

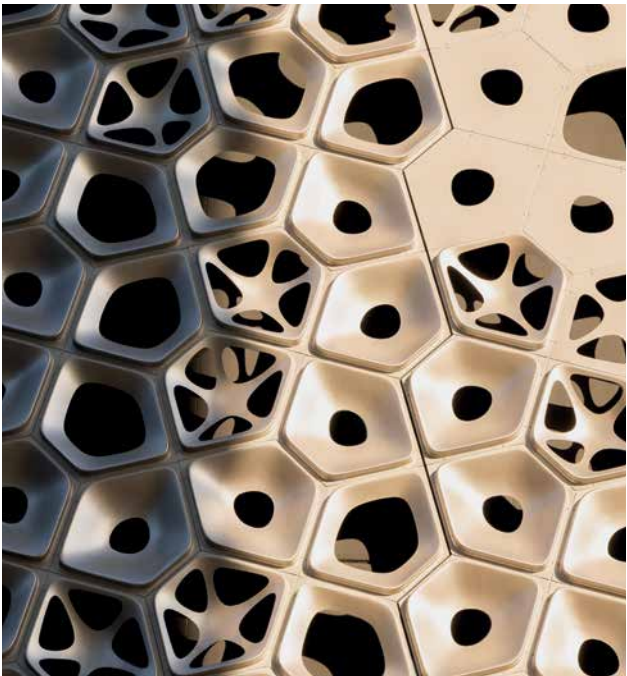


TheOne

RESIDENCES

BRISBANE AUSTRALIA





One Destination

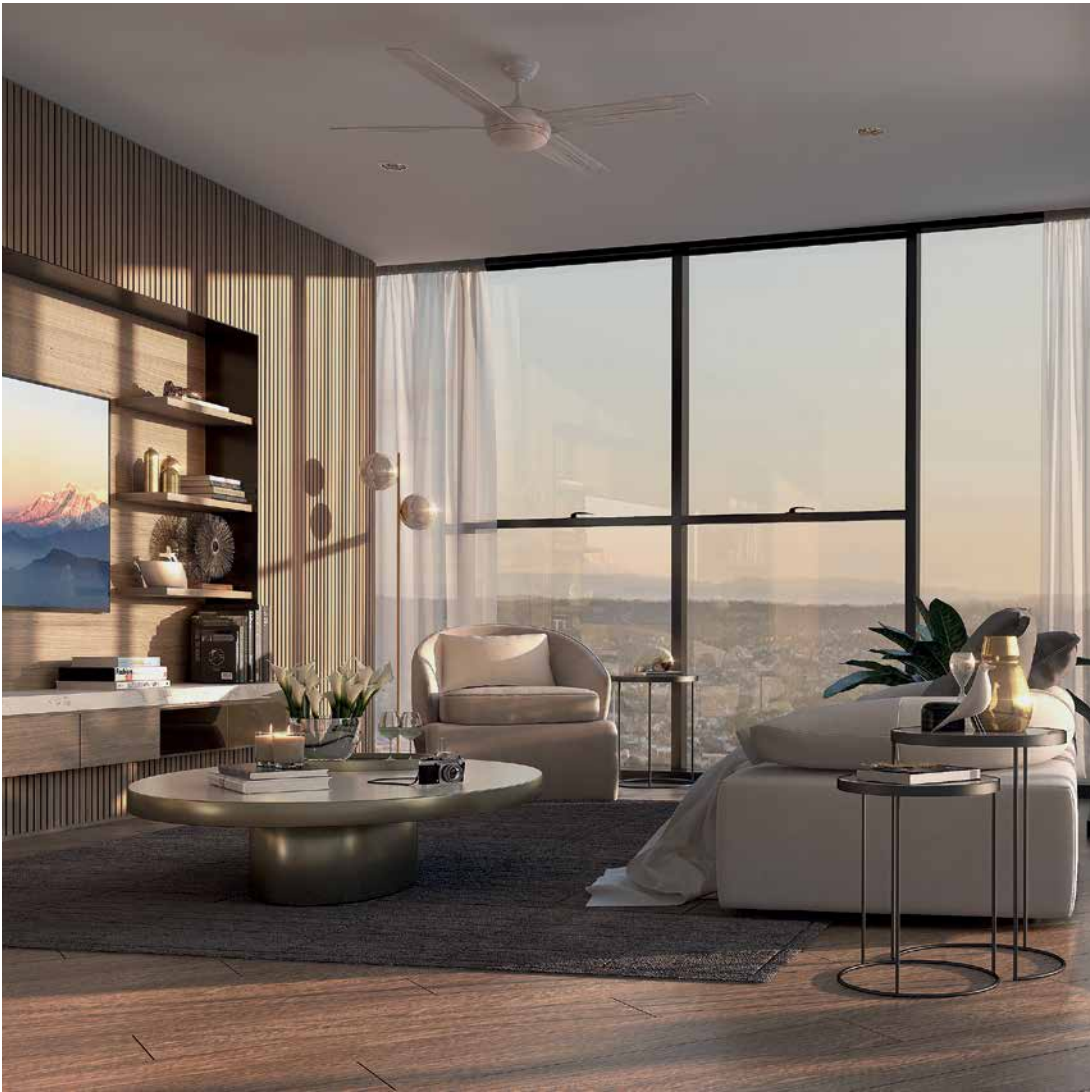
In the centre of Brisbane, three shimmering towers overlook the river.

Here is a place alive with history. It was here that the first house in Brisbane was built, a humble weatherboard cottage. It was here that the Bellevue Hotel once stood, a prominent city landmark that bore the hallmarks of prestige architecture.

And it's here that we will witness the dawn of a new era. A paragon of elegance and inspired design that is destined to redefine the city.

This is upper echelon retail; this is peerless cuisine in an al fresco setting; these are residences without equal.

This is Brisbane Quarter.



Our Home

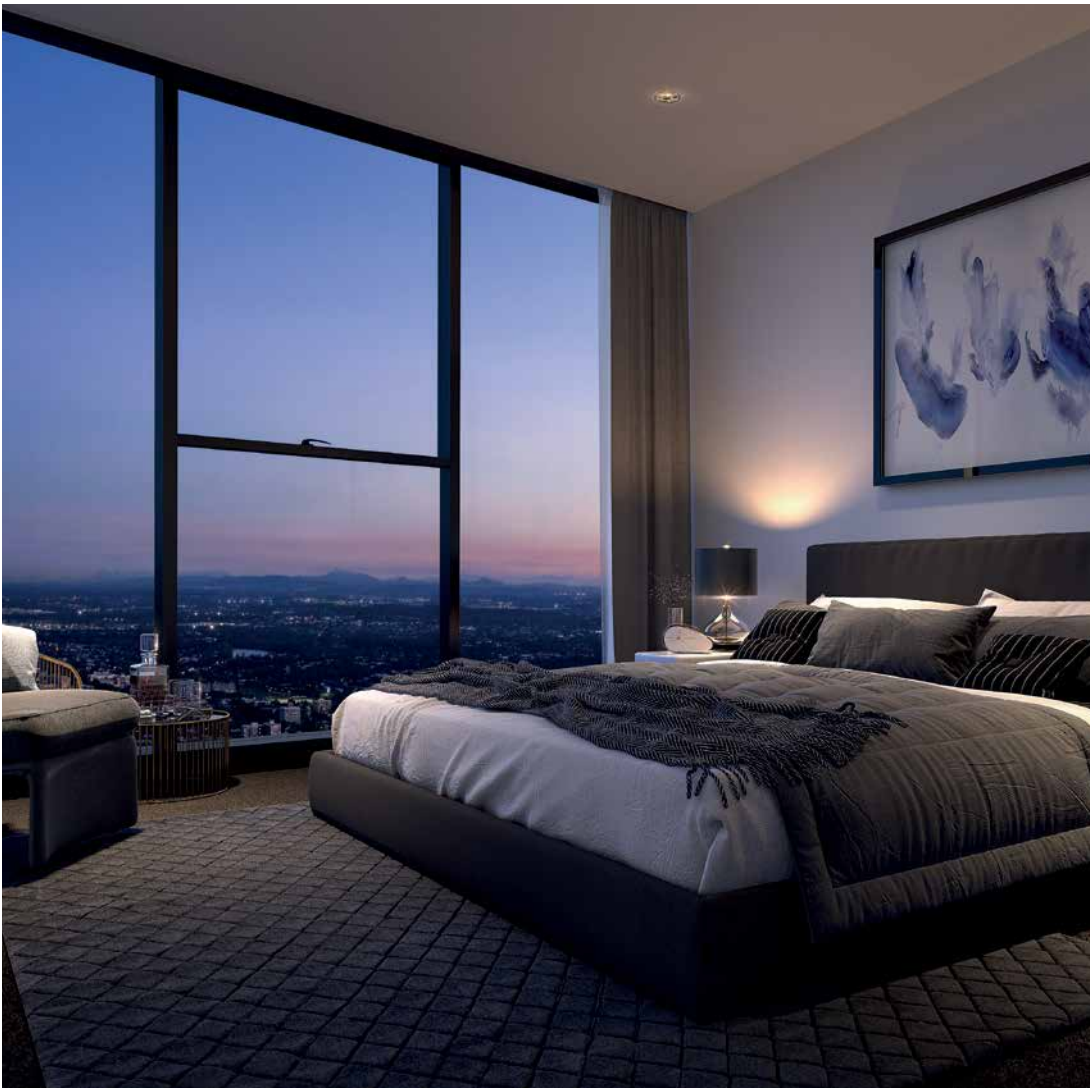
The design of The One is informed by its vibrant riverside locale.

The sails of passing ships blend seamlessly with the delicate contours of the architecture, the curves and apertures of its façade, capturing the sunlight and shimmering waters to dazzling effect.

This is an iconic new tower, with every imaginable amenity, from pools and gymnasiums to private dining rooms. Floor to ceiling glass and full height balconies offer unimpeded views of the city, riverside and the endless skyline.

Residences are offered in every shape and size, ensuring there is a space perfect for every individual. From its spacious single level residences to two story penthouses, this is the place for people who realise what living boldly can be. Where contemporary colour schemes in natural hues and an aesthetic of chic minimalism provide the perfect canvas for individual taste.

This is The One.



One City

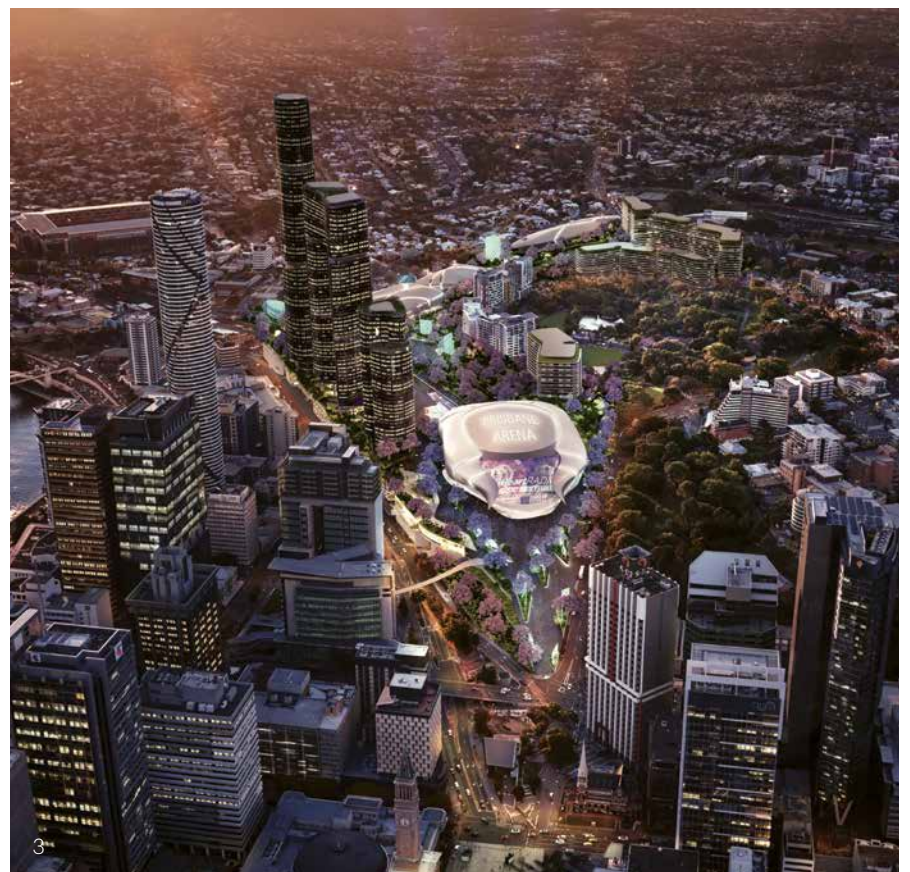
On the cusp of the Coral Sea lies the beating heart of Queensland. It's a lush and sophisticated metropolis, with pristine beaches and delicate riverside gardens, cut with the swathe of the great river; looping and reaching, flush with river gums and white spider lilies, winding through the body of the capital.

In the sun steeped centre, you'll find the finest of culture – home to artists, musicians, restaurateurs – true world class living that provides the perfect contours for any urban adventure. The year round subtropical climate generates a joyous, electric atmosphere, humming at a liveable, laid back pace.

White sand subtropical beaches stretch empty and untouched into the distance. Bays are peppered with low lying sandy isles; with whales, turtles, dolphins, and year round bathers, luxuriating in its unique beauty. North lie the rainforests and the reef; inland brims with scenic mountains, vineyards, and the vast red outback.

This is a New World City fully immersed in raw, natural beauty.

This is Brisbane.

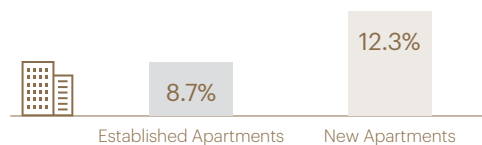


- 1 Howard Smith Wharves
- 2 Brisbane Metro
- 3 Brisbane Live

Consistent Apartment Growth

The Brisbane CBD has recorded consistent apartment price growth over the last 5 years.

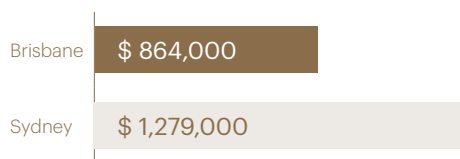
Price growth of new apartments in Brisbane CBD March 2013 - March 2018.



Prepared by Urbis; Source: APM PriceFinder
Note: Suburbs include Brisbane City and Spring Hill

New apartments have achieved higher growth than established apartments in the Brisbane CBD over the last 5 years.

Capital city CBD affordability comparison New Apartment Price March 2016 - March 2018.

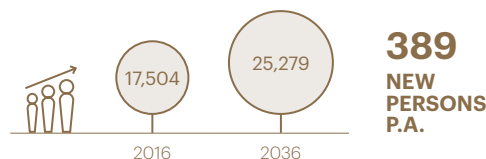


Prepared by Urbis; Source: Urbis Apartment Essentials

The weighted average price for new apartments in Brisbane CBD was \$415,000 less than Sydney CBD.

Solid Population Growth

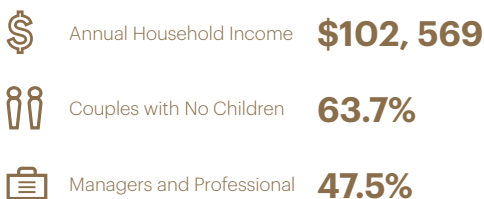
Brisbane CBD is forecast to gain an additional 389 residents every year between 2016 and 2036, equivalent to an increase of 7,775 residents, providing a strong base for housing demand.



Prepared by Urbis; Source: QGSO, 2016
Note: Catchment includes SA2s of Brisbane City and Spring Hill

Demographic Fundamentals

Typical residents living in the CBD are couples without kids, in a professional white collar job, on high annual incomes.



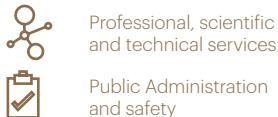
Prepared by Urbis; Source: Census 2016
Note: SA2s include Brisbane City and Spring Hill

CBD To Remain Brisbane's Prime Employment Centre

Brisbane CBD is projected to record strong employment growth, with almost 66,000 new jobs in the next 20 years.



Latest Growth Sectors



Prepared by Urbis; Source: Urbis
Note: Catchment includes SA2s of Brisbane City and Spring Hill

Significant Infrastructure Expenditure

A total of \$10 billion in infrastructure is expected to be invested in Brisbane's CBD between 2018 and 2024.

- Queens Wharf
- Brisbane Live
- Eagle Street Pier Redevelopment
- Brisbane Metro

Prepared by Urbis; Source: Cordell Connect

Strengthening Rental Market

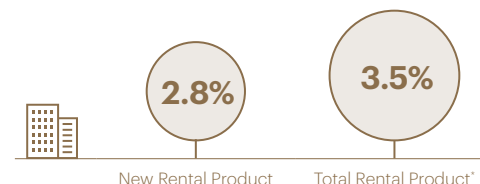
Rental premiums for new apartments exist over established apartments, with these premiums increasing over the past 2 years.

	New Product Rent	Established Product Rent	New Product Premium
1 Bed	\$430	\$395	8.9%
2 Bed	\$620	\$520	19.2%
3 Bed	\$1,300	\$740	75.7%

Prepared by Urbis; Source: APM PriceFinder and Residential Tenancies Authority
Note: Postcode of 4000 includes Brisbane City and Spring Hill

New two bedroom apartments within the Brisbane CBD are recording premiums of around \$100 per week.

New vs Total vacancy rates inner Brisbane March 2018



Prepared by Urbis; Source: REIQ Q1 2018, Urbis Rental Review
*Includes majority established product

New Brisbane apartments are achieving a lower vacancy rate than established apartments.

6 Reasons to be positive about Brisbane's Apartment Market

1. Queensland economy is bouncing back after the post mining boom downturn.
2. Increasing infrastructure spending will support growth.
3. Population growth is increasing which will see housing demands increase.
4. Brisbane apartments remain affordable relative to other markets.
5. Quality stock is performing strongly with a divergence in performance of poor and high quality projects.
6. There is a structural change to higher density living happening across Australia.