



Boasting a range of strong economic drivers and lifestyle benefits, the Gold Coast is a compelling property investment opportunity.

Population Growth

The Gold Coast is the **6th largest significant urban area in Australia**. Gold Coast 10-year population growth of 21% has surpassed that of all capital cities.

AUSTRALIAN SIGNIFICANT URBAN AREAS - CHANGE IN ESTIMATED RESIDENTIAL POPULATION

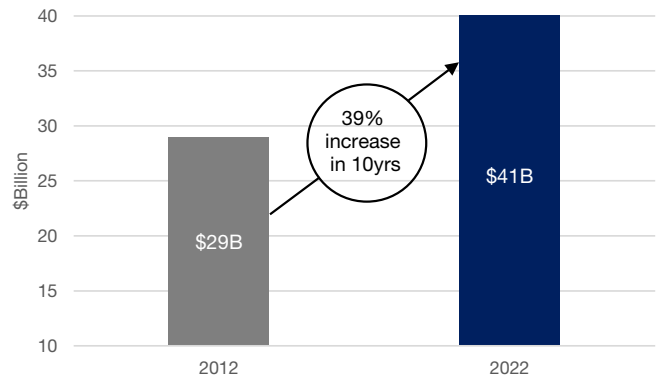
#	Significant Urban Area	Residential Population	10 Year Population Growth
1	Melbourne	4,929,201	17.9%
2	Sydney	4,892,217	13.6%
3	Brisbane	2,545,882	19.7%
4	Perth	2,205,223	17.6%
5	Adelaide	1,399,088	11.1%
6	Gold Coast	716,186	21.1%
7	Newcastle	517,811	13.1%
8	Canberra	493,435	19.3%
9	Sunshine Coast	397,205	27.4%
10	Central Coast	345,481	7.3%

SOURCE: ABS

Strong Economy

The region boasts an **economy worth \$41 billion**, having grown by almost 40% in the past decade.

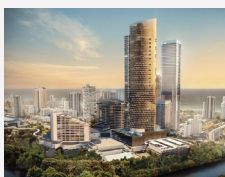
GOLD COAST ECONOMIC GROWTH



SOURCE: .ID COMMUNITY

Infrastructure Investment

Pipeline infrastructure investment in excess of **\$25 billion** including:



Star Casino Masterplan | **\$2 Billion**



Gold Coast Airport Masterplan | **\$370 Million**



Gold Coast Cultural Precinct | **\$385 Million**



Gold Coast Light Rail Stage 3 | **\$1.2 Billion**



Second M1 | **\$2.4 Billion**

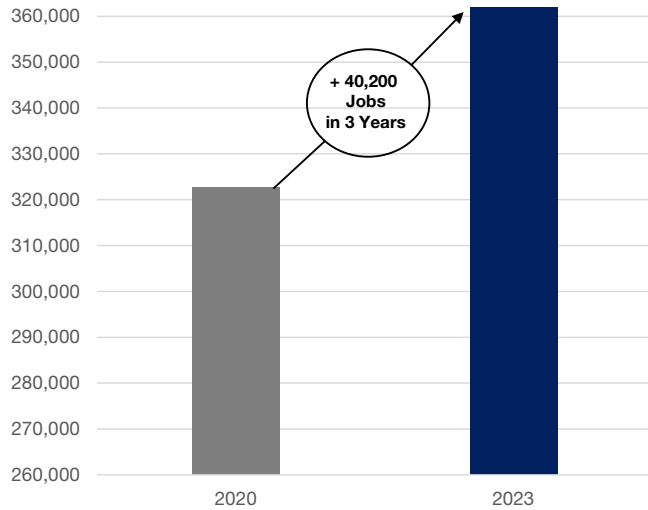


Cruise Ship Terminal | **\$463 Million**

Employment Growth

In recent times the Gold Coast economy has been generating **more than 13,000 new jobs per year** on average.

GOLD COAST EMPLOYMENT GROWTH



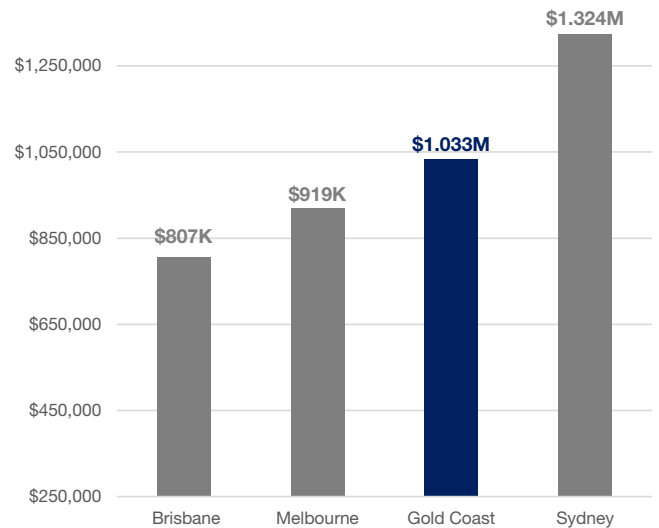
SOURCE: ABS



Housing Market

As desirability and demand for Gold Coast property has risen, local house prices have been closing the gap with east coast capital cities. The median Gold Coast house price has now surpassed that of Brisbane and Melbourne, but for the time being remains relatively affordable compared to Sydney.

MEDIAN HOUSE PRICE COMPARISON - 2023

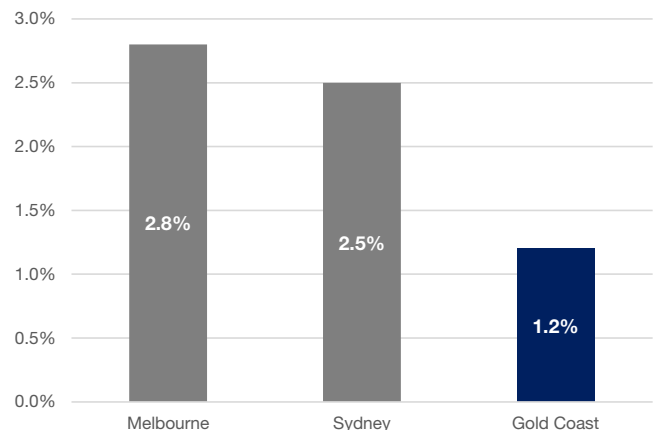


SOURCE: CORELOGIC

Low Vacancy

The Gold Coast rental market has been **undersupplied for an extended period of time**. Residential vacancy rates have consistently fallen below those experienced across Sydney and Melbourne.

RESIDENTIAL VACANCY RATES - PREVIOUS 3YR AVERAGE



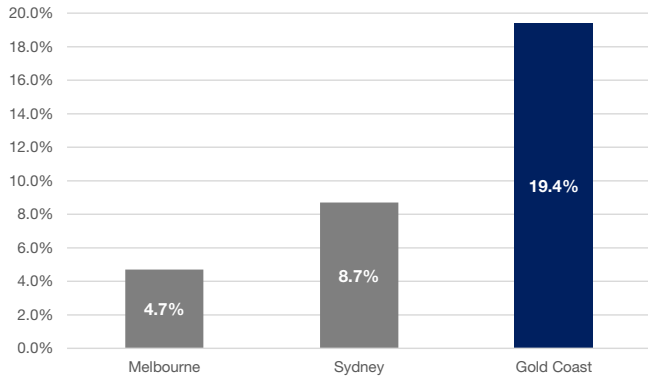
SOURCE: SQM RESEARCH



Rental Growth

Tight rental market conditions have resulted in an incredible **19% average annual rental growth** across the Gold Coast during the past **three years**. Consequently renting on the Gold Coast is now more expensive than in Melbourne or Sydney.

AVE ANNUAL APARTMENT RENTAL GROWTH - PREVIOUS 3 YRS

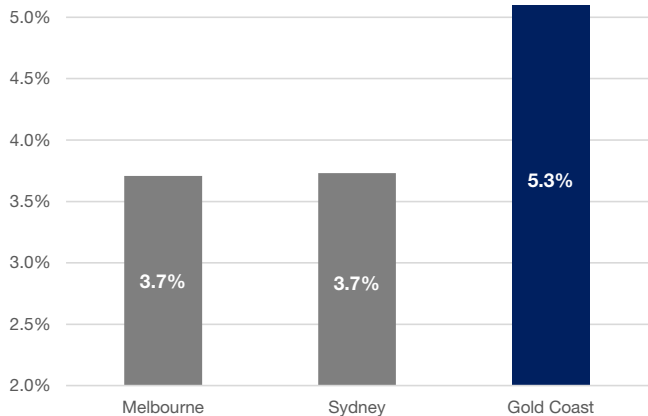


SOURCE: SQM RESEARCH

High Yields

With rental growth having kept pace with dwelling price growth, Gold Coast rental yields have **persistently outperformed the returns** achieved in Sydney and Melbourne.

APARTMENT RENTAL YIELDS - PREVIOUS 3YR AVERAGE



SOURCE: SQM RESEARCH

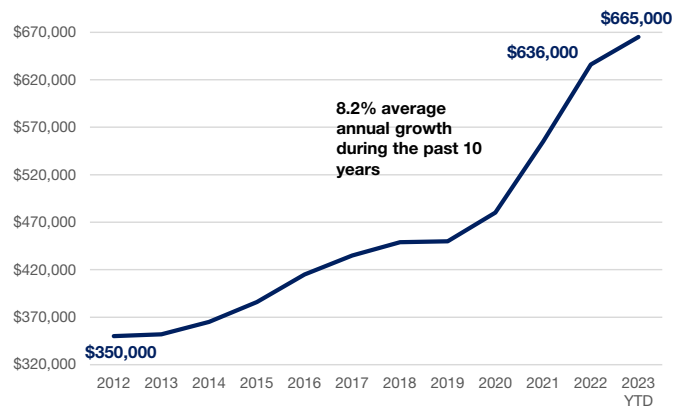


Apartment Price Growth

Sustained growth across the previous 10 years has seen the Gold Coast median apartment price rise at an **average of 8.2%** per annum.

So far in 2023, the median apartment price has **increased by an additional \$30,000 or 4.6%**.

GOLD COAST MEDIAN APARTMENT PRICE GROWTH



SOURCE: PRICEFINDER

