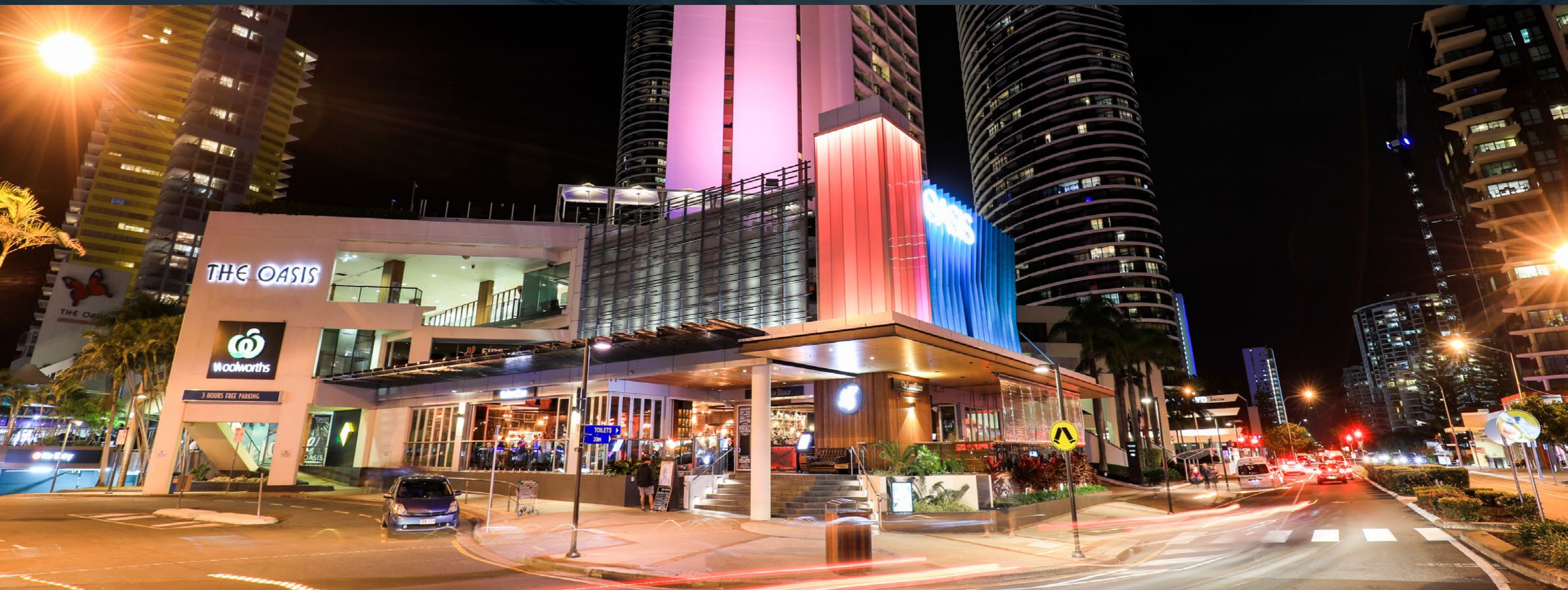


THE OASIS

Beachside shopping and dining in the heart of Broadbeach, Gold Coast



Woolworths

COTTON:ON

ally
fashion

priceline
pharmacy

ITALIAN RESTAURANT & PIZZERIA
MARIO'S
ITALIAN RESTAURANT & PIZZERIA

The Loose
Moose
TAP & GRILL HOUSE

BEACHSIDE
Pavilion
GOLD COAST

ROOSEVELT
LOUNGE

The
broadbeach

THE OASIS
CENTRE
SNAPSHOT



THE OASIS SHOPPING CENTRE^

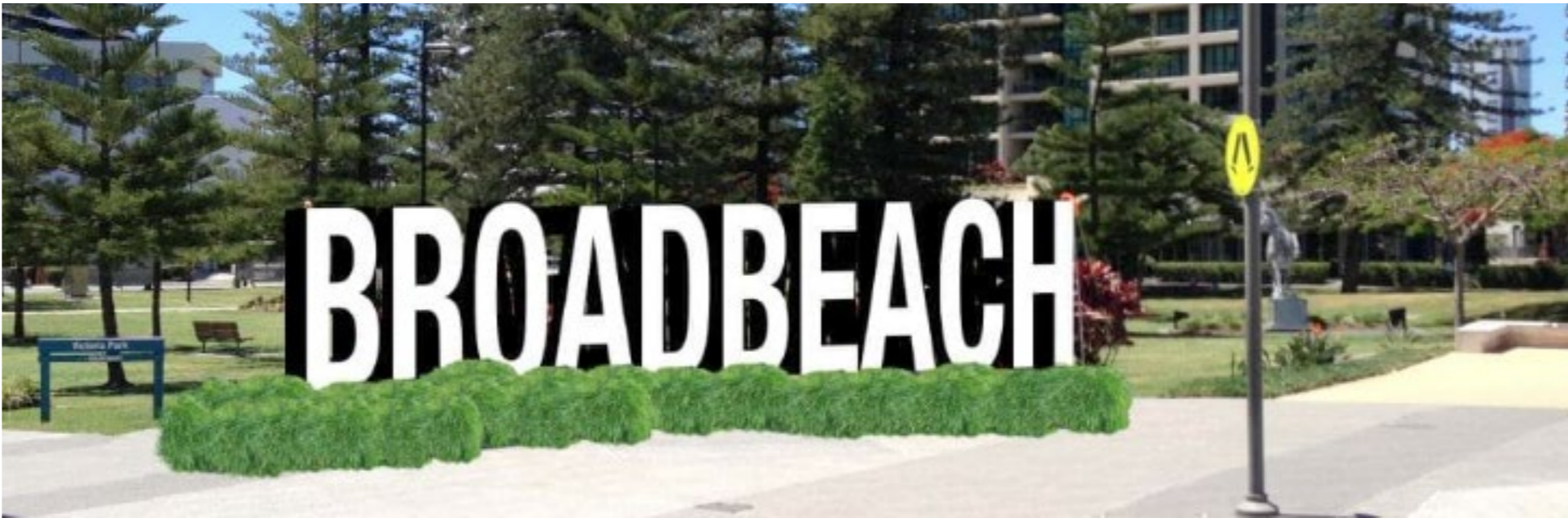
GLA	23,453 m ²
CENTRE MAT (EX. GST)	\$110,241,448^
CENTRE MACC (TRAFFIC)	4,120,49^
MAJOR RETAILERS	Woolworths, Cotton On Mega
SPECIALTY RETAILERS	64 retailers over two levels of shopping and dining
NON RETAIL / OFFICE	17 office and serviced based tenants on Level 2 (9,183 m ²). Includes medical, financial, real estate and health & lifestyle tenants.
RESIDENTIAL ABOVE	Direct access to Sofitel five star hotel and Air residential tower
CAR PARKS	Over 1,300
LOCATION	Located in the heart of Broadbeach with easy access from the Gold Coast Highway and the Gold Coast Light Rail.

TRADE CATCHMENT



	ESTIMATED POPULATION			FORECAST POPULATION		
	2011	2016	2018	2021	2026	2031
PRIMARY	24,480	27,430	28,630	30,430	33,680	36,930
SECONDARY SECTORS						
- NORTH	30,440	34,210	35,710	37,960	41,710	45,960
- SOUTH	44,330	46,620	47,520	49,020	52,020	55,020
TOTAL SECONDARY	74,770	80,830	83,230	86,980	93,730	100,980
MAIN TRADE AREA	99,250	108,260	111,860	117,410	127,410	137,910

LOCATED IN THE HEART
OF THE GOLD COAST;
QUEENSLAND'S 2ND
LARGEST CITY



13.2M

GOLD COAST VISITORS
PER ANNUM

Tourism is the key driver for the local Gold Coast economy with data from Tourism Australia indicating there were over 13.0M visitors to the GC year ending December 2017. This breaks down to 8.0M in domestic day trippers, 4.0M in domestic overnight and around 1.0M in international visitors.

1.15M

VISITORS TO MERMAID BEACH /
BROADBEACH AREA

The Mermaid Beach Broadbeach SA2 is estimated to have accommodated 1.15M visitors in 2017, including 578,000 in domestic overnight visitors and 69,000 international visitors.

\$5.0B

SPENT BY GOLD COAST
VISITORS PER ANNUM

Its estimated approximately \$5.0B is spent by tourists in the region each year with 60% generated by domestic overnight visitors.

\$2.2B

GENERATED IN RETAIL
EXPENDITURE IN GOLD COAST

Over 2017, tourists in the Gold Coast region is estimated to generate almost \$2.2B in retail expenditure, of which around **10% or \$218M is estimated to have been generated by Mermaid Beach/Broadbeach sector** (excluding Pacific Fair)

↑ 8%

ABOVE PER CAPITA
INCOME LEVELS

Per capita income levels in the MTA are almost 8% above SEQ average, underpinned by residents in the PTA (+8%) and secondary north (+13%).

Average age of trade area residents is 40.9 years, which is older than the SEQ average of 37.9 years. Note, the proportion of residents 20-29 years and 60+ years is higher than the SEQ benchmark.

A review of home ownership status of the MTA shows an **above average proportion of households renting (41.5%)** compared to SEQ benchmark of 35%.

64.5%

MTA POPULATION IS
AUSTRALIAN BORN

MTA population is predominantly Australian born (64.5%), although, is also reflective of the multi cultural and diverse demographic typically seen in the tourism precincts, which contain an above average representation of Asian & European born residents compared to SEQ benchmark.

34.4%

TRADITIONAL
FAMILIES

Traditional families i.e couples with dependant children, is the most prevalent family type (34.4%) although this is below the SEQ average.



1,000 EMPLOYED IN THE OASIS
PLUS OVER 11,000 PEOPLE
WORK IN THE GREATER
BROADBEACH AREA



PRIMARY TRADE AREA
60% LOCAL
40% TOURIST

51%

OF WORKERS IN THE
AREA ARE FEMALE

63.7% of workers in trade area drive a vehicle to work and further 4.4% are a passenger.

The key industries for employment are **retail trade (24.0%)**, accommodation and F&B (22.8%) and arts and recreation services (13.5%)

+26,000

INCREASE IN RESIDENTS
IN THE MAIN TRADE AREA

The Main trade area population is expected to increase from almost 112,000 in 2018 to 138,000 by 2031, representing an increase of almost 26,000 residents, an average growth rate of 1.6%.

The Primary trade area is forecasted to **increase from 28,600 residents in 2018 to 37,000 by 2031** reflecting a annual growth rate of 2.0%.

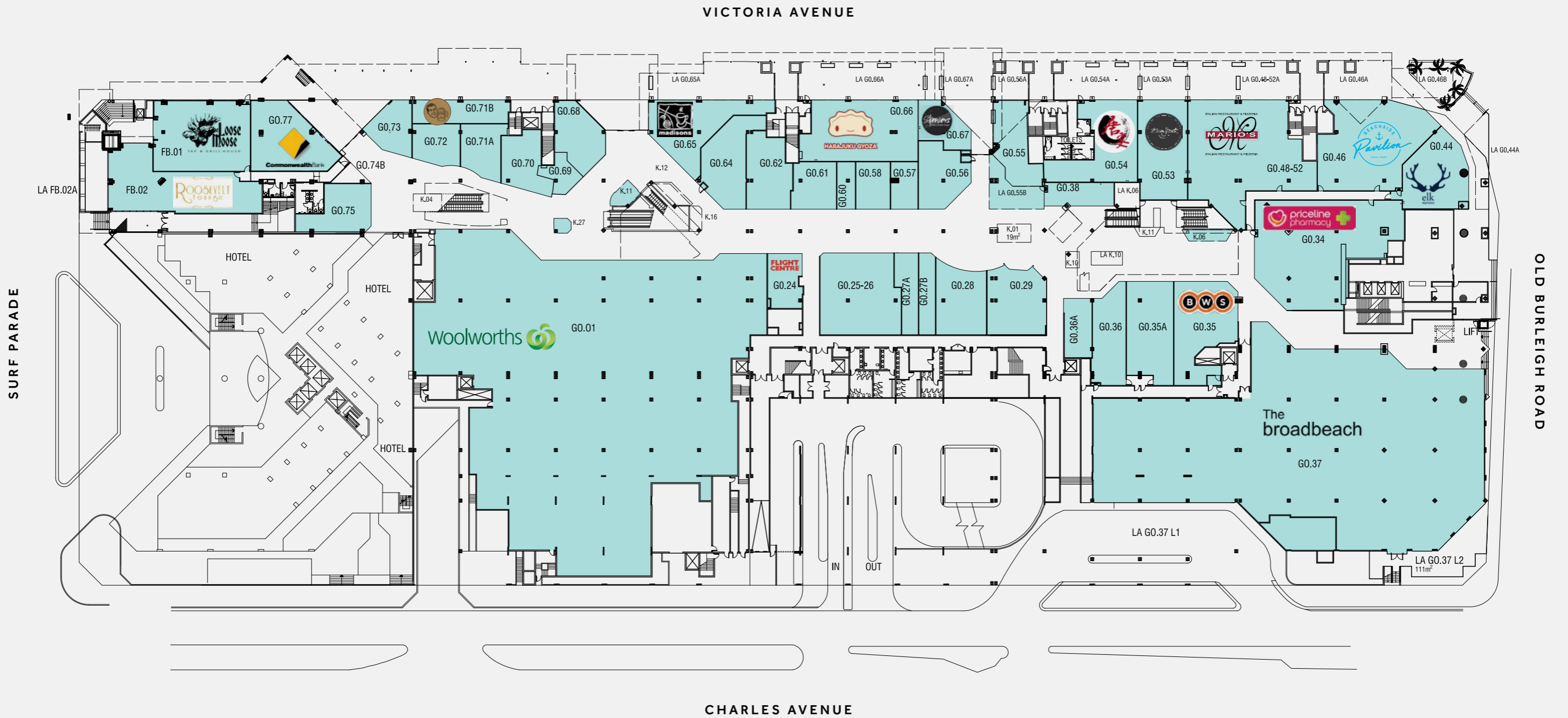
Growth rates are underpinned by a number of major high density residential developments in Broadbeach as well as the adjoining Surfers Paradise & Mermaid Beach within which there are almost **10,500 apartments in the development pipeline.**

 **10,500**

APARTMENTS IN THE
DEVELOPMENT PIPELINE FOR
BROADBEACH, SURFERS PARADISE
AND MERMAID BEACH



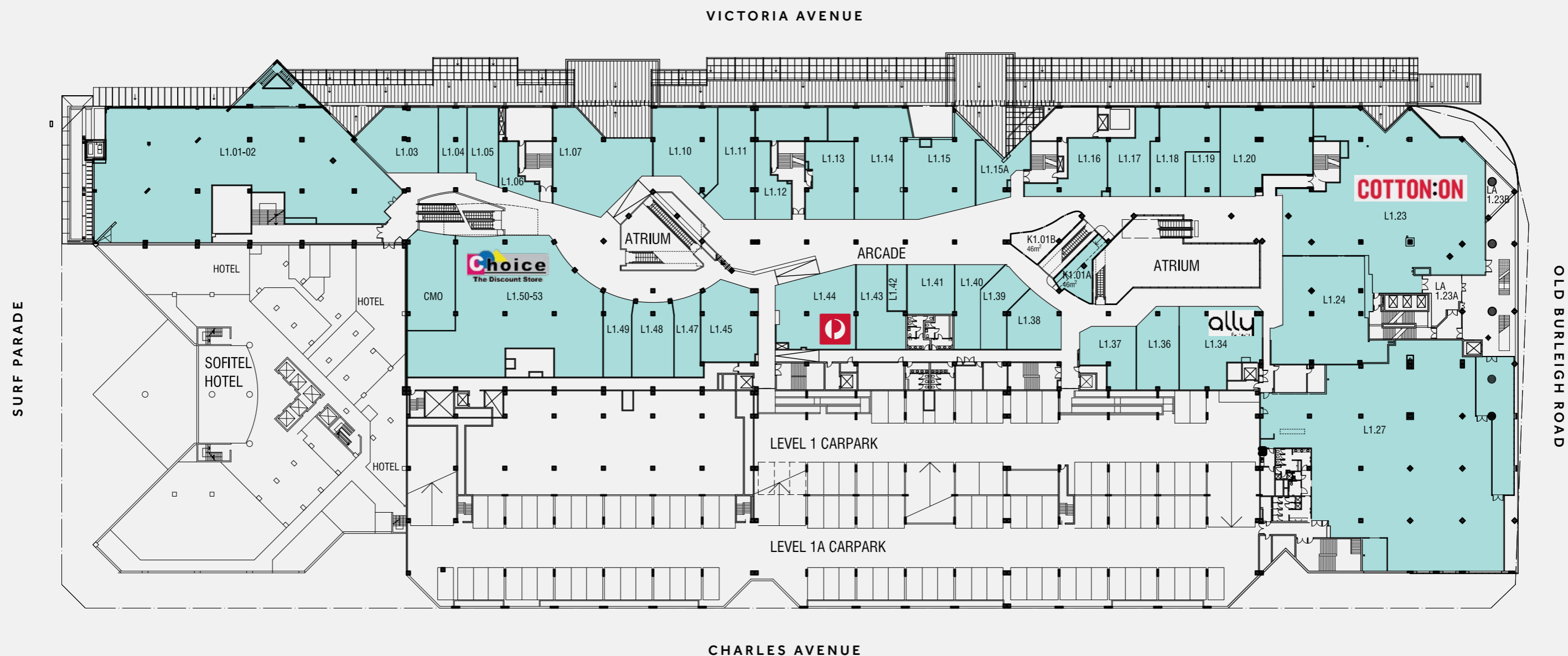
CENTRE PLAN
GROUND LEVEL (G)



Indicative mix and layout only. As at November 2018 and subject to change.

CENTRE PLAN

FIRST LEVEL (L1)



LIMITED LEASING OPPORTUNITIES

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