



NORTHERN GOLD COAST, AUSTRALIA

INVESTMENT REPORT

LOCATION

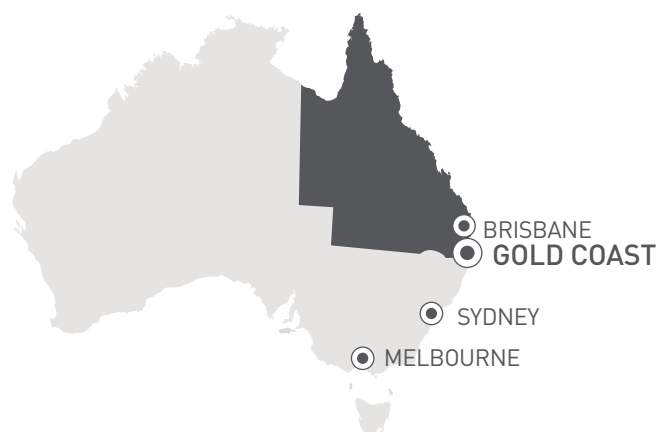
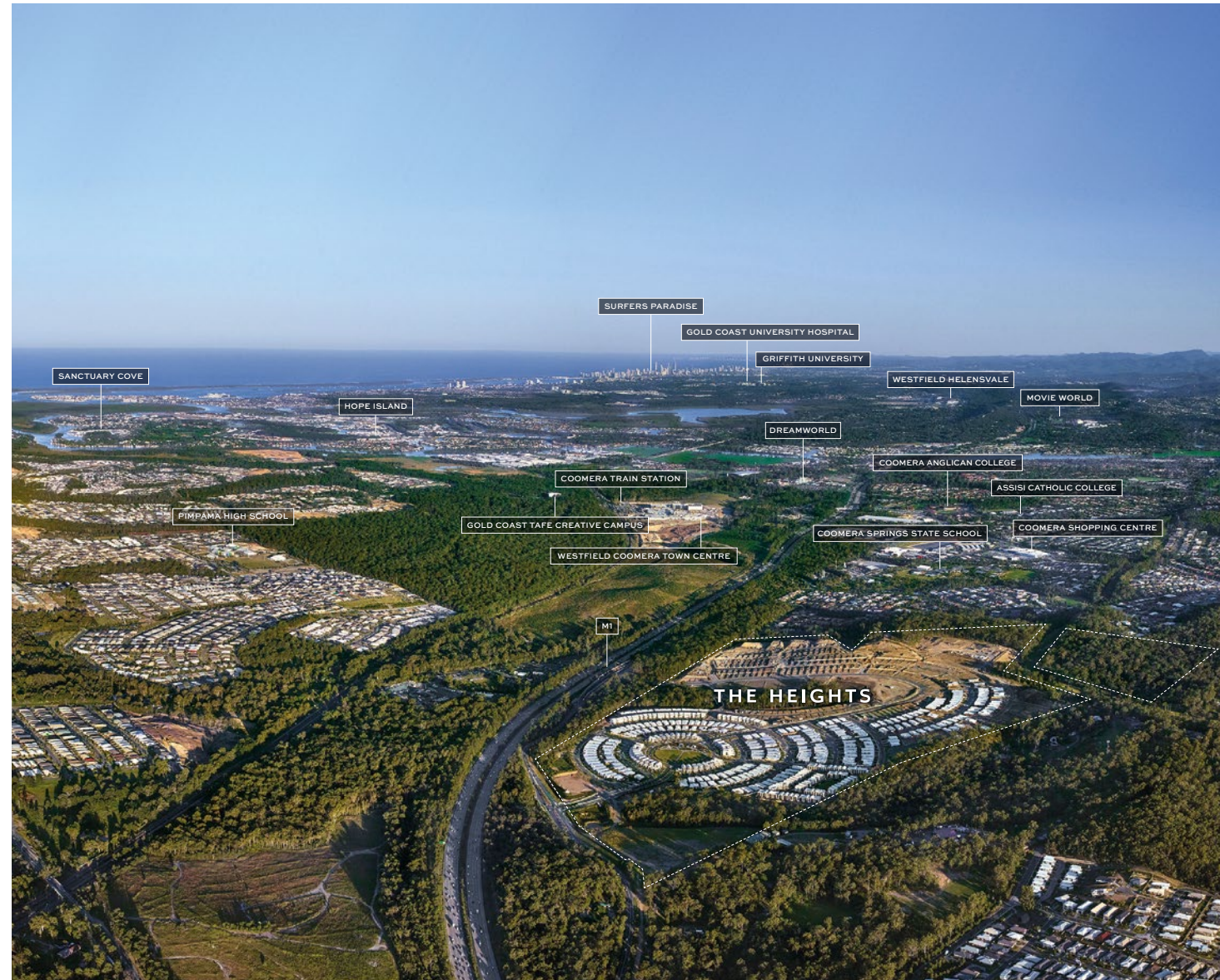
PIMPAMA, NORTHERN GOLD COAST AUSTRALIA

THE NORTHERN GOLD COAST HAS BECOME THE FOCUS OF CONSIDERABLE GROWTH AND INVESTMENT IN SOUTH-EAST QUEENSLAND.

Located 25 minutes north of Surfers Paradise and 40 minutes south of Queensland's capital, Brisbane, the burgeoning growth corridor has direct access to the Pacific Motorway and is serviced by a wide variety of retail, education, recreation and sporting facilities and the nearby leisure precincts of Hope Island and Sanctuary Cove.

At the centre of this growth is the suburb of Pimpama, which recorded 29.5% population growth in 2017-18 and has been identified by the Australian Bureau of Statistics as the fastest growing suburb in Queensland and the fastest growing region in Australia outside a capital city^[1].

The Local and State Governments have announced a number of planning initiatives to support this growth including the new \$80 million Pimpama Sports Hub^[2] and Pimpama Train Station, with direct services to the Brisbane CBD^[3].



Source: ^[1] Australian Bureau of Statistics, 3218.0 - Regional Population Growth, Australia, 2017-18. ^[2] mygc.com.au, "Major sports centre to be built in Pimpama", 20 September 2019. ^[3] mygc.com.au, "Revealed: Location of new Gold Coast Train Station", 13 September 2019.

MAJOR INFRASTRUCTURE & INVESTMENT SNAPSHOT

NEW REGIONAL INFRASTRUCTURE PROJECTS AND PRECINCTS UNDERWAY ON THE NORTHERN GOLD COAST INCLUDE:

- 01 **WESTFIELD COOMERA TOWN CENTRE** The first stage of the new billion-dollar Westfield Coomera Town Centre opened in October 2018. The new retail precinct features fresh food markets, fashion retail, dining and entertainment, Event Cinemas and major anchor tenants including Coles, Woolworths, Kmart and Target.
- 02 **PIMPAMA TRAIN STATION** Pimpama Train Station is the first of three brand new stations that will be built on the Gold Coast as part of the State Government's \$5.4 billion Cross-River Rail project. The new station will be completed in 2024.
- 03 **PIMPAMA SPORTS HUB** Work has commenced on the \$80 million Pimpama Sports Hub located adjacent to The Heights, complete with world-class aquatic centre, tennis courts and netball courts. The development will be completed in stages between late 2020 and mid-2021.
- 04 **HOME FOCUS PIMPAMA** Work has commenced on the new \$200 million Home Focus Pimpama precinct, one of the biggest large format retail precincts in Queensland which will accommodate more than 30 specialty retailers including anchor tenant Bunnings.
- 05 **THE BOAT WORKS DEVELOPMENT** The Boat Works marina in Coomera has announced a \$100 million development that will almost double the size of the existing 23ha shipyard and marina to 43ha. The project will create 2,000 jobs and will deliver a new dining and shopping precinct on the edge of the Coomera River to rival Marina Mirage at Main Beach.
- 06 **BUSINESS, EDUCATION & INNOVATION** Established business and industry centres include the Gold Coast Marine Precinct and the Yatala Enterprise Area. A \$26 million TAFE Creative Campus is located in Coomera and the retail and dining precincts of Hope Island and Sanctuary Cove, and Westfield Helensvale, are nearby.
- 07 **COOMERA TO HELENSVALE DUPLICATION PROJECT** The \$163 million rail line duplication between Coomera and Helensvale was completed in late 2017, increasing the size of the rail fleet between Brisbane and the Gold Coast by 30%.



An artist impression of the \$80 million Pimpama Sports Hub, scheduled for completion in 2020/21.

WHY INVEST?

A GROWTH ECONOMY

ECONOMIC GROWTH

- › In early 2017 the Gold Coast's economy was worth \$29.6 billion ^[4].
- › The Gold Coast is Australia's 6th largest city and the country's largest non-capital city ^[5].
- › The Gold Coast has one of the lowest unemployment rates in Queensland at 5.5% (the state average is 6.1%) ^[6].
- › Annual employment growth on the Gold Coast outpaces the state average at 3.5% (2018-19 Queensland average 1.5%) ^[8].



Surfers Paradise

POPULATION GROWTH

- › The Housing Industry Association's Population and Residential Building Hotspots 2019 Report ranked Pimpama as Queensland's fastest growing property market for the fourth consecutive year ^[6].
- › Pimpama is also Queensland's fastest growing suburb, recording population growth of 29.5% in 2017-18 ^[1].
- › The Gold Coast's population will double by 2050. Pimpama is among the top 3 suburbs forecast to accommodate the bulk of this growth, adding some 29,500 persons ^[5].



Westfield Coomera

BUSINESS CONFIDENCE

- › Completion of the first stage of the new billion-dollar Westfield Coomera in October 2018.
- › Established business and industry centres include the Gold Coast Marine Precinct and the Yatala Enterprise Area.
- › In 2018 the Gold Coast was ranked as the top Australian city on the global "Hipster Index", surpassing Melbourne and all other capital cities. The research found the Gold Coast has 140 coffee shops per 100,000 residents, the highest ratio in the country ^[7].



The Boat Works marina and shipyard, Coomera

Source: ^[4] The Courier-Mail, 'Gold Coast economy grows to \$29.6 billion ahead of Commonwealth Games', (online) 18 February 2017. <http://www.couriermail.com.au/goqld/goqld-gold-coast-economy-grows-to-29.6-billion-ahead-of-2018-commonwealth-games/news-story/1c98c303ad1f290a6aa8a32dab874273> ^[5] Future Gold Coast, 'Beyond the Horizon - Full Report' <http://futuregoldcoast.com.au/resources/> ^[6] The Courier-Mail, 20 April 2019, 'HIA reveals state's top building hotspots as population growth continues to drive new housing' <https://www.couriermail.com.au/questnews/redlands/hia-reveals-states-top-building-hotspots-as-population-growth-continues-to-drive-new-housing/news-story/b340175c03813ecd9584cdeb2d4c291> ^[7] <https://www.9news.com.au/national/2018/04/27/15/31/melbourne-not-most-hipster-city-australia-global-survey?app=applenews> ^[8] Queensland Government's Statisticians Office, 'Regional labour force - Gold Coast SA4, Jul 19'.

DISCLAIMER - This document has been prepared by Sunland Group and is for general information only. This document does not provide investment advice. While the information contained in the document has been researched and prepared with all due care, the users of the document must obtain their own independent advice and conduct their own investigations and assessment regarding the information. The information in this document is subject to change.