

MAGNETIC ISLAND - ONE OF AUSTRALIA'S 100 HOT LOCATIONS 2009

Magnetic is on the boil... a 'super property hotspot' ... one of Australia's top 100 HOT locations

Magnetic Island is booming and now a "super property hotspot" & one of Australia's HOT 100 Locations for 2009.

Just 9 kilometres from Queensland's northern capital, Townsville, idyllic Magnetic Island is now a 'Super Property Hotspot.'

According to PRD Nationwide Property Watch March 2008 median apartments prices on Magnetic Island grew by 37.3% in 2007 and 33.6% per annum over the last 5 years.

Additionally, Australian Property Investor Magazine in its November 2008 issue has identified Magnetic Island as one of Australia's HOT 100 locations for 2009 after consulting with some of Australia's leading property analysts to identify areas set to achieve the greatest capital growth over the next 12 months.

The world heritage listed Magnetic Island is just 20 minutes from Townsville, mixes national park and tourist accommodation with a local resident population.

And leading property analyst Terry Ryder believes Magnetic Island will outlast its mainland neighbor.

"Magnetic Island offers the only freehold title land in the Great Barrier Reef Marine Park and now boasts a new standard of boating infrastructure and luxury resort developments that have propelled it onto the national tourism map," Ryder says.

"Being part of Townsville also makes the island party to an economic boom which has drawn the city and its real estate to new levels and Magnetic Island is merging as the most exclusive of residential precincts in the city."

Increasingly valued for its relaxed lifestyle and sea change attractions, it is mostly national park, has 23 beaches, and superb views over the Coral Sea in the Great Barrier Reef Marine Park.

Mr Ryder – who regularly releases lists of highly attractive property buys – has now placed Magnetic Island No. 3 on his Australian list of 10 "best of the best" future growth locations.

These are areas where investors are urged to snap up available properties because, said Mr Ryder, they could provide investors with a 'brighter horizon' in the current dim property climate.

They were "right on the cusp of a growth phase," he said, "with clear drivers that will place strong upward pressure on prices and rents.

"As well as growth prospects, they also have the added attraction of affordability.

"They highlight the attractive opportunities available to savvy investors in the current market," he added.



Until relatively recently, Magnetic Island was one of Queensland's best kept property secrets with lower values than other waterfront areas in the State and lower rents than in nearby Townsville.

At the same time, however, it is part of the strongly growing Townsville region where a diverse economy is now ensuring strong and long-term upward growth.

In the Sunday Mail on January 4, 2009 Mr Ryder also indicated that Townsville met seven of the 11 categories used to identify his property hot spots.

Among these were that the area had access to the ocean, had shown long-term steady growth, offered good transport infrastructure and was going to benefit from government planning decisions.

For example, this year an upgrade is planned for the James Cook University medical facilities and there are plans for a new Townsville Hospital.

In addition, the city was located near the Bowen Basin and offered residents not only the sought after river, ocean and canal properties, but also tree-change options. "I can't think of another location with so many pistons driving its prosperity," Mr Ryder said.

Nick Ferry, of Ferry Property in Townsville, said the local market was proving resilient despite the current economic climate.

PRDNationwide's Townsville Residential Property Report release late last month showed the residential market generally still had a shortage of supply which was best highlighted by the extremely low level of residential rental vacancy rates.

The residential vacancy rate was just 1.5 per cent in September 2008.



The region is thriving

The Townsville economy is buoyed by many factors:

- It is north Queensland's largest administration centre
- It is one of Australia's largest defence force cities
- It is the north's largest port with annual exports totalling \$3billion
- Tourism provides close to \$1 billion a year income
- In agriculture, 67% of the State's tomatoes come from the region. So does 66% of its capsicums and 36% of its sugar cane
- Its hospitals are the largest in provincial Australia, caring for people north to Thursday Island and Papua New Guinea, west to Mount Is and south to Sarina as well as those living in Townsville
- The local James Cook University is Australia's leading tropical research university
- Sun Metal Zinc Refinery, QNI's nickel and cobalt refinery and Xstrata's copper refinery are among the leading Australian mineral production and processing industries located in Townsville; and
- Some 60 companies produce 50% of the nation's recreational boat exports

A 7-precinct CBD in the making

To keep pace, Townsville CBD is already undergoing dramatic re-development, a process that will evolve and gather momentum for at least another decade.

The Council says it approved new residential and commercial premises valued at \$100 million in the two years to April 2005, and it has another \$400 million worth in the pipeline.

To meet the demographic and construction challenges that result, it is working to a seven-precinct Master Plan for the CBD.

One of these is a magnificent \$1 billion lifestyle precinct that, for example, features a new cruise ship terminal adjacent to the Port of Townsville on the Western Breakwater.

This has the potential to cater for 40,000 visitors, thus providing a major boost to Townsville's already flourishing tourism industry, which offers easy access to:



- The world heritage listed Great Barrier Reef
- 934,600 sq km of Tropical North Queensland attractions, and
- Its own tourist drawcard, Magnetic Island

Important tourism destination, says authority

The Federal Government's Great Barrier Reef Marine Park Authority says Magnetic Island is an important regional tourism destination.

And the Meridien Group, which has developed and is marketing the \$90 million 1 Bright Point project says it should be ranked with other Australian natural wonders such as Cradle Mount (Tas), the Whitsundays (Qld) or Uluru (NT).

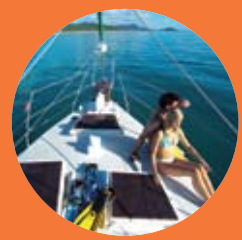
Several important assets make it such a drawcard:

- Most of it safely remains an unspoilt natural environment with almost 90% of its 5,184 hectares protected national park
- It is set in the World Heritage-listed Great Barrier Reef Marine Park
- It enjoys more than 300 days of sunshine a year with an average maximum temperature of 28.8° and an average minimum of 19.7°.
- With coral reefs fringing many of its bays, 150 fish types and crystal clear water, it is highly regarded as a snorkelling area



- Threatened species such as dugongs, whales and turtles are regularly sighted around the Island
- The 25 kilometres of walking tracks – ranging from tough treks to easy going - provide opportunity to get up close and personal with koalas, rock wallabies, possums and echidna and to spot as many as 100-plus species of bird life.
- Its koala colony is believed to be the largest in Australia. And, unlike many other tourist destinations, it is still possible to cuddle one in captivity on Magnetic.
- Several shipwrecks and crystal-clear water attract divers from around the world with the SS Yangala wreck, for example, a national historic site described by some as the best wreck dive in Australia and one of the top five in the world.
- Other outstanding dive sites - Florence Bay, the Platypus wreck in Arthur Bay, the Coral Gardens and the Canyons at Alma Bay, the Moltke Wreck in Geoffrey Bay and Nelly Bay.





Other things to see and do



- Toss in a line in from Picnic Bay Jetty for a chance to hook a Mackerel
- Undertake a day or sunset cruise aboard the Providence V, a replica of one of the first schooners to race in the America's Cup in the 1870s
- Picnic in secluded Florence Bay beach.
- Hire a Mini Moke to get around the island or just trek it
- Go via horseback on a Bluey's Horseshoe Ranch guided tour through the hinterland and across the beaches
- In August, keep an eye out for the world's giant endangered humpback whales. This is their winter playground
- Circumnavigate the island on jet ski tour – in about three hours - or do a one hour trip around the top end
- Board a Red Baron seaplane to check out the island from the air in a 20-minute joy flight.
- For fun, try your hand at Coconut Bowling; or
- Place your bets on the island's Cane Toad Races.

How to get here

Magnetic Island is 9km from Townsville, a 20-minute ferry ride.

A passenger ferry service offers up to 14 return trips a day and a passenger and vehicular ferry provides up to 7 return trips a day.



One of the State's fastest growing areas

The Queensland government expects Townsville and adjoining Thuringowa to be among the State's fastest growing areas over the next 20 years – at around 2.2% a year in that time.

This is in line with the average growth of the State as a whole - or 26,000 additional residents in Townsville and Thuringowa Shire by 2026.

Magnetic - the island playground off Townsville – is expected to feature prominently in the profile of the city over that time.

Visit one of the seven wonders!

Magnetic Island is just 30 minutes from the Great Barrier Reef that stretches 2,300 kilometres from Lady Elliot Island on the Tropic of Capricorn to just off the coast of Papua New Guinea.

This fragile ecosystem is home to:

- More than 1,500 fish species
- 400 different types of coral
- About 2,000 individual reefs
- 600 continental islands; and
- 350 coral cays.

It is said to be the only living structure on earth to be seen from outer space. Yet it is actually made up of some of earth's tiniest living creatures - millions of polyps that feed on marine organisms.



Cash flow positive apartments... 7% Corporate Leaseback for three years!*



Meridien is offering all new investment purchasers the opportunity to get a great investment income return for the next 3 years.

Given that the current official interest rates are at an all time low, many apartments at 1 Bright Point could become cash flow positive.

It means astute investors could pay just \$495,000 in an area where demand for oceanfront property is high and where median apartment prices grew 37.3% in 2007.

At the same time, investors can expect good rental returns. 1 Bright Point is professionally managed for both short and long term accommodation by Windward Resorts which is aligned with tourism and wholesale giant, Stella Resorts Group to market the development nationally and internationally under its Mantra brand.



A world-class oceanfront opportunity

Investors have a world-class ocean front property opportunity in the 124 5-star apartments of the 1 Bright Point development.

The apartments, created by the Meridien Group, present outstanding views from their peninsula site which is adjacent to the island's new harbour terminal – a state of the art project offering marina, shopping precinct, restaurants, yacht club and dive facilities.

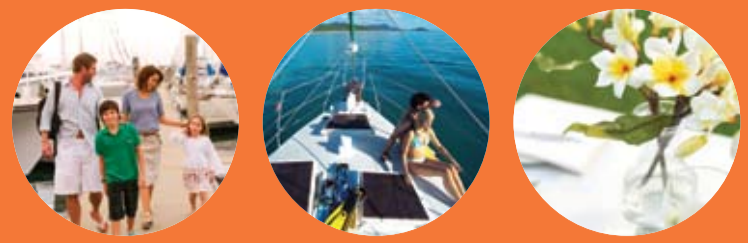
They also offer:

- Spacious 117 - 187 sqm of luxury accommodation
- On-site management for short and long term tenancies
- You the ability to stay at and enjoy your investment when you please
- Exciting eco design which includes sliding panels, louvred walls and breezeways, large roof overhangs, awnings and innovative shading devices. These encourage passive temperature control so you need the in-built air conditioning system only on the hottest of days
- Indoor/outdoor living spaces that can be left to self ventilate all year round while still maintaining security. The result is excellent natural ventilation and energy efficiency
- Beach Rooms similar to the verandah spaces in a beach house. These rooms act as secure breezeway/storage areas adjacent to and opening onto bedrooms

- Convenience because they have been built over the headland of a small peninsula just five minutes' walk from the ferry terminal
- Fresh natural tones and interior finishes in stone and timber designed to blend with the granite boulders of Magnetic Island
- Miele kitchen appliances and stone bench tops
- 27-metre wrap around verandahs
- Main bedrooms with bathtub plus large ensuite shower, and floor to ceiling glass panes that offer a panorama of the Pacific Ocean.

- Second bedrooms with their own full sized bathrooms
- Individual apartment air conditioning systems
- Flat screen televisions, electric cook tops, ovens, and dishwashers, and built-in laundries
- Four Infinity edge pools
- Poolside recreation area with barbecue, gymnasium and conference room
- Natural coastal colours and textures in landscape architecture, complementing the aesthetic beauty of the island.





Mantra offers national and international exposure



As a Mantra branded product 1 Bright Point receives the advantage of national and international marketing programs to maximise returns for owners.

With Townsville Enterprise statistics showing 83% of Townsville guests are from intrastate the company places strong focus on this market.

It also markets heavily to interstate markets.

Here, "Find your Mantra" - the company's latest campaign - is supported by free to air and cable television. It includes major spots across networks, features on the Getaway program and has a \$100,000 billboard campaign in all Australian capitals.

Print and radio advertising, agent familiarization tours, online marketing campaigns and sponsorships are all part of the marketing mix. Sponsorships include those for the Magnetic Island Yacht Race, the Magnet Island Golf Open and Magnetic Island Junior Surf Life Saving Association.

Mantra also provides international support through its management of all major wholesale contracts including Flight Centre and Sunlover.

Inbound wholesale control ensures Mantra 1 Bright Point has a wide advertising reach across international markets with the support of the Mantra branding.

Mantra is part of the Stella Hospitality Group - the third largest branded hotel operator in Australia with more than 15,000 rooms across more than 130 branded and independent properties.

A snapshot:
 Peppers Retreats Resorts and Hotels 25
 Mantra Hotels Resorts and Apartments 52
 BreakFree Hotels Resorts and Apartments 53



4.5 star rating in AAA tourism membership

The national tourism body of the Australian motoring organisation, AATourism promotes STAR rated accommodation to more than 6.5 million members of Australia's auto clubs, and domestic and international travellers.

Mantra 1 Bright Point currently holds a 4.5 star rating.

Townsville Enterprise membership also means Mantra 1 Bright Point is marketed and promoted by this peak industry body throughout Townsville and the shires of Charters Towers, Burdekin, Cassowary Coast and Hinchinbrook.



Rents lower than Townsville - but rising faster

According to the Residential Tenancies Authority, there are 320 bonds held for properties located on Magnetic Island, said PRDnationwide.

Rents are considerably cheaper than those on the Townsville mainland, it added, although strong

growth in median rents has been recorded in the last year.

The residential vacancy rate on Magnetic Island was 2.3% in October 2008.

Dwelling	Area	Sept Qtr 07	Sept Qtr 08	\$ Change	% Change
2 br unit	Magnetic Is	\$180	\$220	\$40	22.2%
2 br unit	Townsville	\$245	\$270	\$25	10.2%

2009: best buying opportunity in 20 years?

The coming year is the best time in over 20 years to buy residential real estate, according to experienced market analyst Michael Matusik.

Matusik says a share market rebound, rising consumer confidence and a stable property market - boosted by lower interest rates and federal stimulus packages - will lay the foundations for opportunities for home buyers and investors.

"For me, 2009 represents the best buying opportunity I have seen in 20-plus years of working in residential advisory," Mr Matusik says.

"Don't waste this opportunity. I, for one, won't."

He urges investors to ignore the negativity of the media and the "doom-celebs" who seek to lift their personal profiles by forecasting disaster. He suggests people avoid reading the daily press in an effort to start the new year in a more positive frame of mind.

"All I want is a little bit more common sense from those who should know better and, most of all, a good boost in confidence. The inauguration of President-elect Barack Obama should help," he said.

"Ask yourself how confidence might improve were we to move into 2009 with a share market rebound.

"Overlay a stable residential property market - and, other than a few weak spots at the top end of the market, that is exactly what the Australia residential market is: Stable

"Add declining interest rates and the enormous federal fiscal stimulus package, and suddenly you have the basis for a dramatic bounce in confidence."

Mr Matusik said he noted Reserve Bank Governor Glenn Stevens' comments that Australia will have a recession only if it talks itself into it.

"Other commentators are now starting to get on board, agreeing that the doom and gloom is unwarranted," said Mr Matusik.

"Things are tougher than we have been accustomed to, but it is not all that bad. Some of us can remember the late 1980s and early 1990s.

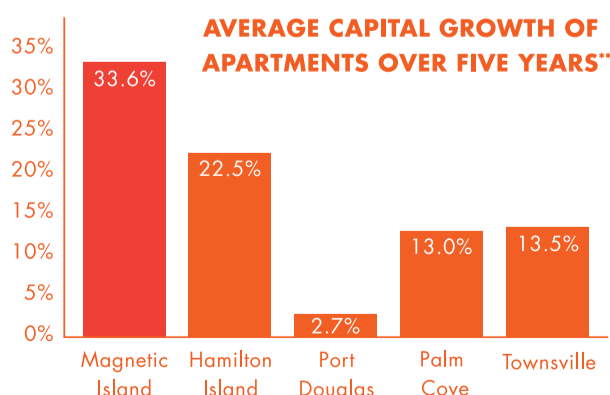
"Now that was tough!"



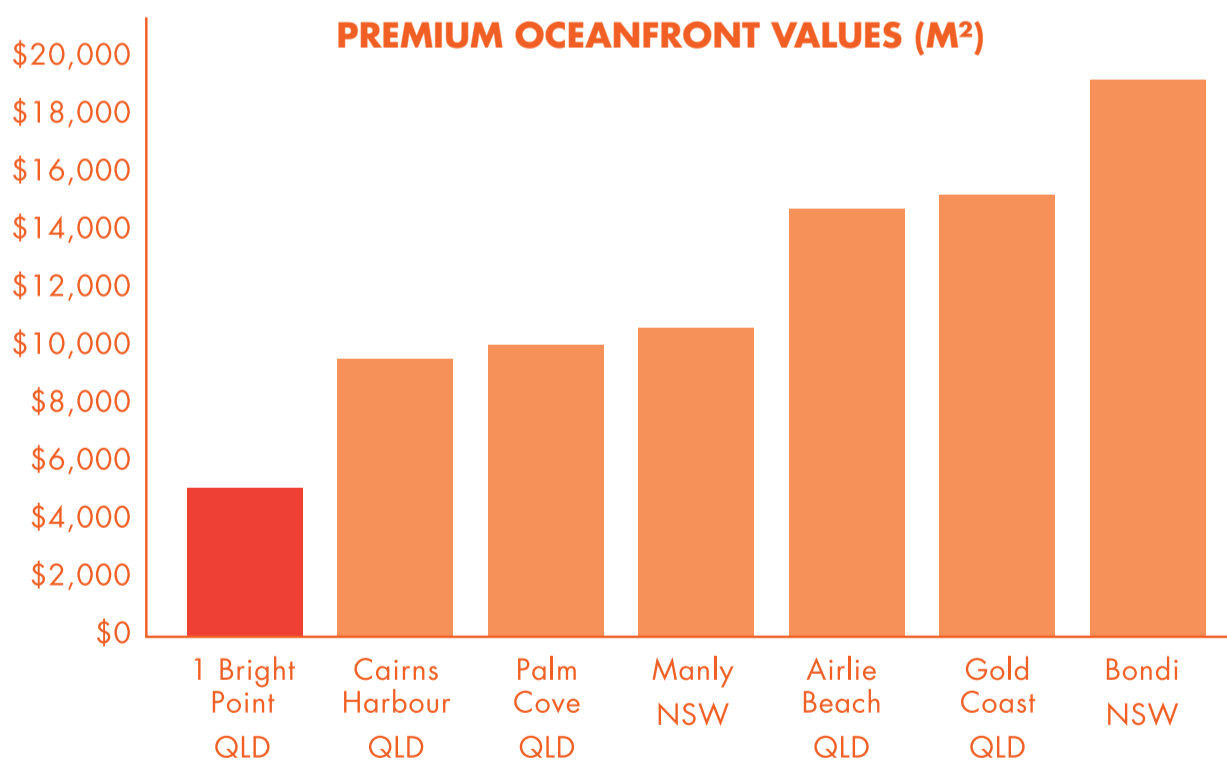
Magnetic Island is Booming

Median apartment prices grew by 37.3% in 2007 and 33.6% pa over the last 5 years.

This unprecedented demand for investment in Magnetic Island enjoys a superior location. No other island or holiday destination in the area comes close. It is the most accessible island on the North Queensland coast - just 18 minutes by ferry from Townsville's CBD.



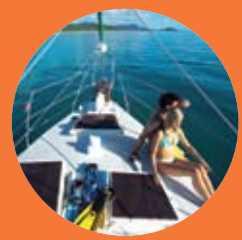
Magnetic Island is set for Capital Growth Boom



Oceanfront developments like Meridien's 1 Bright Point have a huge potential for capital growth when compared to the square metre rates of other oceanfront apartments along the eastern seaboard. Magnetic Island property values are less than 40% of other premium oceanfront locations in Queensland,

which is why Bright Point apartments are getting snapped up by interstate and overseas buyers.

It's happened before; Airlie Beach and Palm Cove both took off before the majority of locals realised what was happening, and are now valued at up to three times more than Bright Point.



Masterplan to guide growth of booming Townsville

A quickly developing CBD is the focus of a major redevelopment guide likely to continue for a decade or more.

The Masterplan, created by the Townsville City Council, embodies seven precincts aimed at revitalising the area to meet the city's demographic and technological challenges.

Evidence of the CBD's rise in popularity is contained in council statistics.

Development in Townsville has been booming in recent years with approximately \$255 million in development approvals for residential and commercial premises in the CBD being issued between 1 January 2001 and 31 December 2006, and over \$1 billion in development projects proposed in the central business district for development in the near future.

The city precinct plan encompasses residential, retail, mixed use, offices and entertainment areas, a knowledge centre, tourist region, and ferry terminal.

Flinders Street will focus on leisure and retail. A new inner city pedestrian circuit will be built, and Victoria Bridge restored.

South Townsville precinct will become tourist accommodation and dining oriented together with a marina. There will be eco-foreshore and residential townhouse parklands.

A \$1 billion lifestyle precinct, including a new cruise ship terminal, will be developed on the Western Breakwater adjacent to the Port of Townsville.

With the potential to cater for up to 40,000 visitors, the new terminal and associated works are expected to boost Townsville's tourism appeal significantly.

Integrated commercial and residential developments will be built on land surrounding Jupiters Casino.

In another section of the CBD, obsolete railway land will be redeveloped, a new Flinders Street West railway station built and a rail museum created in heritage workshops.

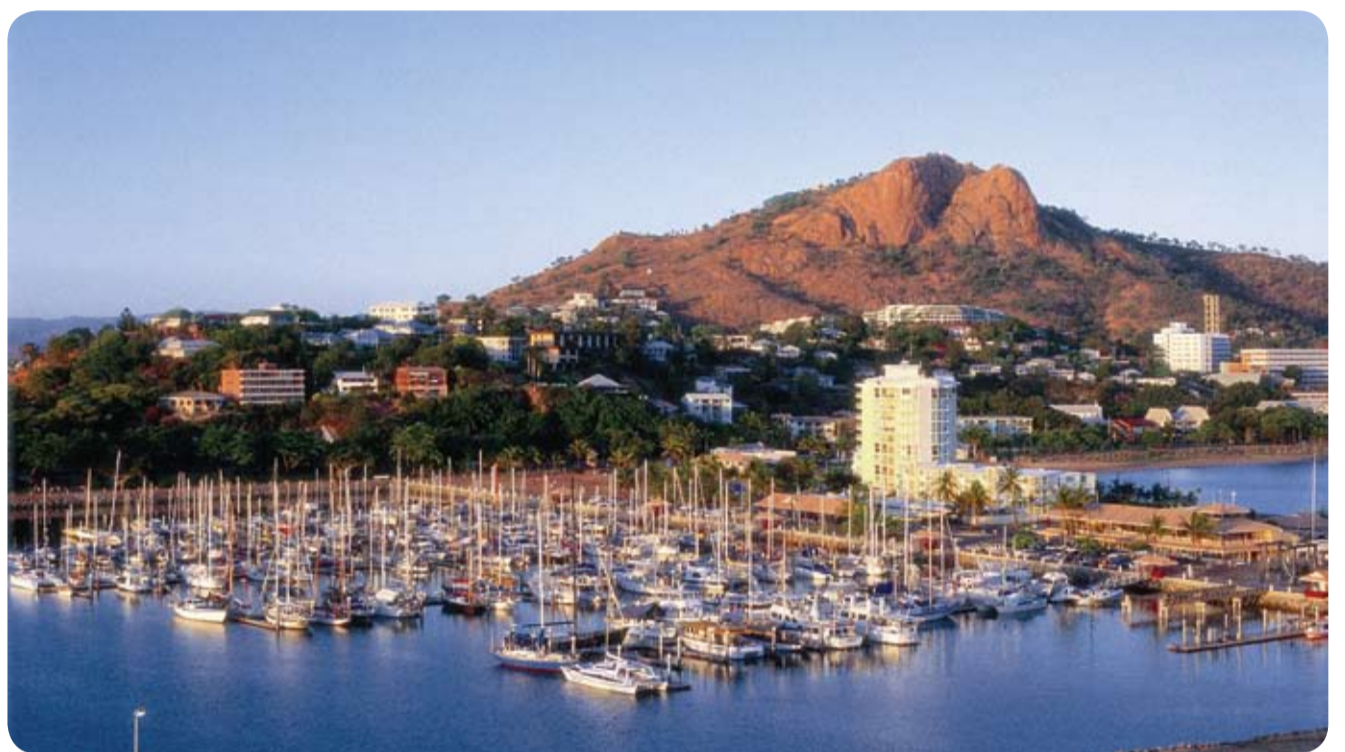
Queensland Rail last year unveiled plans to also develop a new ceremonial walkway at the old heritage rail yards site.

It will be a kilometre long and 8-metres wide with landscaping and shade structures, seating, rest areas, and formal and informal gathering spaces.

Public art, rail artefacts and memorabilia will be placed on the walk.

QR spokesperson Tony Lucas said the organisation particularly wanted to protect and enhance the rail history of North Queensland through its work there.

Thuringowa CBD is also experiencing significant change and development with Thuringowa City Council launching its 20-year vision to create a true city heart. The Master Plan proposes a vibrant civic and commercial heart for the City and proposes some extensive changes in the future, aimed at creating a structure of roads, streets and pedestrian routes to link destinations into a cohesive city centre precinct.



\$3 billion worth of exports for Port of Townsville

Annual exports through Townsville – the north's largest port – total \$3 billion and cover major products such as copper, sugar, lead and timber.

The port facilities include major cargo handling facilities for bulk and containerised vessels, rail and road access and deep-water berths as well as storage and maintenance facilities.

Since 2004, the city's gross regional product has risen 12%, and now represents about 7% of the entire state's gross product.

As North Australia's largest city, and Queensland's fourth biggest, it has a strong public sector, but manufacturing growth is now challenging this dominance, in particular through mineral processing industries.

Townsville is both North Queensland's administrative centre, and a major Defence Force city.

Vigorous retail, construction, financial services and property sectors support the strong economy.

A substantial fishing industry is based in Townsville, while its recreational fishing gains substantial tourist attention.

Aquaculture and the downstream processing of seas are seen as having growth potential.

Tourism provides close to a billion a year income and most of the visitors are from overseas who stay an average 7.5 nights. These are mostly from the UK, Germany and the USA, according to social atlas data.

Of the Australians visiting Townsville, most are from other parts of Queensland.

The city has an island suburb, Magnetic, which is linked by a passenger ferry service and barge operation that are conducted seven days a week.

About 300,000 passenger trips are made each year.



Townsville Airport an important transport hub

Handling more than 1.2 million passengers a year, Townsville Airport is a major regional transport hub.



Five kilometres west of the city centre, on the coastal plain between Rowes Bay and Bohle River, it caters for significant levels of business travel between Townsville and Sydney and Brisbane.

It is also a major servicing hub for Cairns, Mount Isa, Cloncurry, Hughenden, Winton, Moranbah and the mining communities of the northwest.

Townsville Airport is a joint user facility, shared with the Defence Department that contributes with Queensland Airports Limited to its planning and development.

The civilian component occupies about 81 hectares, and offers traveller services through Qantas, QantasLink, Jetstar, Virgin Blue, Alliance Airlines, Macair Airlines and Skytrans Airlines.

The main runway is 2.4km long by 45m and the second is 1.1km by 30m. The domestic apron can take three wide body aircraft, 18 commuter aircraft, some 20 general aviation aircraft and helicopters.

Extensive maintenance facilities from organisations such as BAE Systems, Aircraft Services and Steven Hegarty Aircraft Maintenance are available for both fixed and rotary wing craft.



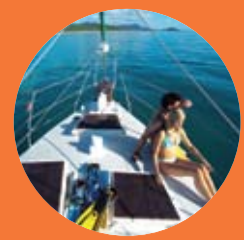
Hospital the biggest in provincial Australia

A new Townsville General Hospital and Kirwan Hospital for Women offer world class health care services in a state-of-the-art health care facility, according to the Queensland Government.

With 460 beds, Townsville General Hospital is the largest hospital in provincial Australia supporting people north to Thursday Island and Papua New Guinea, west to Mount Isa and south to Sarina as well as those living in Townsville.

It is the major teaching hospital of the James Cook University School of Medicine and is closely affiliated with the University of Queensland and James Cook University. The Rural Health Training Unit also has a close association with the hospital.





\$119M Ring Road to bring big traffic improvements

\$1.5 Billion invested in local infrastructure projects

A \$119 million Townsville-Thuringowa ring road is one of several major infrastructure improvements to keep pace with the area's development.

More than \$1.5 billion worth of such works is under way including a new railway station to be completed later this year and the Townsville harbour upgrade that incorporates a cruise ship terminal and military facility.

The ring road is being built in four stages, the first of which was the 5.3km Douglas Arterial, completed in 2005.

It also featured a new bridge across the Ross River so there now is a fast road link to Townsville's university, hospital and military barracks.

The Department of Main Roads expects to complete sections two and three by 2008. It connects with the existing Bruce Highway, helping boost Townsville's western and northern corridor development.

Thuringowa Mayor Les Tyrell said the two stages also would unite the city and provide better access for northern beaches residents.

Thuringowa had long been split into two distinct areas, urban and rural, and the ring road would bring all parts of the city closer together.

Federal Roads Minister Jim Lloyd said ultimately traffic and congestion would be reduced in the suburbs of Vincent, Heatley, Cranbrook, Aitkenvale and Mount Louisa and heavy vehicles could bypass the city.

Final stage of the ring road will be a 10km section connecting Shaw Road across the Bohle Plains to the Bruce Highway, which is also getting a \$1 billion facelift between Sarina and Cairns.

For 2006-07 and 2007-08 the Queensland department has also allocated \$3.7 million to complete planning and design of two stages for the Townsville Port Access Road. Stage one consists of the Stuart Bypass and Stage two is the Eastern Corridor.

Another \$8.8 million will go towards upgrading North Ward Road while a further \$190 million will pave the way for an access road to the Townsville Port in order to facilitate the continuing growth of Townsville.

Additionally, improvements to the Murray Sports Complex, planning of a \$38 million Reid Park multipurpose community venue and a \$11 million investment in the Townsville Arts Hub are all in a bid to maintain the "stimulatory effect on both population growth, job creation and property market growth" in the area as described by Resolution Research and Marketing.

Large defence forces call Townsville home



Some of Australia's most outstanding defence groups call Townsville home. Lavarack Barracks is Australia's largest Army base, Ross Island Barracks houses the Army's amphibious operations, and Jezzine Barracks the Army Reserve.

Permanent and Reserve Air Force personnel operate from the RAAF Base Townsville, which also accommodates Australia's fleet of Army Black Hawk and Chinook helicopters.

Navy ships visit Townsville regularly to work with 3rd Brigade, the land combat element of Australia's Ready Deployment Force.

RAAF Base Townsville (Formerly RAAF Base Garbutt) is, along with RAAF Tindal and RAAF Darwin, one of northern Australia's primary defence installations.

It also provides a focal point for the local Australian Air Force Cadets (No.1) Wing, and, along with Lavarack Barracks, establishes Townsville as a key northern stronghold.

Backing on to the Townsville International Airport, RAAF Base Townsville has its origins in World War II - a time when much of Townsville was an airstrip.



Originally set up as a base for the US Army Air Force 5th Air Force, it seemed natural to continue its use as a RAAF base after the war.

An extensive RAAF museum is located on base.

Townsville featured prominently in the history of the battle of the Coral Sea in 1942 and was a major Pacific Base during the entire Second World War. At that time it accommodated up to 100,000 Australian, American and other allied service personnel.

Australia's leading tropical research university caters for 14,000 students



Named after the man who explored the region in 1770, James Cook University is Australia's leading tropical research university.

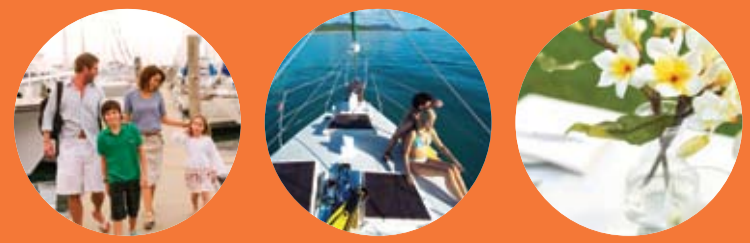
Indeed, it was proclaimed in Townsville on April 20, 1970, 200 years after Cook charted Australia's eastern seaboard in his epic voyage of discovery.

JCU as it is affectionately known, has its main sites in Townsville and Cairns and smaller campuses in Mount Isa, Mackay and Thursday Island.

It has a strong research focus, particularly in matters relating to life in the tropics and offers more than 170 undergraduate and 140 postgraduate courses.

These cover the Arts, Business, Creative Arts, Education, Engineering, Law, Medicine and Health Sciences, Science, Information Technology and Social Sciences.

Vocational training is also strong in the region with the Barrier Reef Institute of TAFE catering to 13,000 students enrolled in courses covering tourism, engineering and construction, nursing and health services, business and information systems, and community services.



Catalina, Teneriffe, Brisbane



Abel Point Marina, Shute Harbour



Port of Airlie, Airlie Beach



The Woolstores, Teneriffe, Brisbane

Renowned for quality product in quality locations

Founded in 1997, the Meridien Group has a reputation for building and marketing quality developments in excellent locations.

Across Australia, in a variety of markets, distinctive, original and innovative Meridien projects are capturing both strong buyer attention and awards for excellence.

Nowadays, Meridien is a diverse organisation with more than \$3 billion in projects and assets embracing property development and construction, funds management, retirement living, marinas and student accommodation.

Privately owned, it is operated by highly qualified professionals who enjoy meeting the stringent demands of buyers who seek individuality and quality as well as strong growth potential and rental returns.

Our other projects:

Unilodge - Australia's largest provider of student accommodation.

Modern Unilodge apartments are on campuses or close to universities in Sydney, Melbourne, Brisbane, Adelaide, Canberra and Auckland. They feature sophisticated security and cutting edge services, such as fully trained, multilingual staff and top social facilities.

Port of Airlie, Airlie Beach - 15 of the best absolute waterfront homes, 300 designer apartments, two state-of-the-art hotels and a world-class marina. Port of Airlie is on the doorstep of one of the seven natural wonders of the world, the Great Barrier Reef.

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The Miro, Fortitude Valley, Brisbane - inspired by Spanish Surrealist Painter, Joan Miro, this development is a work of art offering 1 and 2 bedroom apartments. It offers cutting edge interior design, European appliances and designer fittings. And, pushing the boundaries of architectural functionality, it allows you to individually change your internal space to suit your needs.

World-class hotels in breathtaking locations around Queensland - offering holiday markets unique destinations and providing investors with an alternative asset in which to generate future financial gain. Throughout the year, investors can use their hotel apartment both for their own holiday and for income returns.

Retirement resort style living that's well serviced, secure and social - featuring country clubs, bowling greens, pools, barbecue areas, courtesy buses and libraries in South Australia, New South Wales, Victoria and Queensland.

Abel Point Marina, Airlie Beach - 500 berths from 12-60m - 5 stars with cutting edge facilities offering convenience and support, including for super yachts.

Horizon Shires Marina, Gold Coast - within easy reach of Brisbane (30 minutes) and The Gold Coast (20 minutes), this is a \$500 redevelopment to grow the number of 12-30m berths on offer from 500 to more than 1,350. Surrounded by 100km of protected waters, it will be one of the most prestigious marinas in the world with services that include refuelling, mechanical support, 1,000 dry boat stackers, a 70-tonne travel lift, water blasting and undercover rack and trailer storage. It offers a licensed restaurant, general store and boat hire, and Meridien plans to develop a luxury resort hotel adjacent to the marina.

Marina Mirage, Port Douglas - close to world-famous fishing grounds, with fine dining and many shopping amenities, this 5-star site has 112 berths of 12m-45m, and provides services including super yacht refuelling, 3-phase power and gated berthing

Port of Airlie Marina, Airlie Beach - features 240 wet berths, refuelling, mechanical support, boat stackers, travel lifts, water blasting and under cover rack and trailer storage.

Meridien Funds Management - offers institutions and high net worth individuals compelling investment opportunities through various unlisted wholesale property funds that aim to deliver above average returns.

Past developments

The Village, West End - A \$25 million project of 62 stylish apartments marrying the best in modern apartment living with new age retail.

The Catalina, New Farm - Where derelict wharves once stood, The Catalina has evolved into an exclusive location - a collection of 23 individual homes of unparalleled style and luxury overlooking a prime stretch of Brisbane riverfront. With indoors and out blending seamlessly and privacy guaranteed through clever design, it also has river views from all spaces and levels.

The Regatta, West End - A \$40 million project offering unbeatable inner-city convenience and outstanding growth potential - a waterfront lifestyle with large, live-on balconies ideal for the Queensland climate.

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