

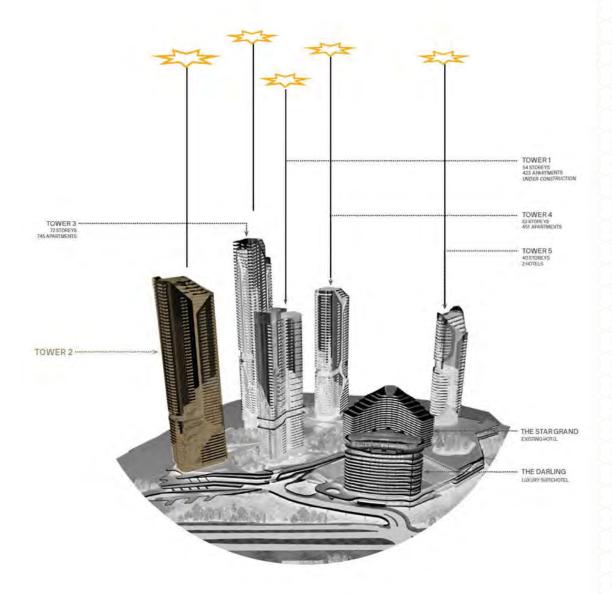
# **EPSILON**BRANDING



# High value brand recognition, protecting your purchaser's investment.

Epsilon is the second tower in The Star Residences, a shining star at the point of the \$2 billion masterplan development. This uniquely Australian brand encompasses the Australian landscape, with its name resonating the southern constellation or Southern Cross.

This branding focus will guide naming given to the five towers in this world-recognised precinct.





# JOINT VENTURE PARTNERS

#### \*\*\*\*

- > Development expertise in world class Integrated Resorts
- > Local partner and integrated resort operator
- > Leading brand, loyalty program and VIP relationships in New South Wales and Queensland



# JOINT VENTURE PARTNERS

#### \*\*\*

- Hong Kong Listed company (Chiu family a major shareholder)
- > One of the largest residential property developers in Asia and Australia including a \$7bn pipeline of impressive Australian projects including the \$3.6bn Queens Wharf development.
- Hotel management and development experience through ownership of the Dorsett Hospitality brand

## 周大福企業有限公司 Chow Tai Fook Enterprises Limited

## JOINT VENTURE PARTNERS

#### 多级多级

- > Diversified hospitality conglomerate
- > Owned by the Cheng family, one of the wealthiest families in Asia
- > Sister company of Chow Tai Fook Jewellery
- > Owner of New World development
- > Owner of 60+ hotels globally, including the Rosewood brand

## GOLD COAST NEWS...



"Record interstate migration will keep the Gold Coast property market afloat while other areas across the country, including Melbourne and Sydney, are in decline."

**Gold Coast Bulletin** 

"Gold Coast property prices are expected to rise 5.8% by 2021 as income growth remains robust and the degree of supply increase is low."

**Moody's Analytics** 

"China remains Queensland's and Gold Coast's number one international market, with more than 500,000 visitors spending a record \$1.3 billion."

Kate Jones
Tourism Industry Development Minister

MEDIA KIT - CLICK HERE TO ACCESS.



## **GOLD COAST**

### INFRASTRUCTURE PROJECTS

#### \*\*\*

In addition to the \$2 billion redevelopment of The Star Gold Coast which will see it transform into the Southern Hemisphere's largest entertainment precinct, there is \$13 billion in major infrastructure projects recently completed, planned or underway. Including:

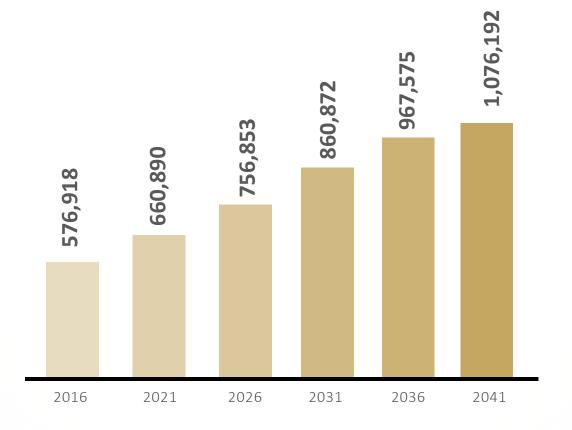
- > **\$1.5 billion committed** to health on the Gold Coast for the Gold Coast hospital and health service in 2018/19.
- > **\$81.7 million for maintenance** and capital work projects for schools on the Gold Coast.
- > **\$21.7 billion in transport** and road infrastructure over the next 4 years to help ease traffic congestion on the Gold Coast and improve connectivity with Brisbane.
- > The recently-held Gold Coast Commonwealth Games attracted government and private sector investments in excess of \$2.6 billion, leaving a legacy of upgraded transport, community and sporting facilities.



## GOLD COAST INVESTMENT HIGHLIGHTS

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Population Growth



## GOLD COAST INVESTMENT HIGHLIGHTS

多多多多

**Employment Growth** 

18,200

Jobs created in 2018

332,200

Jobs by 2031

## GOLD COAST TOURISM

#### \*\*\*

- > 5,000sq km with 57km of pristine coastline, 270km of navigable waterways and 100,000ha of world heritage listed rainforests.
- > The region attracts over 13 million visitors and approximately 12,500 new residents each year, making it one of the fastest growing cities in Australia.
- > 11.2 million domestic visitors flocked to the coast in the 12 months to September 2018, with domestic overnight visitors injecting a record \$3.3 billion into the economy.
- > China is the Gold Coast's largest international source market, with almost 6,000 Chinese tourists per week pouring in, up 2.2% from 2017.



# **BROADBEACH** ISLAND

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- > Broadbeach
  the new center of the Gold Coast.
- > Integrated Resort Development Masterplan
  with \$2 billion in planned infrastructure, creating the largest
  retail and entertainment precinct in the southern hemisphere.
- Direct connection to the Gold Coast Convention & Exhibition Centre is the largest regional convention & exhibition centre in Australia, generating accommodation requirements for the 526,000 annual delegates and visitors.
- With Star Entertainment Group operating the GCCEC, Broadbeach Island's overall average occupancy rate was more than 80% in 2018.



# **CONVENTION**CENTRE

\*\*\*

> Located adjacent to and directly linked by foot bridge to Broadbeach Island and The Star Gold Coast

Australia's largest regional convention centre operated by The Star Entertainment Group

> A leading sustainable venue and the first convention centre in the world to be awarded Earth Check Gold certification

> 6,345 square meters of exhibition space

> Over 200 events hosted per annum generating more than 13,800 room nights at The Star Gold Coast.

> Equipped with the latest technology and free Wi-Fi for visitors and delegates.



## PACIFIC FAIR

#### \*\*\*

- > The largest shopping centre in Queensland and the fourth in Australia, spanning 155,000 sqm across two levels and attracting attracting international tourists and development to the region.
- > A major public transport interchange on the Gold Coast serviced by Surfside Buslines and G-link light rail.
- > **Direct pedestrian access**to Pacific Fair and Translink's Broadbeach Bus Interchange via a pedestrian bridge over Hooker Boulevard.
- > Offering the best collection of luxury, international and Australian brands,

such as LV, Gucci, Prada, Pandora, Hermes, Tiffany & Co, Salvatore Ferragamo, Givenchy, Dior, Hugo Boss, Coach, Max Mara, Aesop, Camilla, Jurlique, UGG Australia, and more.

- > More than 420 speciality stores
- > A world-class indoor and outdoor leisure and entertainment precinct



## THE BEACH

### 多多多多

- > The Gold Coast coastline stretches over 57km
- Sorgeous golden sand, crystal clear water, and reliable swells for surfers
- > Only 500m to Kurrawa beach which has hosted the Australian surf lifesaving titles more than any other beach in Australia
- > 4 lifeguard towers
  making it one of the safest
  beaches in Australia



# TOWER 1 CONSTRUCTION UPDATE

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DECEMBER 2018



JANUARY 2019



FEBRUARY 2019

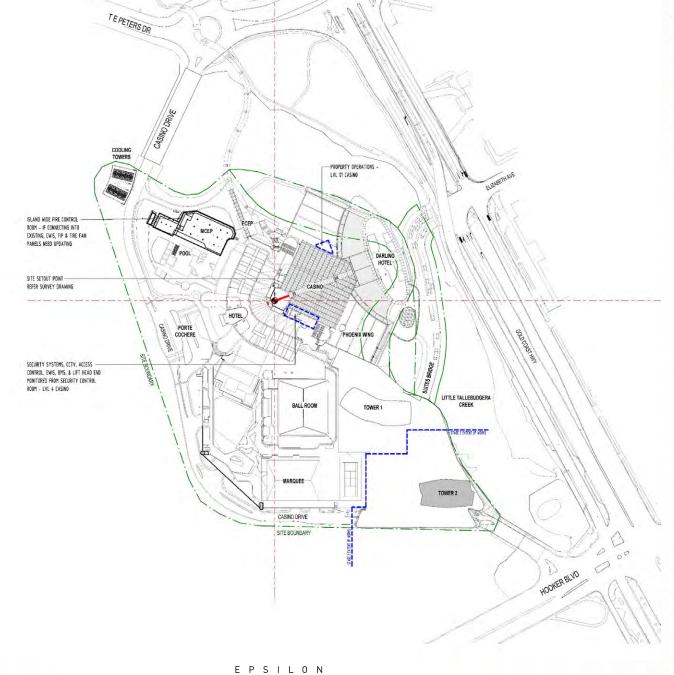


**MARCH 2019** 

Deep foundation equipment in place and piling work has commenced.

## SITE MAP

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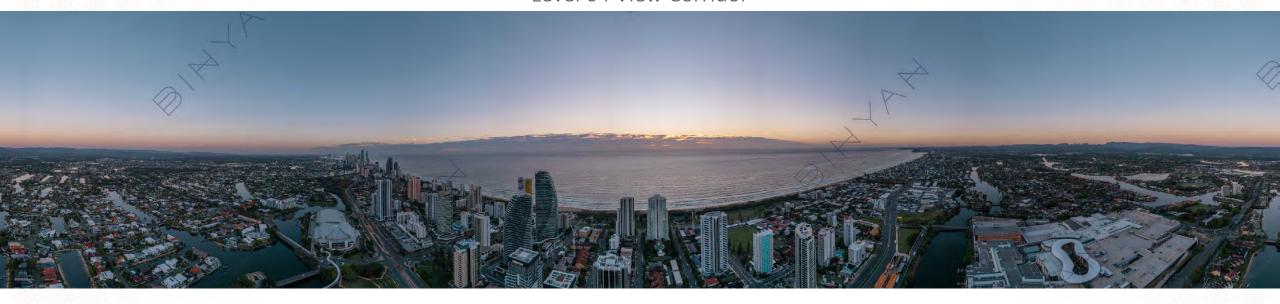


Note: All floorplates TBC – not final.

# **VIEW CORRIDORS**

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Level 64 View Corridor



Level 40 View Corridor



# THE STAR RESIDENCES

Project	Summary
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Levels	63			
Residential Residences	457 (Level 21 to 63)			
Hotel Suites	5* Hotel brand with 209 suites (Level 8 to 19)			
Car Parking	551 total car parks			
Architect	DBI – IRD Masterplan DBI – Epsilon Tower 2			
Retail	3,600 m2 across Tower 1 & 2 12,050 m2 podium between Tower 1 & 2.			
Features	Level 20 & 21 Residential Amenities  Porte-Cochere drop off zone  Separate Residential Lobby  Level 3 direct access link to IRD  Day Spa — 'The Southern Hemisphere's best wellness centre'			



# THE STAR RESIDENCES

### 多多多多

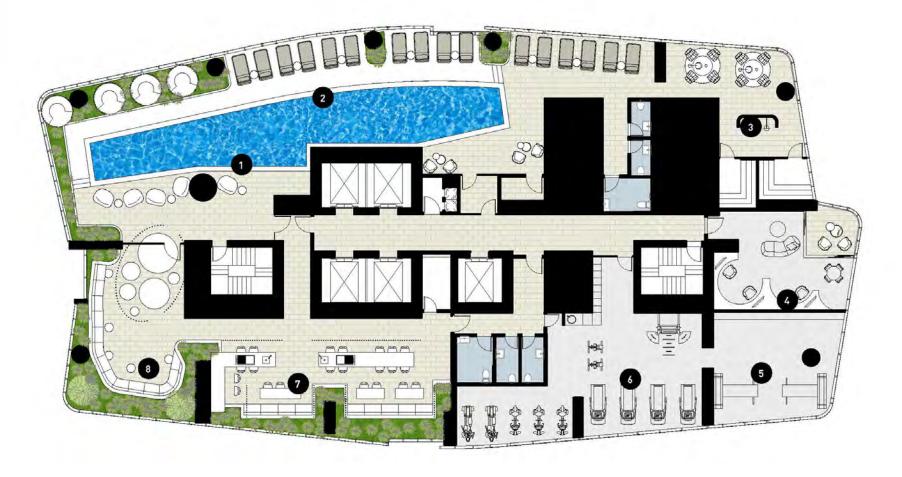
### Product Mix

Apartment Type	No. Apt	Product %	Size (m <sup>2</sup> )
1 bed, 1 bath	170	37%	55 - 60
1 bed, 1 bath + study	54	12%	58 - 64
2 bed, 1 bath	42	9%	71 - 72
2 bed, 2 bath	116	25%	80 - 93
2 bed, 2 bath + MPR	60	13%	104 - 106
3 bed, 2 bath	10	20/	112 - 123
3 bed, 3 bath	5	3%	147 - 168



## LEVEL 20 AMENITIES

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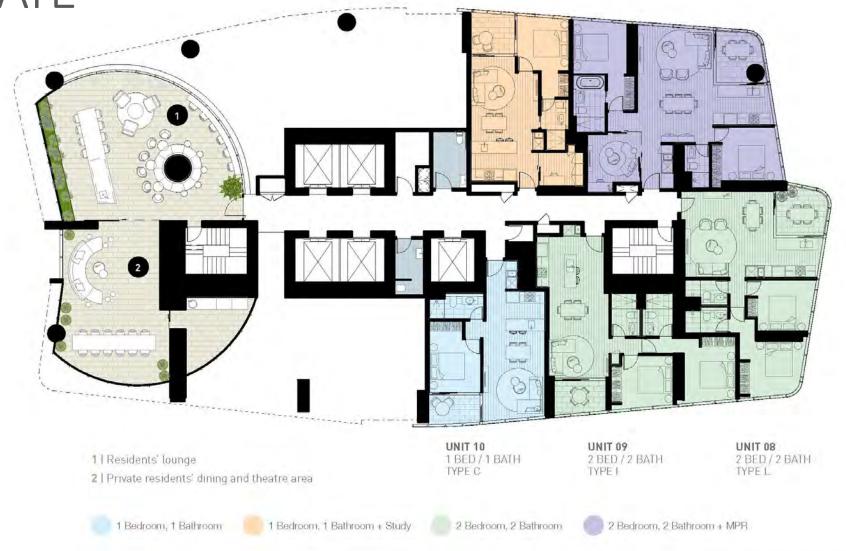
- 1 | Pool
- 2 | Sun lounge area
- 3 | Sauna, steam room and relaxation area
- 4 | Kids' play room
- 5 | Weights and stretching area
- 6 | Gymnasium and cardio room

- 7 | BBQ and dining area
- 8 | Casual dining

UNIT 06 1 BED / 1 BATH / 1 STUDY TYPE E UNIT 07 2 BED / 2 BATH / 1 MPR TYPE 0

\*\*\*

Level 21



UNIT 03 2 BED / 2 BATH TYPE I UNIT 04 1 BED / 1 BATH TYPE A UNIT 05 2 BED / 2 BATH TYPE K

UNIT 06 1 BED / 1 BATH / 1 STUDY TYPE E UNIT 07 2 BED / 2 BATH / 1 MPR TYPE E

多多多多

Level 22 - 41



UNIT 03 2 BED / 2 BATH TYPE J UNIT 04 1 BED / 1 BATH TYPE A UNIT 05 2 BED / 2 BATH TYPE K UNIT 06 1 BED / 1 BATH /1 STUDY TYPE E UNIT 07 2 BED / 2 BATH / 1 MPR TYPE 0

多多多多

Level 42



UNIT 03 2 BED / 2 BATH TYPE J

UNIT 04 1 BED / 1 BATH /1 STUDY TYPE G

UNIT 05 2 BED / 2 BATH TYPE M

UNIT 06 1 BED / 1 BATH /1 STUDY TYPE E

UNIT 07 2 BED / 2 BATH /1 MPR TYPE O

多多多多

Level 43 - 58



UNIT 02 2 BED / 1 BATH TYPE H

UNIT 01 1 BED / 1 BATH TYPE D

UNIT 11 1 BED / 1 BATH TYPE B

UNIT 10 1 BED / 1 BATH TYPE C

UNIT 09 1 BED / 1 BATH TYPEF

UNIT 08 2 BED / 2 BATH /1 MPR TYPE N



1 Bedroom, 1 Bathroom



1 Bedroom, 1 Bathroom + Study



2 Bedroom, 2 Bathroom



2 Bedroom, 1 Bathroom



2 Bedroom, 2 Bathroom + MPR

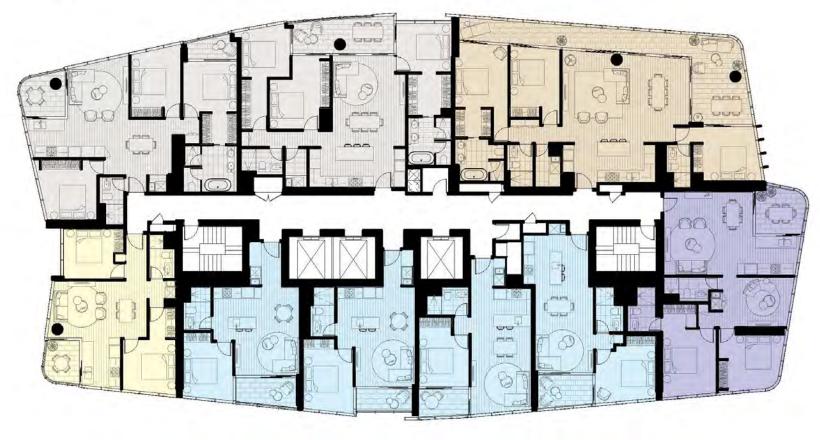
UNIT 03 3 BED / 2 BATH TYPE P

UNIT 04 3 BED / 2 BATH TYPE Q

UNIT 05 3 BED / 3 BATH TYPE S

多多多多

Level 59



UNIT 02 2 BED / 1 BATH TYPE H

UNIT 01 1 BED / 1 BATH TYPE D

UNIT 09 1 BED / 1 BATH TYPE B

UNIT 08 1 BED / 1 BATH TYPE C

UNIT 07 1 BED / 1 BATH TYPE F

UNIT 06 2 BED / 2 BATH / 1 MPR TYPE N



1 Bedroom, 1 Bathroom



2 Bedroom, 1 Bathroom 2 Bedroom, 2 Bathroom + MPR 3 Bedroom, 2 Bathroom





3 Bedroom, 3 Bathroom

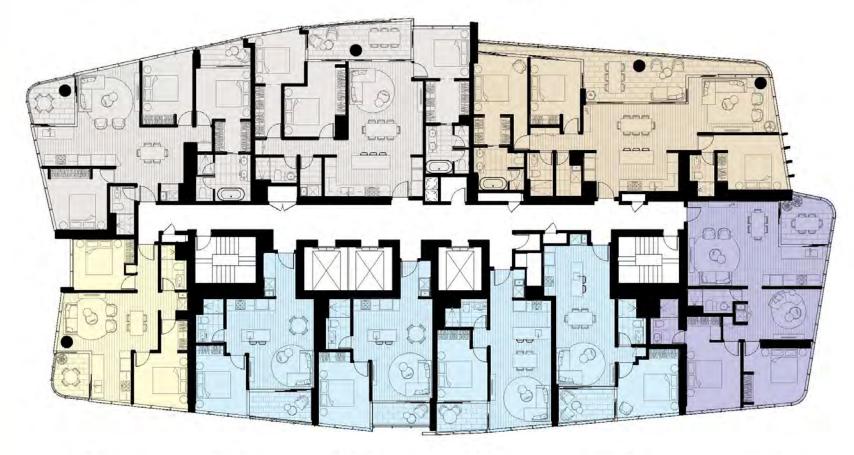
UNIT 03 3 BED / 2 BATH TYPE P

UNIT 04 3 BED / 2 BATH TYPE Q

UNIT 05 3 BED / 3 BATH TYPE R

多多多多

Level 60 - 63



UNIT 02 2 BED / 1 BATH TYPE H

UNIT 01 1 BED / 1 BATH TYPE D

UNIT 09 1 BED / 1 BATH TYPE B

UNIT 08 1 BED / 1 BATH TYPE C

UNIT 07 1 BED / 1 BATH TYPE F

UNIT 06 2 BED / 2 BATH /1 MPR TYPE N



1 Bedroom, 1 Bathroom



2 Bedroom, 1 Bathroom 2 Bedroom, 2 Bathroom + MPR 3 Bedroom, 2 Bathroom





3 Bedroom, 3 Bathroom

# THE STAR RESIDENCES

#### 多多多多

Apartment Type	Price Range		Average	Average
Apartment Type	Min	Max	Price	(\$/m² GROSS)
1 bed, 1 bath	\$486,000	\$567,000	\$518,112	\$9,088
1 bed, 1 bath + study	\$570,000	\$662,000	\$618,259	\$9,942
2 bed, 1 bath	\$692,000	\$774,000	\$733,000	\$10,181
2 bed, 2 bath	\$769,000	\$986,000	\$866,000	\$10,501
2 bed, 2 bath + MPR	\$1,077,000	\$1,225,000	\$1,156,867	\$11,067
3 bed, 2 bath	\$1,295,000	\$1,545,000	\$1,423,000	\$12,162
3 bed, 3 bath	\$1,775,000	\$1,995,000	\$1,843,000	\$12,270

Note: Car Parks sold separately: \$50,000ea for single and \$80,000ea for tandem.

\*All prices are a guide only and are subject to change.



## **INCENTIVES**



- > Blinds
- > Interest on deposit paid to purchaser on settlement
- > FIRB Application Fee
- > The Star Residences Rental Guarantee
  - > 5% gross for 12 months (All body corp, water and rates etc to be paid by owner)
  - > Applies to 1 and 2 Bedrooms only (NOT 3 Bedrooms or 2 Bed + MPR's)
  - > This offer is capped at 300 apartments
  - > The owner must purchase the Star Residences furniture package
  - > This reverts to market rate / occupancy model after the 12 month period

## **KEY** SELLING POINTS

## > Unique Integrated Resort Development

With an approved \$2 billion Master Plan and when combined with Tower 1, will feature over 12,050m2 of convenience retail and iconic resort amenities.

- > Competitive financing solutions Please refer to the BC Securities document for further information.
- > High value brand recognition Your purchaser's investment is protected by the strong and trusted brand of The Star Residences and the quality projects which they and their partners have a reputation for.



## WHAT NEXT

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New 600 m2 Display Suite available to inspect from 6th May 2019

> Pre-Launch Allocation Period begins 15th May 2019

Marketing material available week commencing 27th May 2019

> Open Price List and Retail Launch 30th May

> Taking Proposals now for all markets

> FEC Agent Access







