cambooya Recreation Grounds



Cambooya
RIDGE

CAMBOOYA RIDGE ESTATE
CAMBOOYA QLD 4352