



REGAL

RESIDENCES

EXECUTIVE SUMMARY

Project Name

Regal Residences

Project Location

59-73 Meron Street, Southport QLD 4215

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project

Regal Residences is situated in Southport, Queensland, within the Imperial Square precinct. This 18-storey tower comprises 143 residences, including one, two, and three-bedroom apartments, as well as two exclusive four-bedroom penthouses.

Each apartment is designed with contemporary aesthetics, featuring spacious interiors that allow for ample natural light and offer expansive views. The residences are appointed with high-quality finishes and fixtures, such as European-style flooring, plush carpets, and premium European appliances. Stone benchtops and ducted air-conditioning further enhance the luxurious feel of the apartments.

- **Rooftop infinity lap pool:** Offers panoramic views of the Gold Coast and hinterland.
- **Steam and sauna rooms:** Provide spaces for relaxation and rejuvenation.
- **Gymnasium:** Equipped with modern fitness equipment.
- **Residents' lounge:** A communal area for socializing and entertainment.
- **Outdoor dining area:** Suitable for alfresco dining experiences.

The building also features a 4.5-star hotel, enhancing the luxurious living experience. For short-term holiday rentals, these apartments are furnished to a high standard, ensuring a comfortable and upscale stay. The furnishings complement the modern design of the apartments, providing guests with a premium experience. Additionally, the strategic location of Regal Residences offers easy access to local amenities, including shopping centers, restaurants, beaches, and public transport, making it an ideal choice for holidaymakers seeking both luxury and convenience.



THE INVESTMENT

- » High capital growth potential and high-yielding
- » Low vacancy rate currently 0.7%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Home to significant infrastructure, employment opportunities and increased housing over the coming years
- » Strong tax depreciation
- » Good transport access with light rail, bus and train services

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQM	EXTERNAL SQM	PRICE RANGE
1 BRM	51 - 57	7 - 13	\$740,000 - \$880,000
2 BRM	81	13	\$1,320,000 - \$1,340,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$1100 / Quarter	\$550 / Quarter	\$300 / Quarter
2 BRM	\$1300 / Quarter	\$550 / Quarter	\$300 / Quarter

Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	COMPLETION
Mixed Use Residential	Completed

GRAND LIVING WITH CENTRAL CONVENIENCE

RESTAURANTS

- 1 Sushi Train Southport
- 2 Hungry Jack's Southport
- 3 MacDonald's Southport
- 4 GOTO Japanese Restaurant
- 5 The Cardamon Pod
- 6 Roma Pizzeria
- 7 Mr. Thai Restaurant
- 8 De Vito Waterfront

RETAIL

- 9 Marina Mirage
- 10 Australia Fair Shopping Centre
- 11 Brickworks
- 12 Paradise Centre
- 13 Pacific Fair Shopping Centre

CULTURE

- 14 The Star Gold Coast
- 15 Chinatown
- 16 Southport Surf Life Saving Club
- 17 Surfers Paradise Beach

EDUCATION

- 18 Griffith University
- 19 Griffith College
- 20 Southport State High School
- 21 Southport State School
- 22 The Southport School
- 23 TAFE Qld Southport
- 24 Bond University

MARINA'S

- 25 Mariner's Cove Marina
- 26 Bayview Harbour

MARINA'S

- 27 Gold Coast City Marina & Shipyard
- 28 Hope Harbour Marina
- 29 Runaway Bay Marina

HEALTH

- 30 Gold Coast University Hospital
- 31 Gold Coast Private Hospital
- 32 Gold Coast Athletics Centre
- 33 Southport Health Precinct
- 34 Gold Coast Aquatic Centre

LANDMARKS

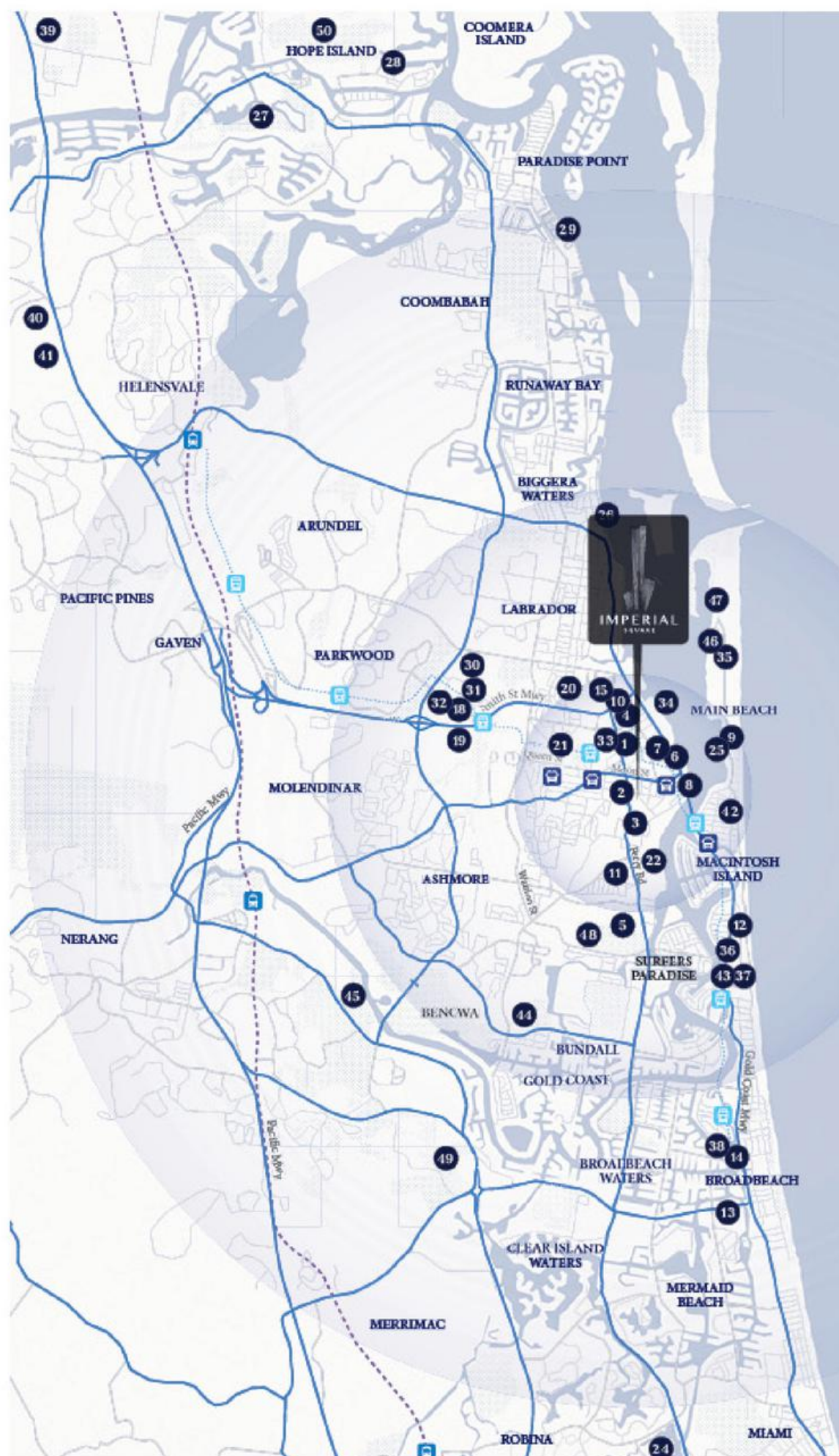
- 35 Seaworld
- 36 Holey Moley Putt Putt
- 37 iFly Indoor Skydiving
- 38 Gold Coast Convention and Exhibition Centre
- 39 Dreamworld
- 40 Warner Brothers Movieworld
- 41 Wet 'n' Wild Gold Coast
- 42 Main Beach Tourist Park
- 43 Infinity Attraction

SPORTS

- 44 Southport Golf Club
- 45 Metricon Stadium
- 46 Jetpack & Flyboard Adventures
- 47 BK's Gold Coast Fishing Charters
- 48 Southport Golf Club
- 49 Palm Meadows Golf Course
- 50 Sanctuary Cove Golf Course and Country Club

LEGENDS

-  Train Station
-  Light Rail Station
-  Bus Stations
-  Highways
-  Roads
-  Railway
-  Light Rail
-  Park



LIVING



LIVING



LIVING



LIVING



LIVING



LIVING



KITCHEN



KITCHEN



KITCHEN





KITCHEN

KITCHEN



KITCHEN



DINING



DINING



BEDROOM



BEDROOM



BEDROOM



BATHROOM





STUDY



BALCONY



LAUNDRY



FUNCTION ROOM



FUNCTION ROOM



GYM



LOBBY



LOBBY



LOBBY



ROOFTOP POOL



ROOFTOP POOL



ROOFTOP POOL



STEAM ROOM



SAUNA



RESIDENTS LOUNGE



RESIDENTS LOUNGE



RESIDENTS LOUNGE



ROOFTOP BBQ AREA



ROOFTOP BBQ AREA





DEVELOPER

Azzura Investments Ltd is an Australian public company based in the dynamic and thriving city of The Gold Coast. Established in 1989, Azzura is proud of its impressive legacy, celebrating two decades of success in residential and commercial developments stretching from the northern Gold Coast of Queensland through to northern NSW. With numerous awards for excellence in design, the Azzura team are proud of their role in the ongoing development of what has become Australia's premier holiday destination and lifestyle community. Azzura is passionate about creating striking and revolutionary landmarks embraced by tourists and locals alike

azzura™

INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.

UNDERSTANDING THE GOLD COAST PROPERTY MARKET

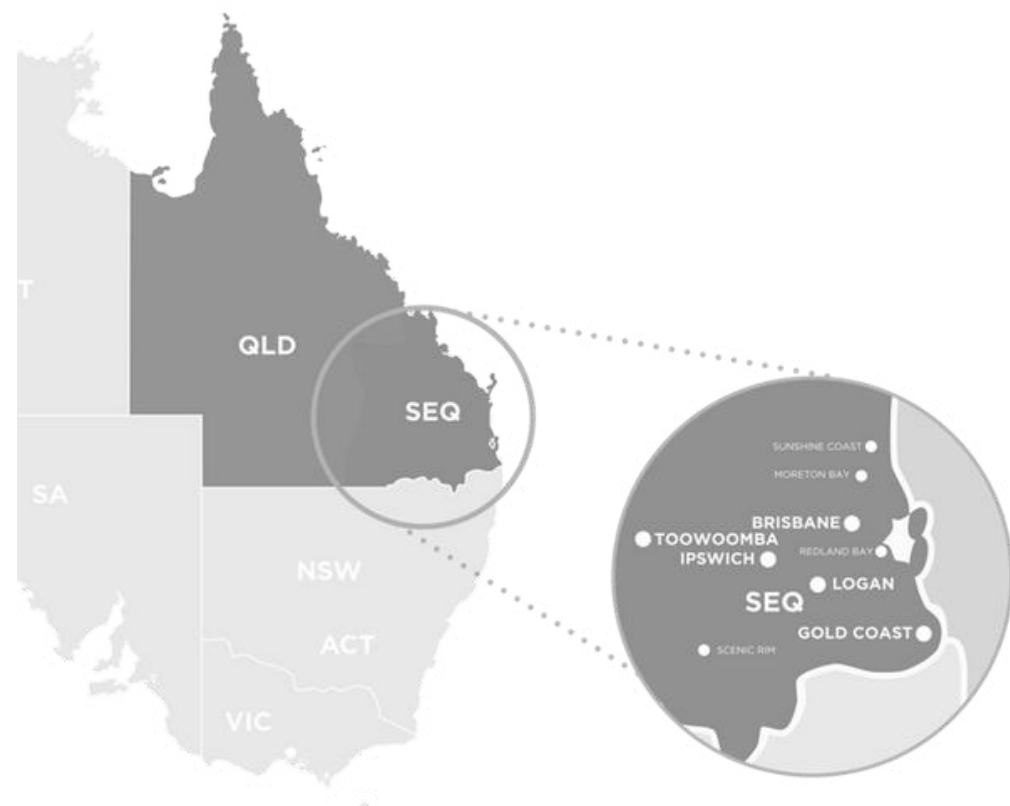
The Gold Coast is the pearl of Australia, only an hour's flight from Sydney and just over two hours from Melbourne and Adelaide, it is a city where 78% of the Australian population live within a two-hour flight radius.

With its world-class theme parks, top-class national and international sporting events, and state-of-the-art hotels and resorts offering true Australian hospitality it is the shopper's paradise and the Australian family's choice for a holiday destination.

As property buyers or investors, it is important to understand the Gold Coast in more depth to discover a truly unique investment opportunity.

The Gold Coast is a city within the greater South East Queensland region 'SEQ' where 3.8 million people live and is expected to reach 4.9 million by 2036.

Property buyers and investors consider the Gold Coast as part of the greater SEQ region just as we all consider Campbelltown and Liverpool as part of the greater Sydney region and Dandenong and Frankston as part of the greater Melbourne region.



WHY THE GOLD COAST VACANCY RATE IS SO LOW

Infrastructure investment in the Gold Coast promotes confidence in the city's future. The amount of investment we are seeing means that for business and the community, the Gold Coast will continue to grow in importance.

Today the Gold Coast has the lowest vacancy rate in Australia and a competitively high return on investment as immigration continues to increase from larger cities to the region which increases demand for property and in return, will increase capital gain over the years. It is this understanding that drives investors to purchase in the Gold Coast.

GOLD COAST VACANCY RATE DECEMBER QUARTER 2011-2023

DEC 2011	4.2 Per cent
DEC 2013	1.9 Per cent
DEC 2015	1.1 Per cent
DEC 2017	1.1 Per cent
DEC 2019	1.8 Per cent
DEC 2021	0.6 Per cent
DEC 2022	0.3 Per cent

Source : REIQ

THE GOLD COAST FUTURE LOOKS BRIGHT

With \$10.9 billion worth of recently completed, under construction or planned infrastructure investment accounted for within the last 12 months.

Transportation accounted for the largest portion of infrastructure investment totalling \$6.4 billion. The Light Rail has made an obvious change to the Gold Coast's landscape and the M1 upgrades while the proposed heavy rail extension is also helping keep the Gold Coast connected. Below is a snapshot of some of the major projects that have recently been completed or are near completion in the Gold Coast.



PACIFIC MOTOWAY WIDENING



The Pacific Hwy Upgrade is the largest road infrastructure project in Australia connecting Sydney to Brisbane by late 2023. The widening of the motorway to 6 lanes between the Gold Coast and Brisbane will be completed for easy access within the South East Queensland region.

GOLD COAST LIGHT RAIL | STAGE 3



STAGE 1 & 2 are currently in operation from Helensvale to Broadbeach south Stage 3 will deliver a 6.7km extension south of the existing tram network, from Broadbeach South to Burleigh Heads providing eight additional stations. Stage 4 will connect Burleigh Heads with Gold Coast Airport covering a total of 50km.

GOLD COAST UNIVERSITY HOSPITAL



Ranked the 6th Best Hospital in Australia it includes 750 Beds in the public hospital, 320 beds in the private hospital and employs 7,000 employees. Neighboring Griffith University, students who are medically based train at the new hospital.

YATALA ENTERPRISE



The Yatala Enterprise Area (YEA) is the city's leading industrial precinct. Located halfway between the Gold Coast and Brisbane CBD it is home to businesses in the food and beverage industry, Construction materials, machinery and equipment, plastic and chemicals as well as warehousing, transport logistics and distribution.

GOLD COAST AIRPORT UPGRADE

Gold Coast Airport Masterplan currently has \$370 million of work under construction. 30,000 Sq. Mt. expansion of the airport terminal will double its size. With more than 6 million passengers passing through the airport each year, this expansion is set to double by 2032.



PIMPAMA SPORTS HUB

Located at the Northern precinct of Gold Coast spread over 14-hectare the \$80 Million sports hub includes a state-of-the-art aquatic centre with an Olympic-standard swimming pool, netball and tennis facilities.



GOLDEN DECADE FOR GOLD COAST

With \$20 billion in infrastructure and investment headed for Queensland in anticipation of the 2032 Olympics, the Gold Coast's property market is set up to thrive over the next decade.

According to a new report, the investment ahead of the Olympics when combined with the ongoing population growth and an advancing economy will see the Gold Coast outpacing the rest of the country.

Gold Coast to become the most expensive city by 2032

According to the latest modelling from PRD Nation Wide Sydney will be toppled from its position as the most expensive Australian city. The Gold Coast is predicted to take the unenviable title with house prices predicted to double by the end of the decade.

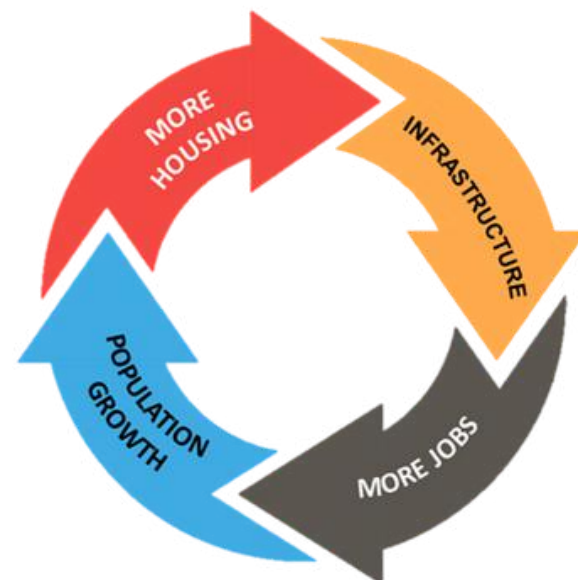
PRD Nation Wide has predicted that Sydney house prices will sore from their current median house price of \$1,290,000 to \$2,450,000 by 2030. The Gold Coast is predicted to clime above that to \$2,670,000 from the current median price of \$1,250,000 by 2030 while Melbourne is predicted to reach \$2,050,000 from the current median price of \$890,000

Source: PRD Nation Wide & Broadcast on Channel 10 News

The improved regional transport infrastructure will positively impact the scale and investment profile of the local property market

More jobs, more people, a bigger economy, improved infrastructure and higher demand from businesses are all key drivers of growth.

When you add Infrastructure spending for the Olympics that is expected to play a significant role in this growth. It explains the reasons for the positive impact on the Gold Coast local property market.



The Gold Coast's population is forecast to grow by nearly 500,000 by 2032 Olympics

Based on the figures of a 1 million population by 2032, this means the market will need to make room for over 50,000 new residents on average each year and based on the average Australian household being 2.6 according to ABS reports, this means that we will require a total of 19,250 properties each year, an average of just over 350 properties a week!

The figures above explain the reasons behind the current low vacancy rate while the expected demand and supply will see the Gold Coast becoming the best-placed market for growth in Australia in the next decade.

Gold Coast Bulletin | January 16, 2020

Gold Coast population will reach 1 million sooner than we think

The State Government and council are being urged to review population targets and move quicker towards reaching one million residents.

".. the city will have 660,890 residents by the end of this year and reach 1,076,192 people by 2031."