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WA Economy

Western Australia’s gross state product (GSP) was $243 billion in 2012-13, or 16 per cent of Australia’s gross domestic product (GDP) of $1.521 trillion. GSP per capita was $98,069, 48 per cent higher than the national average of $66,397.

Western Australia remains the nation’s best performing economy.

The minerals and energy resources industry is, and will continue to be, a major driver of Western Australia’s growth and competitiveness. Despite a weakening short term growth outlook primarily driven by the move from mining construction to production, the economy is still very strong with an average annual growth rate of 5.1 per cent over the past 10 years.

LNG sales are expected to grow from 20 million tonnes in 2012-13 to almost 50 million tonnes in 2016-17. Interestingly 229 trillion cubic feet of onshore gas is estimated to be in the Canning Basin (Kimberley and East Pilbara regions) and 71 trillion cubic feet in the northern Perth Basin (Mid West region).

In March 2014 there was $149 billion of resource projects under construction or committed in Western Australia and a further $112 billion under consideration.

China was Western Australia’s largest export market in 2013 ($66 billion or 53 per cent), followed by Japan ($23 billion or 18 per cent).

City of Perth

Perth has been listed in the world’s top 10 most liveable cities since 2004 by The Economist Intelligence Unit. On top of this, Perth was recently ranked in the top 10 of The New York Times’ list of ‘52 Places to Go in 2014’.

Perth is Australia’s most global energy city, with strong ties to ASEAN and is the only Australian member city of World Energy Cities Partnership.

The Perth hotel investment climate is buoyant with a number of hotel announcements in the first quarter of 2014 demonstrating investor confidence in the market and showing existing companies expanding their footprint through different brands.

Developers continue to see Perth as a vibrant market offering opportunities, as the shift from a predominantly resource dominant demand to a more diversified mix and a growing corporate market drive future demand in Western Australia. While it is true that the Perth market has been driven by resources and that the mining boom has peaked, there are still big projects ongoing in the extraction of resources.

In addition, there are a number of infrastructure projects in the pipeline, such as Elizabeth Quay and the development of a new sports stadium and museum, that will transform Perth and provide improved facilities for locals and visitors to the State.

Access

Perth Airport is currently undergoing a $750 million redevelopment, and welcomes more than 13 million domestic and international passengers a year. Perth is serviced by 24 major airlines, including 18 international airlines following Etihad Airway’s non-stop services from July 2014 between Perth and Abu Dhabi. Two significant regional aviation hubs in Broome and Margaret River are also a key focus for expansion.
Introduction

The Metropolitan Redevelopment Authority (MRA) released Lots 2 and 3A of the Perth City Link project for a hotel and mixed-use development via an Expression of Interest. The 13.5 hectare site includes 5.2 hectares of State Government land for development.

This $1.2 billion revitalisation project will provide a dynamic new urban destination delivering significant opportunities for investment.

Lot 2 is a 16-storey, 1,495sqm mixed use site to provide an interface between the entertainment uses of the Perth Arena precinct and the mixed use (commercial/residential) King Square precinct. Preferred uses are commercial and/or retail at ground level with a mix of bars, cafes and restaurants to complement the short-stay accommodation, serviced apartments and/or offices to be developed above.

Lot 3A is a 16-storey, 2,630sqm mixed use site constructed over the rail reserve and bus access road. This multi-purpose entertainment complex will complement the Perth Arena and activate the Arena Plaza and the Milligan Street pedestrian land bridge. Preferred uses include offices, retail, leisure and recreational uses and facilities as well as serviced apartments.

Once completed, the project will accommodate an estimated 13,500 new workers and more than 3,000 new residents.

Location
Perth CBD

Land Tenure
Leasehold

Zoning
Mixed use

Investor Contact
Aaron Desange,
MRA/Jones Lang Lasalle
Aaron.Desange@ap.jll.com

PERTH CITY LINK
Introduction

The Burswood Point redevelopment is one of Australia’s largest inner city waterfront residential developments. The site is adjacent to the world renowned Crown Perth and directly across the planned new Perth stadium.

Located only 10 minutes from the Perth CBD and 20 minutes from the Perth Airport, the mixed-use redevelopment site occupies 38 hectares, of a 70 hectare peninsula site, with a kilometre of Swan River frontage.

The mixed use redevelopment of Burswood Point will be a high density development that retains the existing racetrack, integrating the current grandstand facilities and respects a defined foreshore reserve.

The hotel site comprises a total area of 26,800m² with frontage to the Swan River. It is adjacent to an array of transport options (freeway, train and bus) and is suited to the development of residential, office and retail spaces.

Location

Located on the Burswood Peninsula, bordered by the Swan River and Great Eastern Highway, the site is adjacent to the planned new Perth Stadium, Crown Perth and Belmont Raceway.
Introduction

Fremantle is set to benefit from a $1 billion development pipeline planned between now and 2020. Kings Square is located in the historic and geographic heart of Fremantle’s CBD. Kings Square forms a key component of the rejuvenation which is set to transform the CBD with a $225 million redevelopment comprising 20,000m² of new commercial office space, 12,000m² of new retail space, 873 car bays, new council offices, library, interactive tourist centre and public open space.

An opportunity exists within the Kings Square project, for the development of a 200 room hotel at a choice of two sites. Each site adjoins the Fremantle Markets which backs onto Fremantle’s famed cappuccino strip. The hotel in Kings Square will become Fremantle’s only other inner CBD internationally rated hotel.

The municipal area of Fremantle covers an area of 18.8 square kilometres. It lies on the western edge of the Swan River coastal plain, and is bounded to the west by the Indian Ocean. The city boasts excellent public transport, a great location, a clear and favourable local brand and the uniqueness to secure opportunistic tenants. The recently adopted planning scheme amendment 49 completes the requirements, creating value for investors in Fremantle.

Location

Fremantle is 18km, a 30 minute drive, south west of the Perth CBD, and a 40 minute drive from Perth Airport. A high frequency train service provides quick access between the Perth CBD and Fremantle, and links to other parts of the Perth metropolitan area. A number of private ferry services also operate between Perth and Fremantle.

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<td></td>
<td><a href="mailto:mmcneilly@sironcapital.com">mmcneilly@sironcapital.com</a></td>
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KINGS SQUARE, FREMANTLE

![Image of Kings Square, Fremantle]
With record levels of development and investment worth more than $1 billion currently in the pipeline, Fremantle is on the cusp of a major period of revitalisation that will reinforce its position as a place of great significance with modern facilities and high-quality infrastructure.

This port city is home to a wide variety of unique activities offering an outdoor entertainment experience within walking distance of the ocean and the river.

The landmark Fisherman’s Co-operative building at 47 Mews Road is one of the many developments which will revitalise the existing building and enhance the surrounding precinct.

Located 18 kilometres south west of the Perth’s Central Business District, Fremantle is one of the most visited destinations in Western Australia. The Fisherman’s Co-op building occupies a unique site in its locality; it sits as an island at the confluence of four key tourism and hospitality precincts in the City of Fremantle: the Fishing Boat Harbour, the Esplanade reserve, the West End and Bathers Beach Art Precinct.

**Land Tenure**
Leasehold. A number of high-end hospitality tenancies are currently available for lease as part of this redevelopment.

**Zoning**
City of Fremantle Town Planning Scheme no.4, zoning City Centre

**Investor Contact**
CB Richard Ellis
craig.olde@cbre.com.au
Introduction

Rottnest Island is located approximately 19km off the coast of Fremantle, Western Australia. It is a sought after holiday destination receiving more than 600,000 visitors per year.

A number of short-stay development opportunities are, and will be, available on Rottnest Island. All developments on the island need to consider the existing environment, infrastructure and ethos of the island which is an A-Class Reserve. There are a number of sites overlooking the protected waterfront of the many Rottnest Island bays.

The island also includes a golf course and is available for hosting conferences and conventions.

Investment opportunities are being investigated through the draft Rottnest Island Management Plan 2014-2019.

Location

Rottnest Island is located 19km off the coast of Fremantle. Several daily ferries depart from Hillarys Boat Harbour in Perth’s north, Fremantle in the south and Barrack Street Jetty in Perth’s city centre. A 12 minute flight to Rottnest via the Rottnest Air Taxi is also available with services departing on demand from Jandakot Airport, 15 minutes south of the Perth CBD.

Land Tenure

Long Term lease

Zoning

Mixed use

Investor Contact

Rottnest Island Authority (RIA)
John.Tedesco@rottnestisland.com

SWAN

INDIAN OCEAN

19 KM

ROTTNEST ISLAND

Fremantle

Perth

1514
**Introduction**

Tynedale is a 1214 hectare property with two thirds of the total boundary adjoining the Wellington National Parkland.

*With rolling hills and nine key valley lake systems bordering on 12km of the Collie River, it is a paradise of opportunity.*

The property is made up of three residences, an air strip and architecturally engineered outbuildings constructed to allow the accommodation requirement to be ‘underwritten’ by the water management facilities on the property.

**Location**

Tynedale, Burekup is a picture of peaceful rural life as the northern gateway to the beautiful Ferguson Valley. It is a 20 minute drive to Bunbury, and less than two hours south of Perth (167km).

**Land Tenure**

Freehold

**Zoning**

Rural

**Investor Contact**

Garland International  
johng@garlandintl.com.au
Introduction

Acclaimed as one of Australia’s most idyllic and inspirational luxury retreats, Merribrook is an award winning, lakeside hideaway on 37.5 hectares offering accommodation in 10 villas, a therapeutic spa, Swedish wood fired sauna, solar heated pool, virgin forest, abundant wildlife and landscaped gardens.

The site offers considerable development opportunity for resort style development in a secluded area in close proximity to major tourist routes and attractions.

It has received previous approval for 20 additional free-standing chalets.

Location

Merribrook is located 3 hours’ drive south west from Perth in an exclusive hidden valley, 4km from the white beaches of the Indian Ocean, 2km from the stunning Leeuwin Naturalist National Park and in the heart of the world famous Margaret River Wine Region.

Land Tenure
Freehold

Zoning
Mixed Use

Investor Contact
JMW Real Estate
jmwealestate.com.au
Introduction

Situated in the heart of the Swan Valley with over a kilometre of Swan River frontage, Brookleigh is an ideal setting for weddings, corporate functions, wellness retreats and social events. With a combined total area of approximately 33.5 hectares, the property comprises of four title offerings available in one line or in individual lots including a conference and equestrian centre (7.92 ha), Swan Riverfront Farm (18.28ha), Stewart’s Restaurant and the Vineyard (3.32ha) and the Farm Manager’s Lot (4.0 ha).

There is potential for the addition of short-stay accommodation to the existing buildings and for further expansion of Stewart’s Restaurant. There are committed events until 2017.

Location

Brookleigh is located at 1235 Great Northern Highway in the Upper Swan Valley, a 30 minute drive from the Perth CBD and 20 minutes from the Perth International Airport.

Land Tenure

Freehold sale

Zoning

Town Planning Scheme no.17, zoning Swan Valley Rural (additional use equestrian facility)

Investor Contact

Johnson Property Group
corina@jpcorp.com.au
Kununurra
Broome
Introduction
The development site at Augusta offers 360 degree views of the ocean and surrounding bush land. Located on a narrow coastal plain between the hills of Cape Leeuwin and the Southern Ocean the site offers 5.6 hectares of pristine coastal land. The property boasts 640 metres of beach frontage and beach easements with access to seawater. The seawater access will allow a world class Water Therapy Spa.

This pristine site is ideally located to develop accommodation that meets the needs of tourists and residents with the new Augusta Marina just 650 metres away.

Location
The property is located in the heart of the Augusta Margaret River region, one of the highest growth regions in WA. It is a 3 hour drive from Perth and also offers a sealed light aircraft landing strip for easy access.

Land Tenure
Freehold sale or joint venture
Zoning
Tourist Zone (T3)
Investor Contact
Ian Ricciardi
Augusta Marine Resources Pty Ltd
ian@ricseafd.com.au
Introduction

Lot 4131 Smiths Beach Road, Yallingup provides a once in a generation chance to secure the only major development opportunity within the “Cape to Cape” region for intensive tourist residential development or personal lifestyle use.

Spanning a total land area of 40.5 hectares, this site holds Conditional Subdivision Approval for 61 permanent residential lots, 21 permanent grouped dwellings and seven tourism lots including a beachfront resort site with potential for a total of more than 500 rooms.

The property is surrounded by local beaches including the renowned surfing beaches of Yallingup and Margaret River, which host the annual World Championship Drug Aware Margaret River Pro surfing event and some events as part of the Margaret River Gourmet Escape food and wine festival.

Location
Lot 4131 Smiths Beach Road, Yallingup is located just 16km (within 15 minutes’ drive) from the township of Dunsborough, 266km south of Perth.

Land Tenure
Freehold

Zoning
Tourism/Residential/Reserve for Recreation

Investor Contact
Phillip Fogliani
Jones Lang LaSalle
philip.fogliani@ap.jll.com
PERTH HOTEL PERFORMANCE

- In 2013 the overall Perth market achieved the highest RevPAR levels of all capital cities in Australia and the third highest RevPAR in the Asia Pacific region.
- As of YTD April 2014, Perth still achieves one of the highest RevPAR levels in Asia Pacific and Australia. However, as of YTD April 2014 RevPAR has decreased to slightly below Sydney’s RevPAR.