

Perth hub

WHERE
THE
CITY
MEETS
YOU

Apartment living in Perth's best connected precinct

Aerial view of Perth Hub and the Perth City Link precinct - Artist's impression

WHERE LIVEABILITY MEETS POSSIBILITY

Perth Hub is WA's most connected, most distinctive and most exciting new urban residential precinct. Live or invest in the exclusive apartment tower in this vibrant, inner-city destination with world-class entertainment, restaurants, bars, cafés, shops, art, culture and transport all in walking distance.

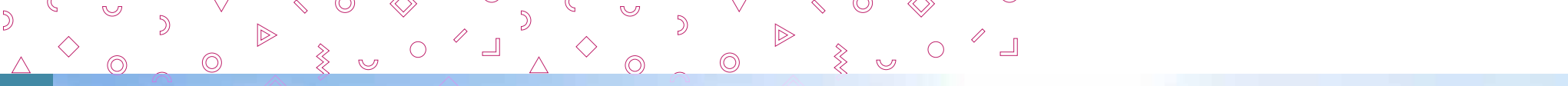
YOUR CITY LIFE, COMPLETELY CONNECTED

Live an enriching city lifestyle between the RAC Arena and Yagan Square. Stroll to Kings Square, relax in Wellington Gardens, and meet friends in the buzzing pedestrian plaza around Euro-inspired Milligan Steps.

Shop for all provisions close by, walk to work in the CBD, or head up to beautiful Kings Park to commune with nature. And welcome your family and friends to stay at the brand new Dorsett Hotel alongside the apartment tower. Get to Perth's many universities and elite city schools easily, with train and bus stations on your doorstep.

It's an extraordinary life at Perth Hub. Everything's here, and the precinct is alive with possibility. So you can live, work, learn, play and make the city all yours.





WHERE POOL TIME MEETS SHOW TIME

Apartment residents look out from an infinity pool deck on the sky-garden level, across to the captivating architecture of the RAC Arena. Or marvel at the Perth city skyline. And from another vantage point, gaze over the bustling and lively Milligan Steps plaza area below.



Level 7 residential amenities – outdoor pool - Artist's impression

ENDLESS AMENITIES

Perth Hub residents come home to enjoy an impressive choice of exclusive amenities that make city life truly exceptional.

- Infinity pool and lush, landscaped pool deck
- Garden terraces with shaded, secluded hideaways
- Barbecue pavilion for celebrating the WA lifestyle
- Communal orchard garden, with citrus trees and herb garden
- Gymnasium including yoga and pilates room
- Sauna room for de-stressing and de-toxing
- Residents' private dining room, including full kitchen
- Residents' lounge with large screen TV and fireplace
- Secure residents' car parking spaces





Perth Hub exterior - Artist's impression

WHERE RISING ABOVE MEETS GOING BEYOND

Perth Hub's visionary residential tower inspires you to create or invest in an inner-city home that celebrates contemporary style, design and quality. Its jewelled shape reflects city architecture under big blue skies, and the hotel-style lobby is elegant and timeless.

CITY APARTMENT STYLE

One, two and three bedroom apartments are light, spacious, open and include high spec fixtures and finishes

- Floor to ceiling windows for airy, light-filled spaces
- Sleek, well equipped kitchens with stone benchtops
- Natural gas cooktops for culinary control
- Carefully designed floorplans with spaces that flow
- Lift and tilt windows to let the outdoors in
- Views over flourishing Perth City, with some glimpses of Swan River and Kings Park



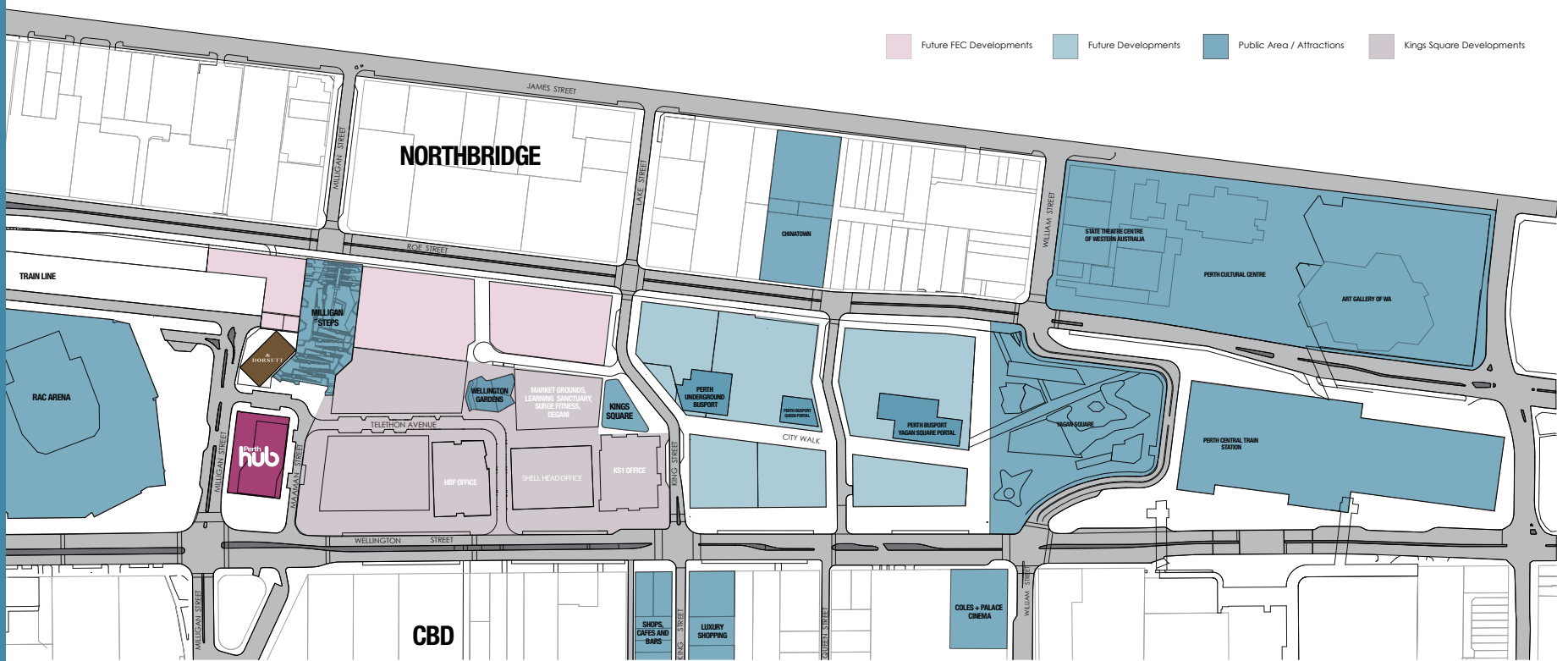
Kitchen - Artists impression



Pendant lighting and shelving unit not included



Perth Hub apartment interior - Artist's impression



WHERE STEPPING OUT MEETS STEPPING UP

Perth Hub sits boldly where residents and visitors experience a true urban lifestyle that defines this iconic Western Australian city. Wander over to the outstanding RAC Arena right on your doorstep, to see international stars or sporting action.

Stroll to your place of work in the thriving city and surrounds, then take time out at the popular Market Grounds bar and restaurant in Kings Square or at Yagan Square's vast range of day and night foodie hangouts, breweries, bars, cafés and gourmet restaurant offerings. All just next door.

Or gather in the Milligan Steps area of Perth Hub, a pedestrian-only plaza where flourishing bars and restaurants create a distinctly European atmosphere. Head to Northbridge to enjoy live music, and uncover the fresh Asian flavours in Perth's own Chinatown.

It's a short walk to Perth Cultural Centre, home to the State Theatre with iconic Heath Ledger Theatre, plus the Art Gallery of WA and the State Library.

From the bus and train stations adjacent to Perth Hub, get easily to the amazing Optus Stadium to support your favourite team, or to see a live concert.

A mere 20 minute walk away is the breathtaking Elizabeth Quay, a premier waterfront destination on the Swan River with bars, restaurants and The Ritz-Carlton hotel.

Perth Hub offers a fulfilling city life, and investment opportunity. All your daily requirements are at hand here, so you'll want for nothing in a transformative, urban community.

Perth Central Train Station is within the precinct, and connects you effortlessly in all directions, and the Busport is right here too for easy, efficient transport.

Prestigious universities and places of learning are just a short ride away. These include the world-renowned University of Western Australia, Curtin University, Edith Cowan University, WA Academy of Performing Arts, Engineering Institute of Technology, and North Metropolitan TAFE. Many elite schools are also easily accessible from Perth Hub.



PERTH MARKET REPORT

INFRA-STRUCTURE PROJECTS



WA CONTINUES TO SEE SUSTAINED INVESTMENT IN SIGNIFICANT INFRA-STRUCTURE PROJECTS.

This makes the state easier to get around, live, and work in.

Metronet – **\$4.1 Billion**

Forrestfield Airport Link – **\$1.86 Billion**

Optus Stadium – **\$1.6 Billion**

Crown Casino Perth – **\$650 Million**

Elizabeth Quay – **\$440 Million**

Perth City Link – **\$1.39 Billion**

Perth Museum – **\$396 Million**

Fiona Stanley Hospital – **\$1.7 Billion**

Perth Children's Hospital – **\$1.2 Billion**

Karrinyup Shopping Centre – **\$450 Million**

Garden City – **\$740 Million**

Westfield Innaloo – **\$500 Million**

Westfield Carousel – **\$350 Million**

Perth Airport – **\$2.5 Billion**

Source: <https://www.perthairport.com.au> Master Plan
Urbis Perth Market Update - September 2018

JOB CREATION



JOBS CREATED OVER THE YEAR TO JAN 2020

26,000

A year-on-year growth of 2%

Source: Deloitte "WA Economic Outlook" March 2020

RENTAL MARKET



RENTAL YIELD OF UP TO

5.1%

Source: Urbis Perth Market Update – September 2018

Perth's long-term rental yields are based on 613 property rentals and 79 property sales over the preceding 12 months (REA) Perth CBD rental vacancy rates are the lowest they have been since 2014.

Of occupied private dwellings in Perth (WA) (State Suburbs), 61.3% were rented (12.4% were owned outright, 22.6% were owned with a mortgage) (Census). The most common occupation of those who live within the CBD is Professionals (35.3%) (Census).

RESIDENTIAL VACANCY RATE AS LOW AS **2.4%**

Source: March 2019, The QBE Australian Housing Outlook 2019-2022, Deloitte "WA Economic Outlook" March 2019

RESOURCE EXPORT INDUSTRIES



MORE THAN HALF OF THE WORLD'S LITHIUM IS ALREADY PRODUCED IN WESTERN AUSTRALIA.

By 2025, it is predicted lithium will bring in more money for Australia than Iron Ore. Lithium is used to produce batteries for phones, electronics and electric cars.

Source: Tianqi Lithium Australia

WA is the world's largest exporter of high quality iron ore. WA is the world's second-largest exporter of liquefied natural gas (LNG), China's preferred source of clean energy.

POPULATION



50,000 PEOPLE EACH YEAR MOVE TO W.A.

Population expected to exceed 3 million by 2026.

Source: <https://www.mra.wa.gov.au/investment-opportunities>

PROPERTY MARKET



PERTH IS THE SECOND FASTEST GROWING CAPITAL CITY IN AUSTRALIA WITHIN THE LAST DECADE.

Source: ABS

EDUCATION



INTERNATIONAL UNIVERSITIES **5**

UWA and Curtin ranked in top 1% of universities in the world, and UWA has the highest number of subjects ranked in the top 100 globally.

INTERNATIONAL STUDENTS OVER **50,000** EACH YEAR

Source: <http://www.news.uwa.edu.au>
<https://international.curtin.edu.au>
<https://www.jtsi.wa.gov.au>

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WESTERN AUSTRALIAN TOURISM



\$10.1 BILLION

SPENT BY TOURISTS IN WA

22,194,000

DAY TRIPS

24.4%

SHORT TERM VISITOR ARRIVALS

INCREASE Year-on-year to Jan 2020

2,870,000

OUT-OF-STATE VISITORS

11,100,000

OVERNIGHT TRIPS DOMESTIC & INTERNATIONAL

Source: Tourism Research Australia IVS, Year ending March 2019.
@MarkMcGowanMP at Sept 2019
UDIA WA Urban Intelligence Report March 2020