



Enviably lifestyle benefits and robust market fundamentals make the Sunshine Coast a compelling investment opportunity.

Population Growth

The Sunshine Coast is the 9th largest Significant Urban Area in Australia. For over a decade the region has been recording significantly higher percentage population growth than all of the capital cities.

AUSTRALIAN SIGNIFICANT URBAN AREAS - CHANGE IN ESTIMATED RESIDENTIAL POPULATION

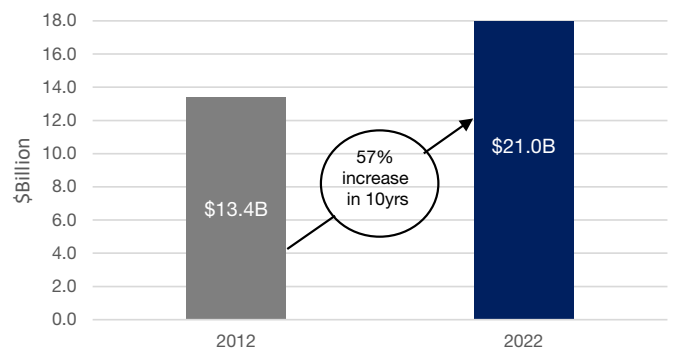
#	Significant Urban Area	Residential Population	Previous Year Population Growth	10 Year Population Growth
1	Sydney	4,929,201	1.1%	18%
2	Melbourne	4,892,217	0.7%	14%
3	Brisbane	2,545,882	2.3%	20%
4	Perth	2,205,223	1.5%	18%
5	Adelaide	1,399,088	1.1%	11%
6	Gold Coast	716,186	2.0%	21%
7	Newcastle	517,811	1.6%	13%
8	Canberra	493,435	0.6%	19%
9	Sunshine Coast	397,205	2.5%	27%
10	NSW Central Coast	345,481	0.2%	7%

SOURCE: ABS

Strong Economy

The region boasts an **economy worth around \$21 billion**, having grown by an astounding 57% in the previous ten years.

SUNSHINE COAST ECONOMIC GROWTH



SOURCE: .IDCOMMUNITY



Infrastructure Investment

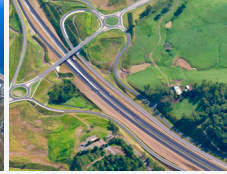
Pipeline infrastructure investment is in excess of **\$20 billion** including:



Suncentral CBD Development | **\$2.5 Billion**



Sunshine Coast Airport Expansion | **\$534 Million**



Bruce Highway Upgrades | **\$2 Billion**



Sunshine Coast Health Precinct | **\$5.2 Billion**



North Coast Connect Fast Rail | **\$3.2 Billion**



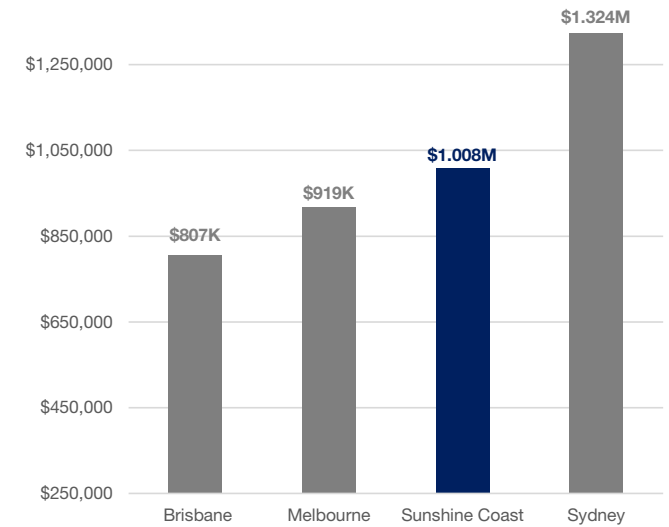
Aura Master Planned City | **\$7 Billion**



Housing Market

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

MEDIAN APARTMENT PRICE COMPARISON 2023

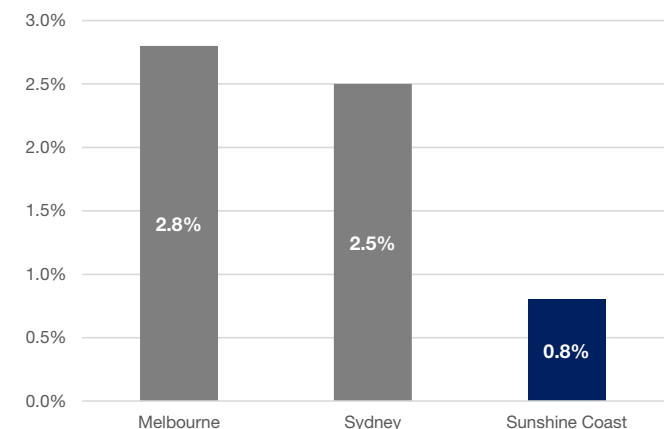


SOURCE: CORELOGIC

Rental Vacancy Rates

The Sunshine 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

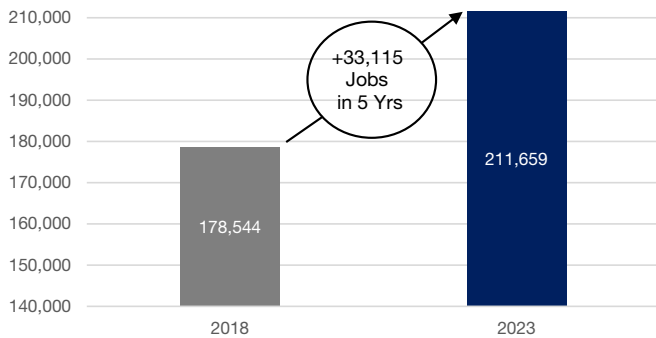


SOURCE: SQM RESEARCH

Employment Growth

The Sunshine Coast economy has generated an additional **33,000 local jobs in the past 5 years.**

SUNSHINE COAST EMPLOYMENT GROWTH



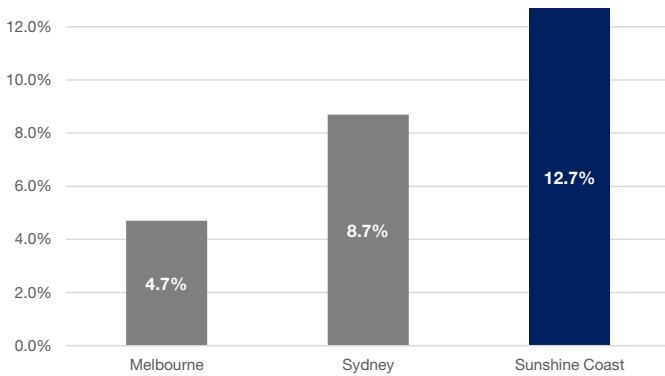
SOURCE: ABS



Rental Growth

Persistently low vacancy rates have lead to exceptional growth in Sunshine Coast apartment rents **which have risen by an average of 11.8% annually for the previous 3 years.**

AVE ANNUAL APARTMENT RENTAL GROWTH

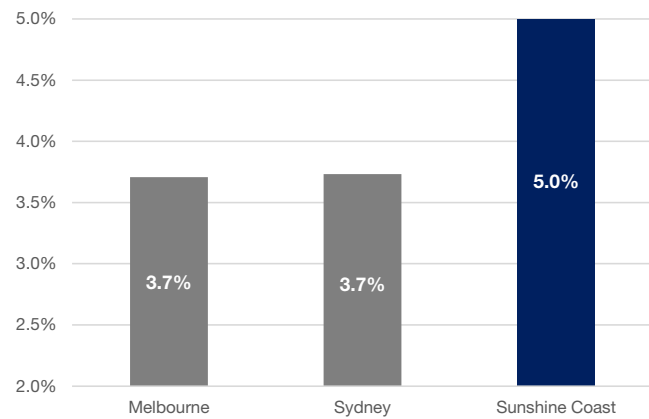


SOURCE: SQM RESEARCH

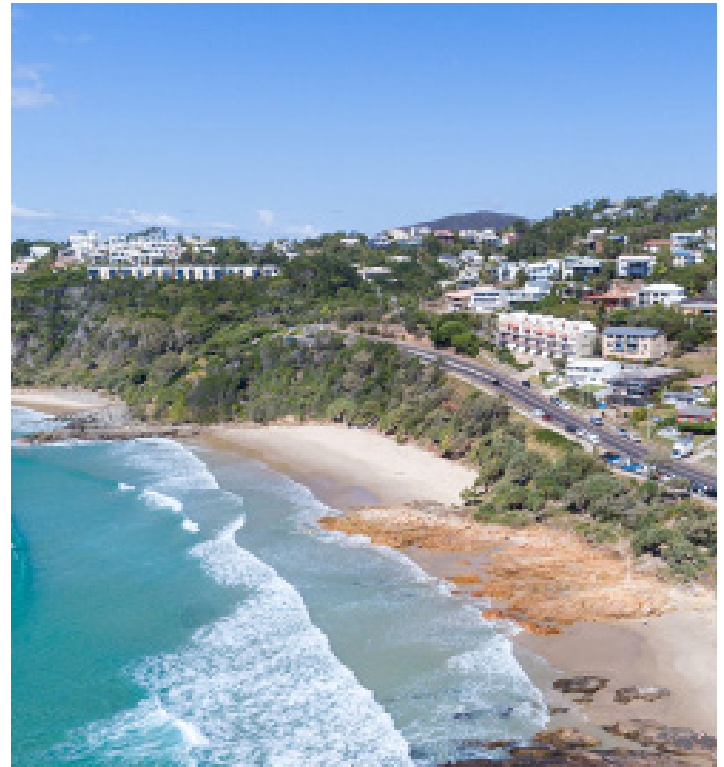
High Yields

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

APARTMENT RENTAL YEILDS - PREVIOUS 3YR AVERAGE



SOURCE: SQM RESEARCH

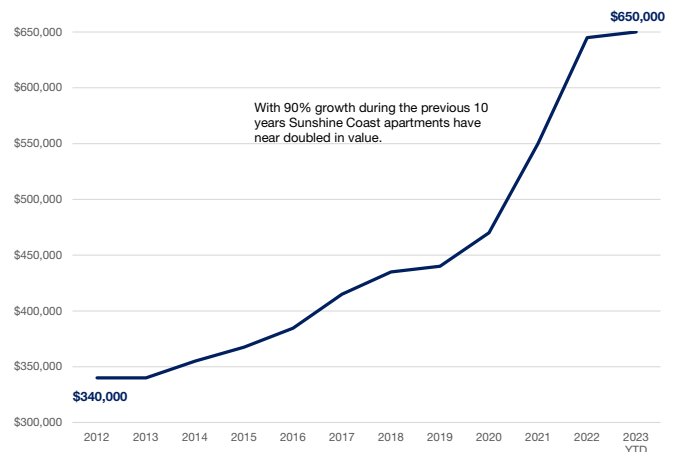


Apartment Price Growth

Consistent growth across the previous 10 years has seen the Sunshine Coast median **apartment price rise** at an average of **7.5% per annum.**

With 90% cumulative growth over this period, Sunshine Coast apartments have near doubled in value.

SUNSHINE COAST MEDIAN APARTMENT PRICE GROWTH



SOURCE: PRICEFINDER

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