

A r d a n

ASCOT





A r d a n

ASCOT



INTRODUCING ARDAN

20 stylishly modern apartments combining contemporary design and refined finishes, light airy interiors, great walkability and connectivity.

- Generously sized apartments with spacious balconies
- Architecturally designed floor plans
- Conveniently located 8km to CBD
- Plenty of natural light to all bedrooms
- 200m to Doomben Train Station
- Walking distance to vibrant Racecourse Road, Portside Wharf and Eagle Farm and Doomben Racecourses
- Ground Floor apartments enjoy large expansive open areas
- On the doorstep of the \$1.2 Billion Eagle Farm Racetrack, bringing fine dining, supermarket and long term employment to the immediate catchment





CENTRAL LOCATION





THE LOCAL AREA

1. Doomben Racecourse
2. Eagle Farm Racecourse
3. Eagle Farm Markets
4. Doomben Train Station
5. City Cat Terminal
6. Portside Wharf Retail & Dining Precinct
7. Dendy Cinemas, Portside
8. Eat Street Markets
9. Racecourse Road Dining
10. Hamilton State School
11. Ascot State School
12. St Margarets Anglican Girls School
13. Brisbane Airport
14. Royal Queensland Golf Course
15. DFO - Brisbane Airport
16. Golf Central Brisbane Airport
17. Hamilton Bowls Club
18. Racecourse Village Dining precinct
19. Woolworths Racecourse Village

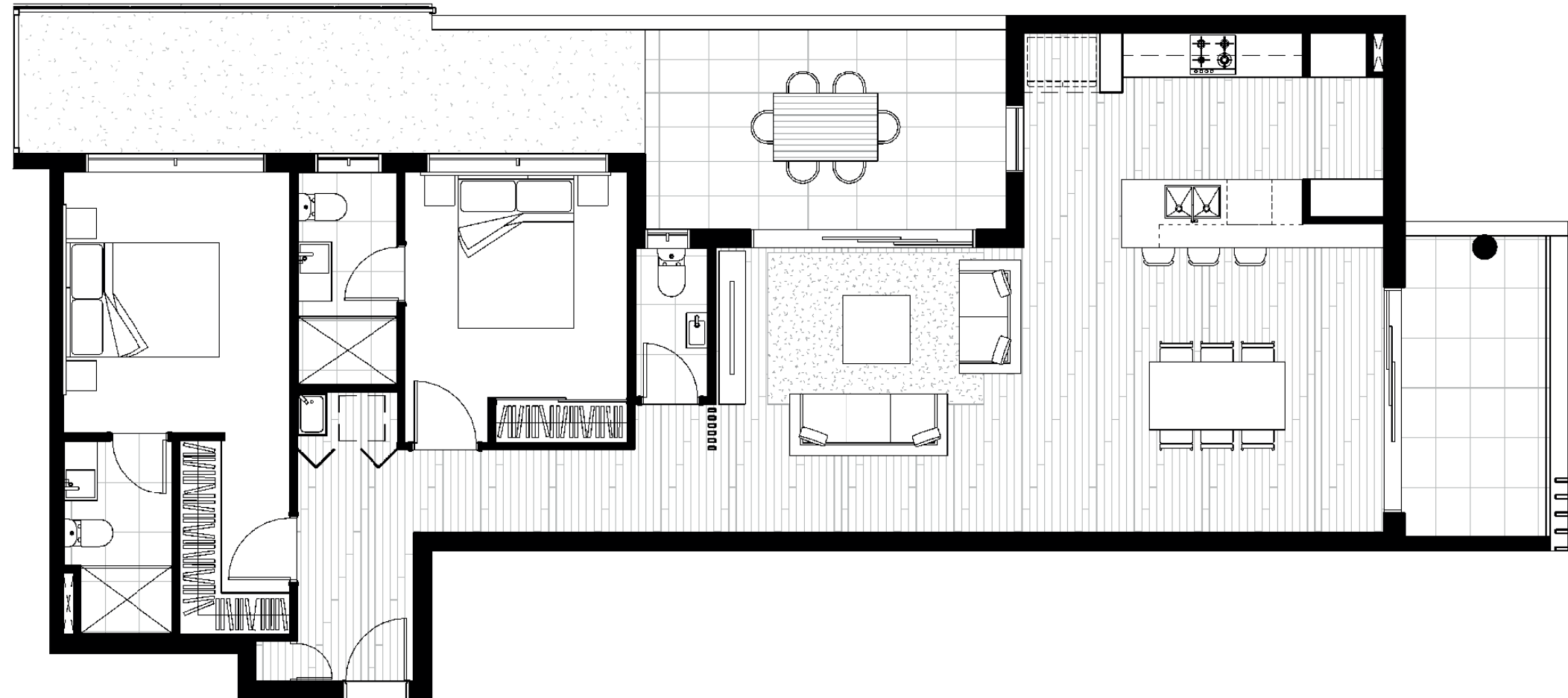




FLOOR PLANS



UNIT 1



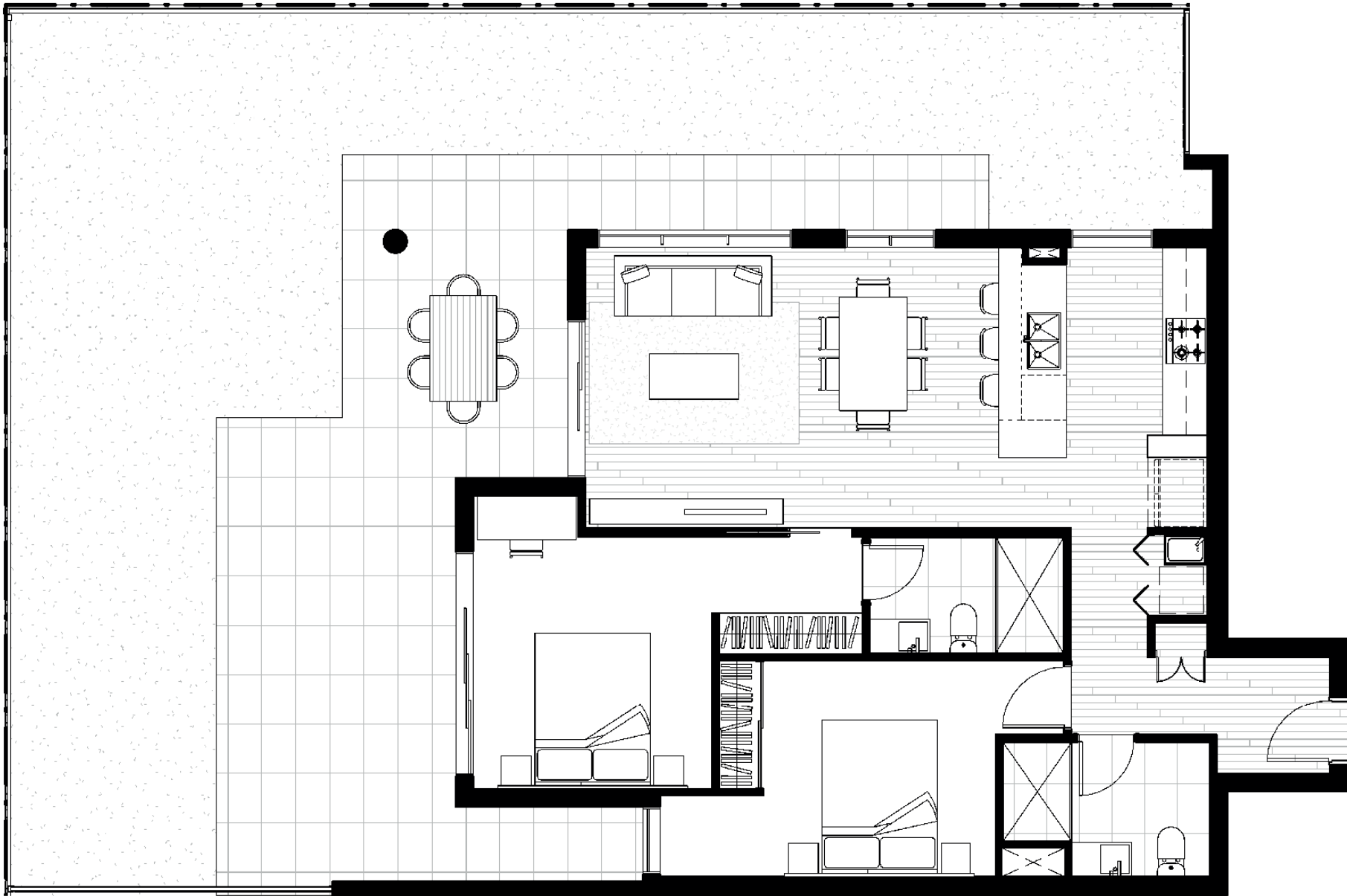
2 BEDROOM, 2 BATHROOM

Internal area 102m² | External area 40m² | Total area 142m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 2



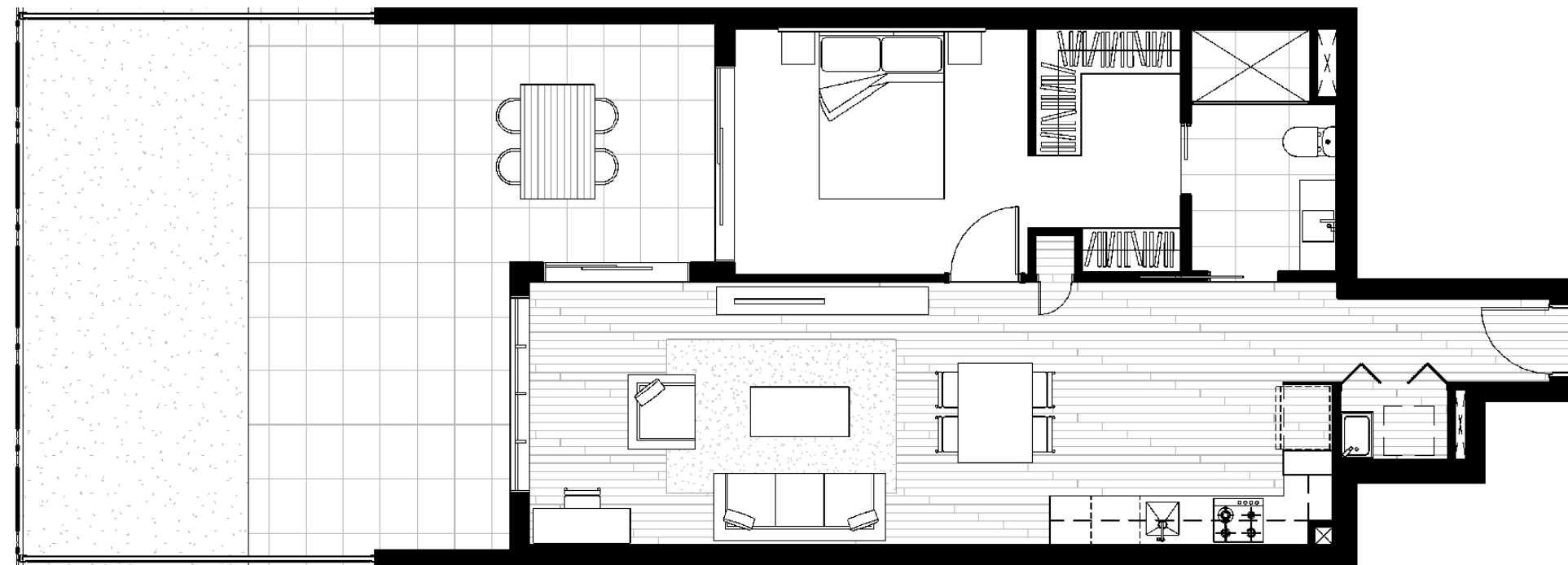
2 BEDROOM, 2 BATHROOM

Internal area 82m² | External area 110m² | Total area 192m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 3



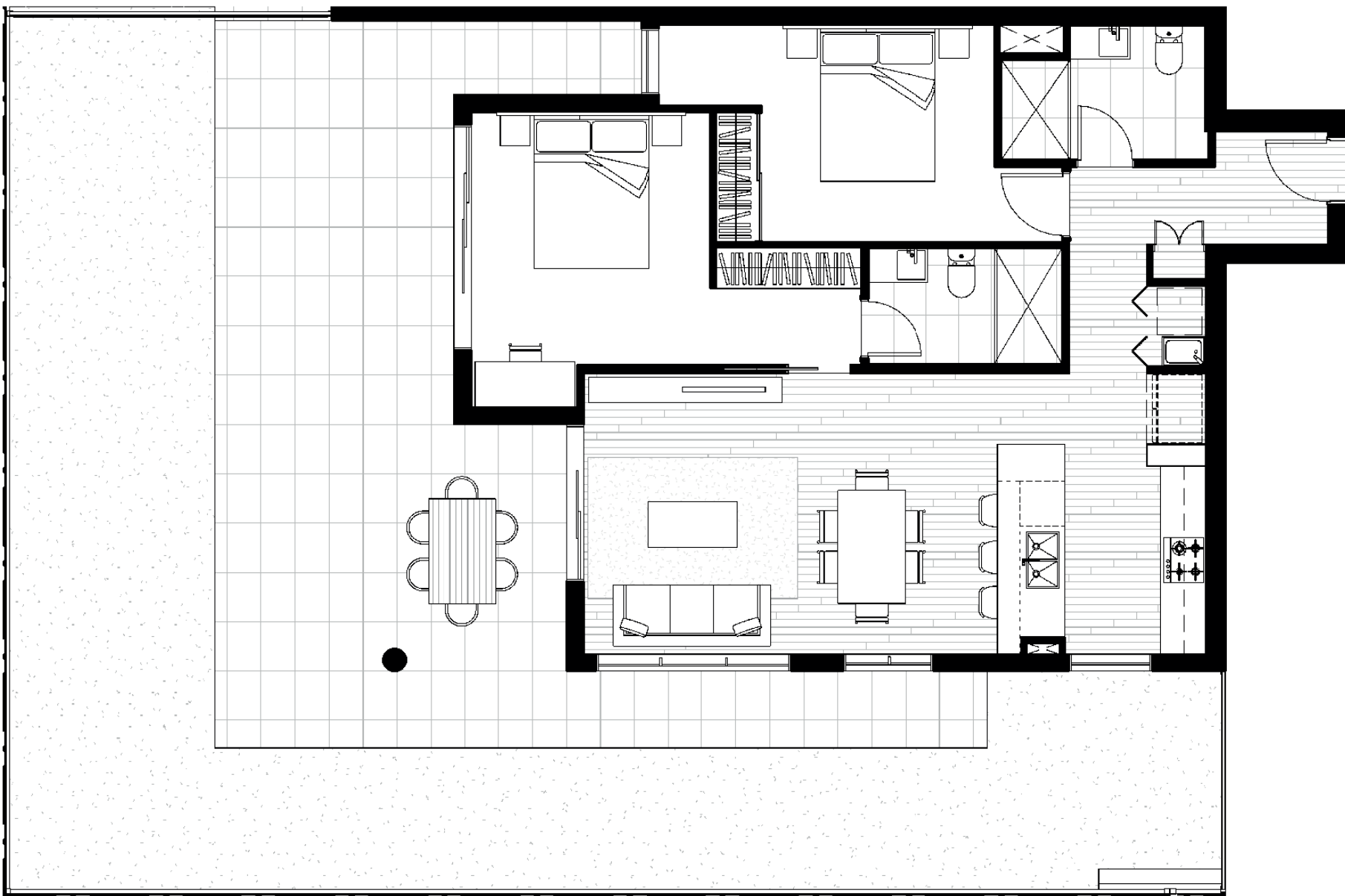
1 BEDROOM, 1 BATHROOM

Internal area 63m² | External area 49m² | Total area 112m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 4



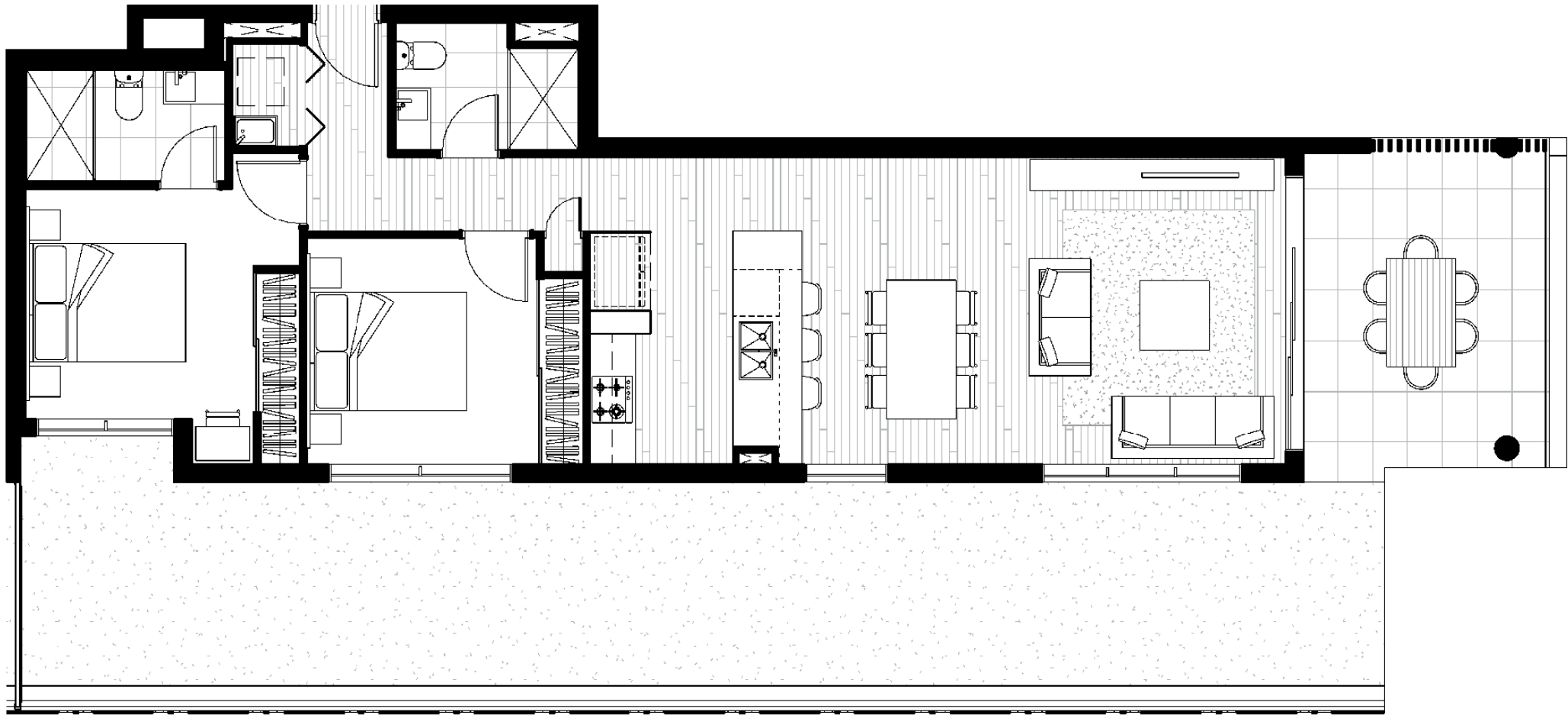
2 BEDROOM, 2 BATHROOM

Internal area 82m² | External area 111m² | Total area 193m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 5



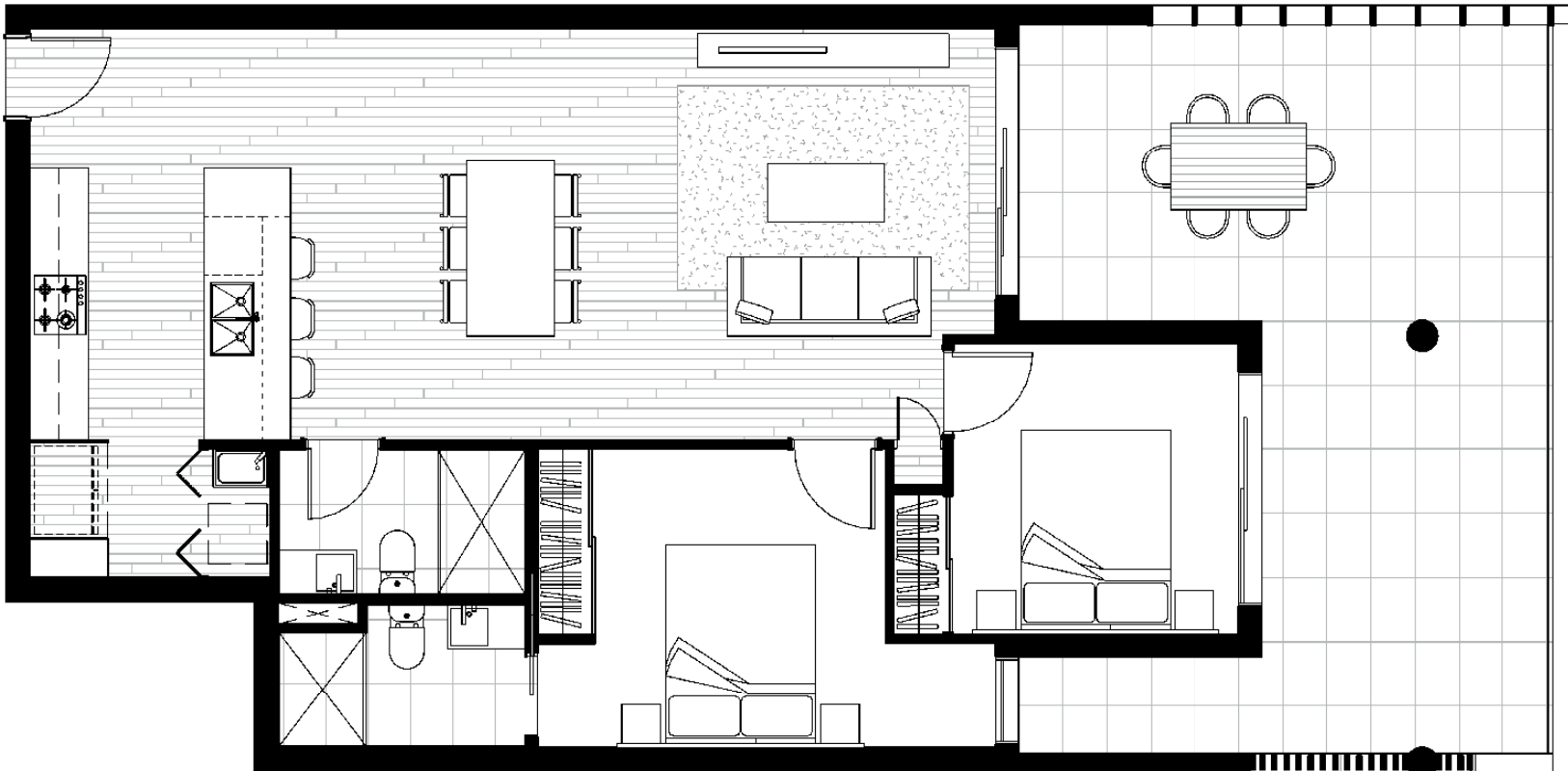
2 BEDROOM, 2 BATHROOM

Internal area 80m² | External area 63m² | Total area 143m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 6



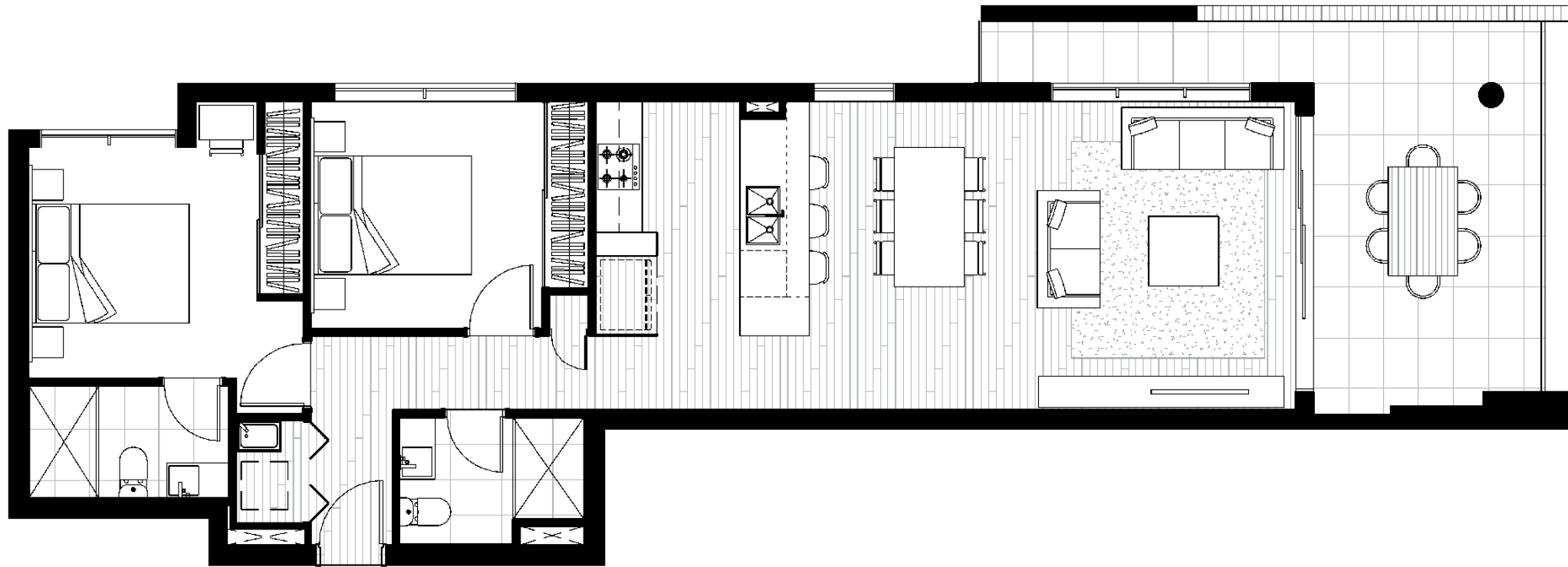
2 BEDROOM, 2 BATHROOM

Internal area 81m² | External area 36m² | Total area 117m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 7



2 BEDROOM, 2 BATHROOM

Internal area 80m² | External area 21m² | Total area 101m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 8



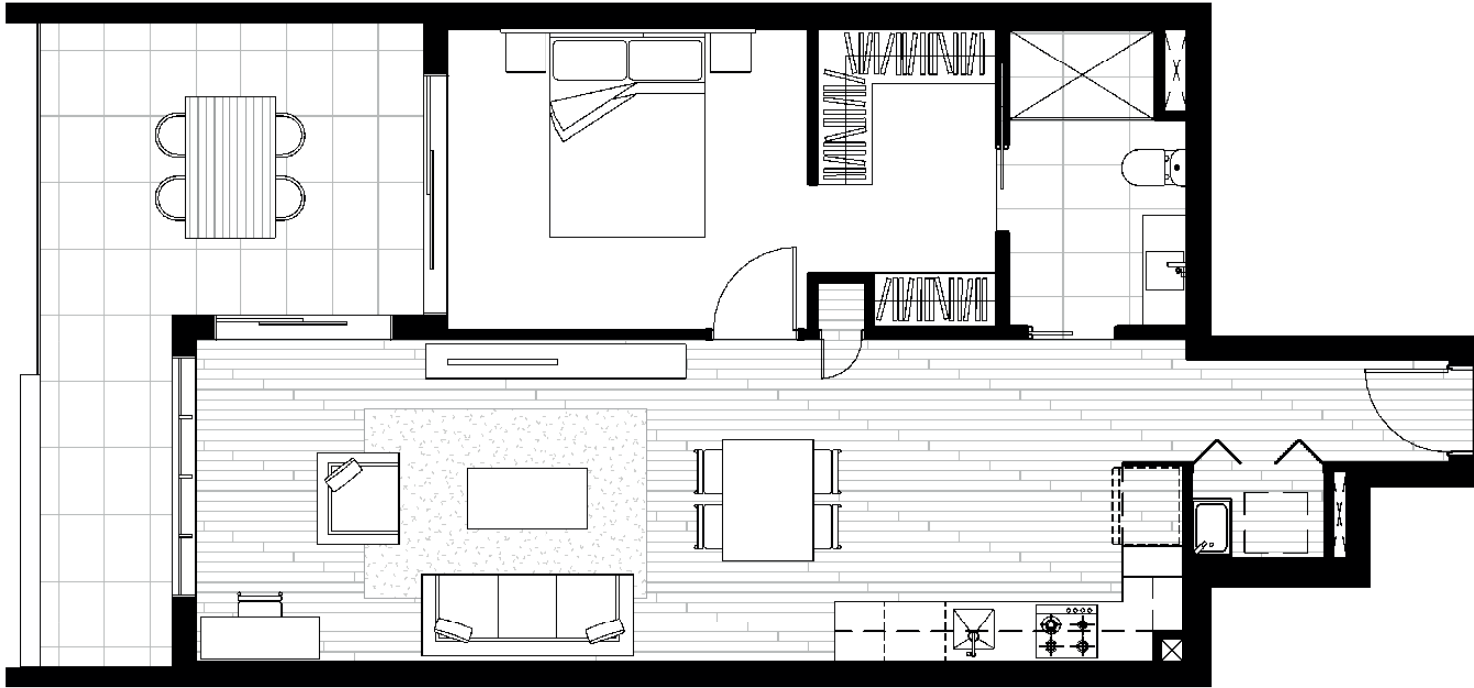
2 BEDROOM, 2 BATHROOM

Internal area 82m² | External area 27m² | Total area 109m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 9



1 BEDROOM, 1 BATHROOM

Internal area 62m² | External area 17m² | Total area 79m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 10



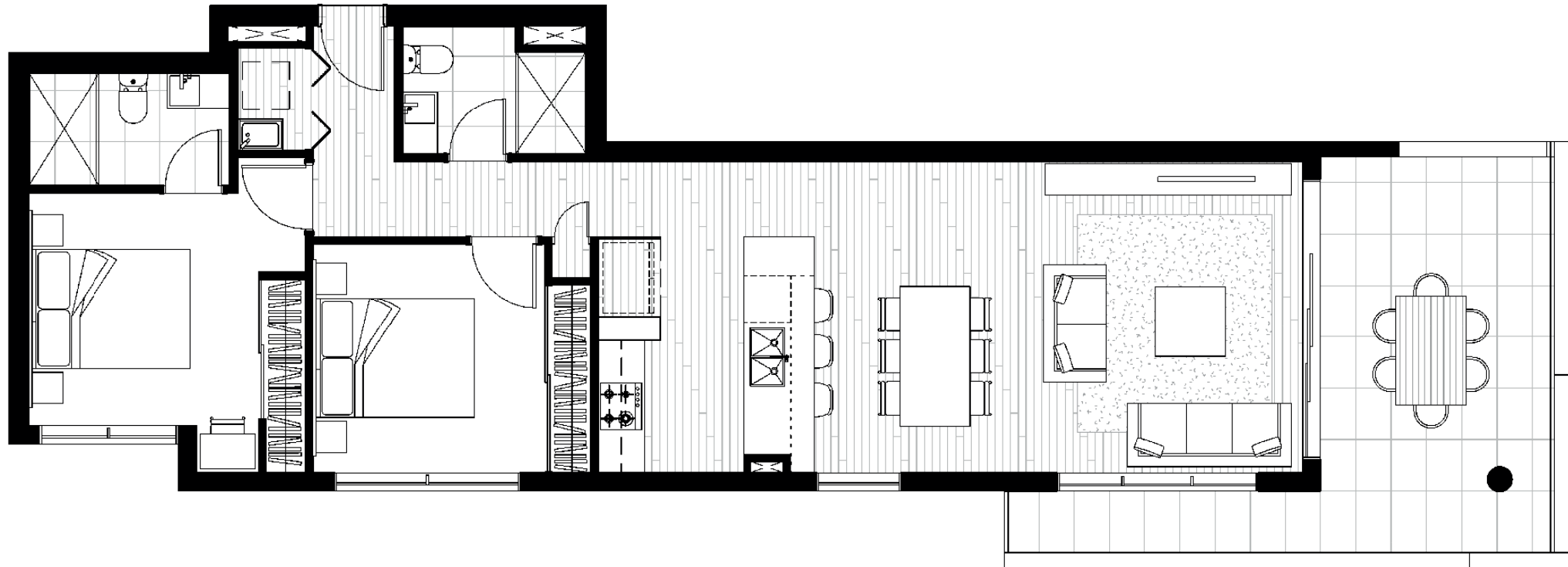
2 BEDROOM, 2 BATHROOM

Internal area 82m² | External area 27m² | Total area 109m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 11



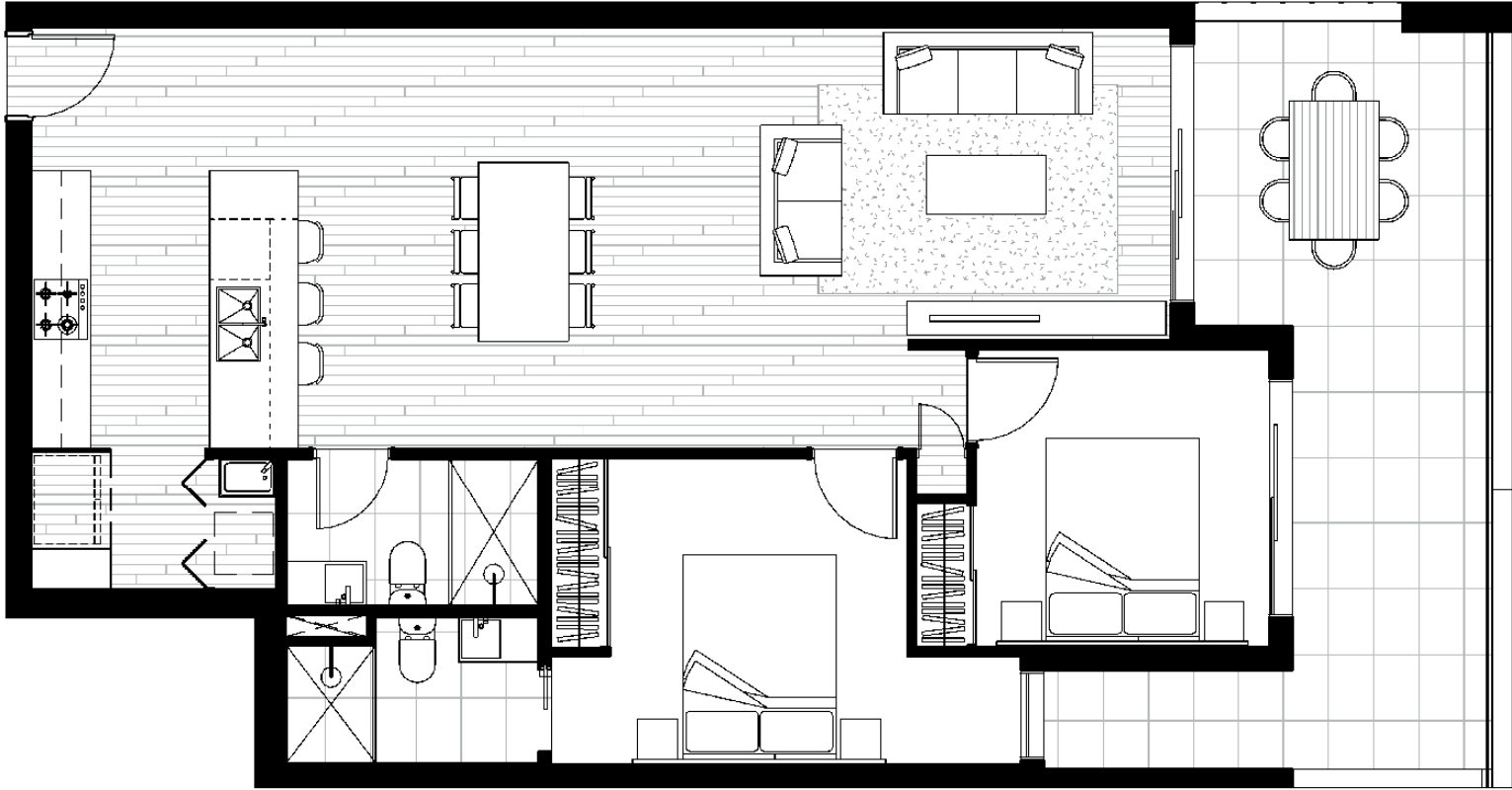
2 BEDROOM, 2 BATHROOM

Internal area 80m² | External area 21m² | Total area 101m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 12



2 BEDROOM, 2 BATHROOM

Internal area 87m² | External area 23m² | Total area 110m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 13



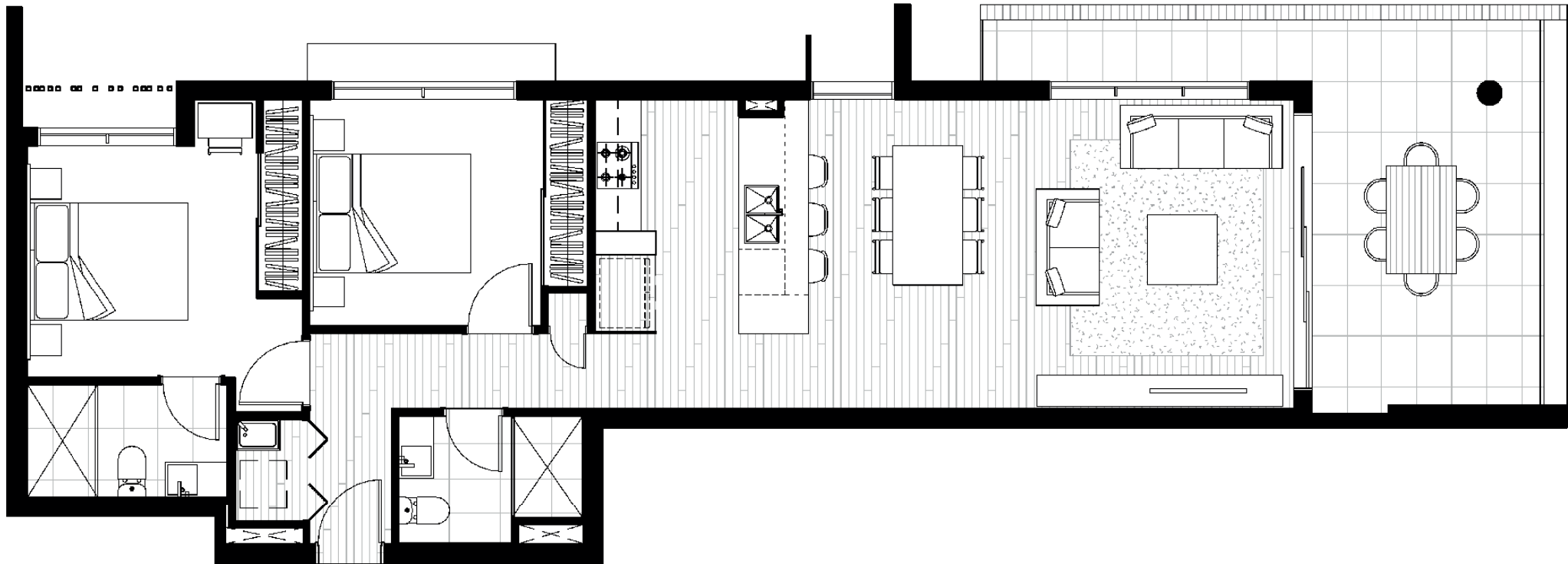
2 BEDROOM, 2 BATHROOM

Internal area 87m² | External area 22m² | Total area 109m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 14



2 BEDROOM, 2 BATHROOM

Internal area 80m² | External area 21m² | Total area 101m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 15



2 BEDROOM, 2 BATHROOM

Internal area 82m² | External area 29m² | Total area 111m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 16



1 BEDROOM, 1 BATHROOM

Internal area 62m² | External area 18m² | Total area 80m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 17



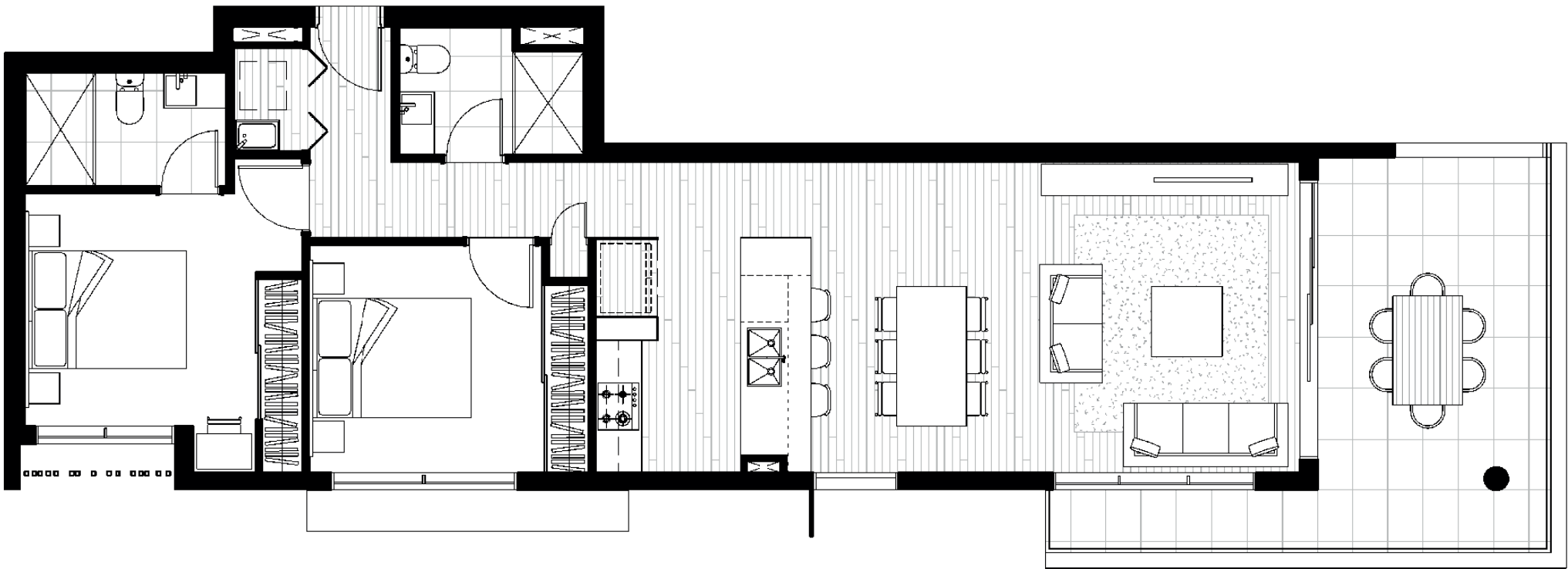
2 BEDROOM, 2 BATHROOM

Internal area 82m² | External area 29m² | Total area 111m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 18



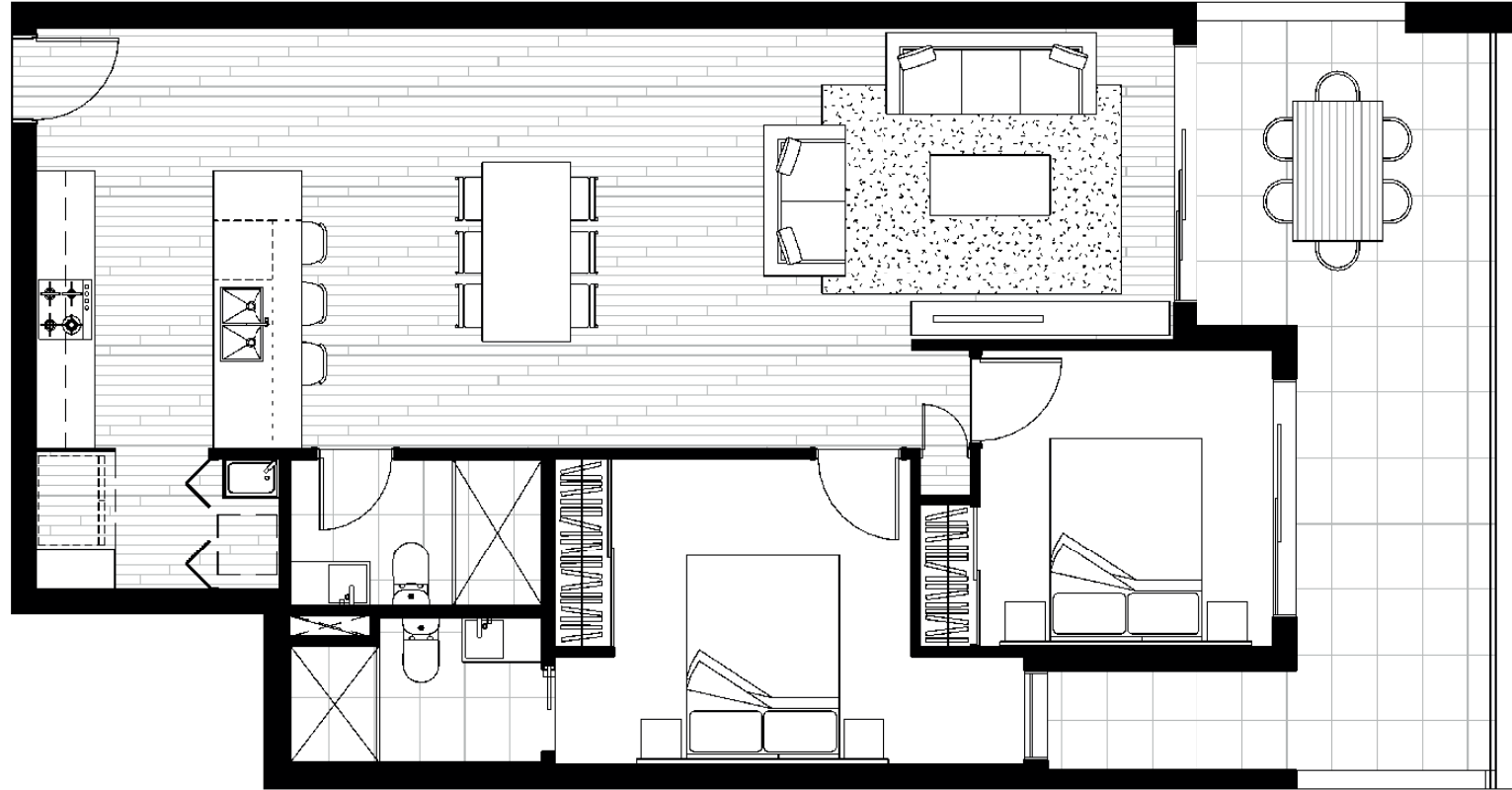
2 BEDROOM, 2 BATHROOM

Internal area 80m² | External area 19m² | Total area 99m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 19



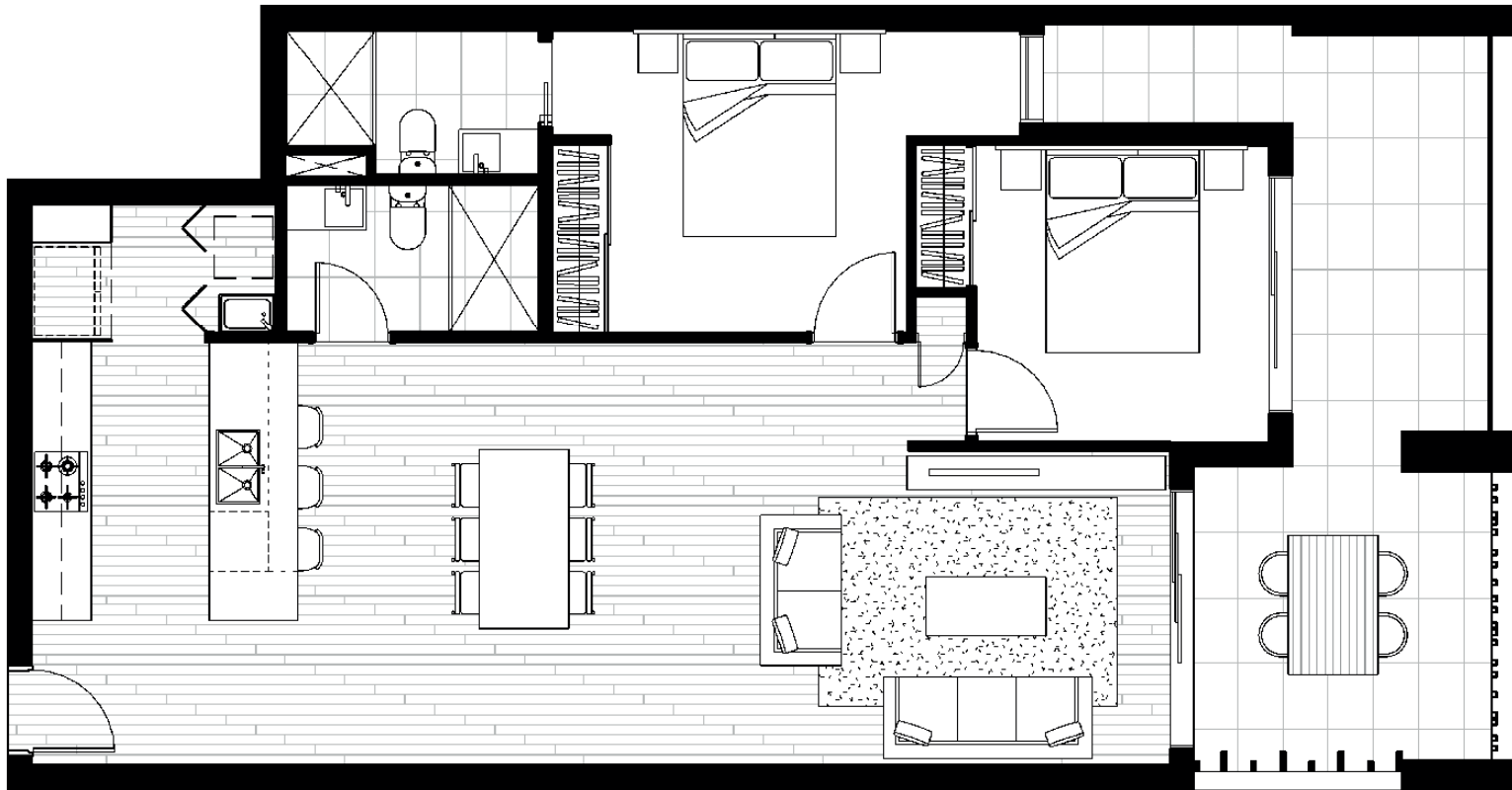
2 BEDROOM, 2 BATHROOM

Internal area 87m² | External area 23m² | Total area 110m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

UNIT 20



2 BEDROOM, 2 BATHROOM

Internal area 87m² | External area 23m² | Total area 110m²



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.



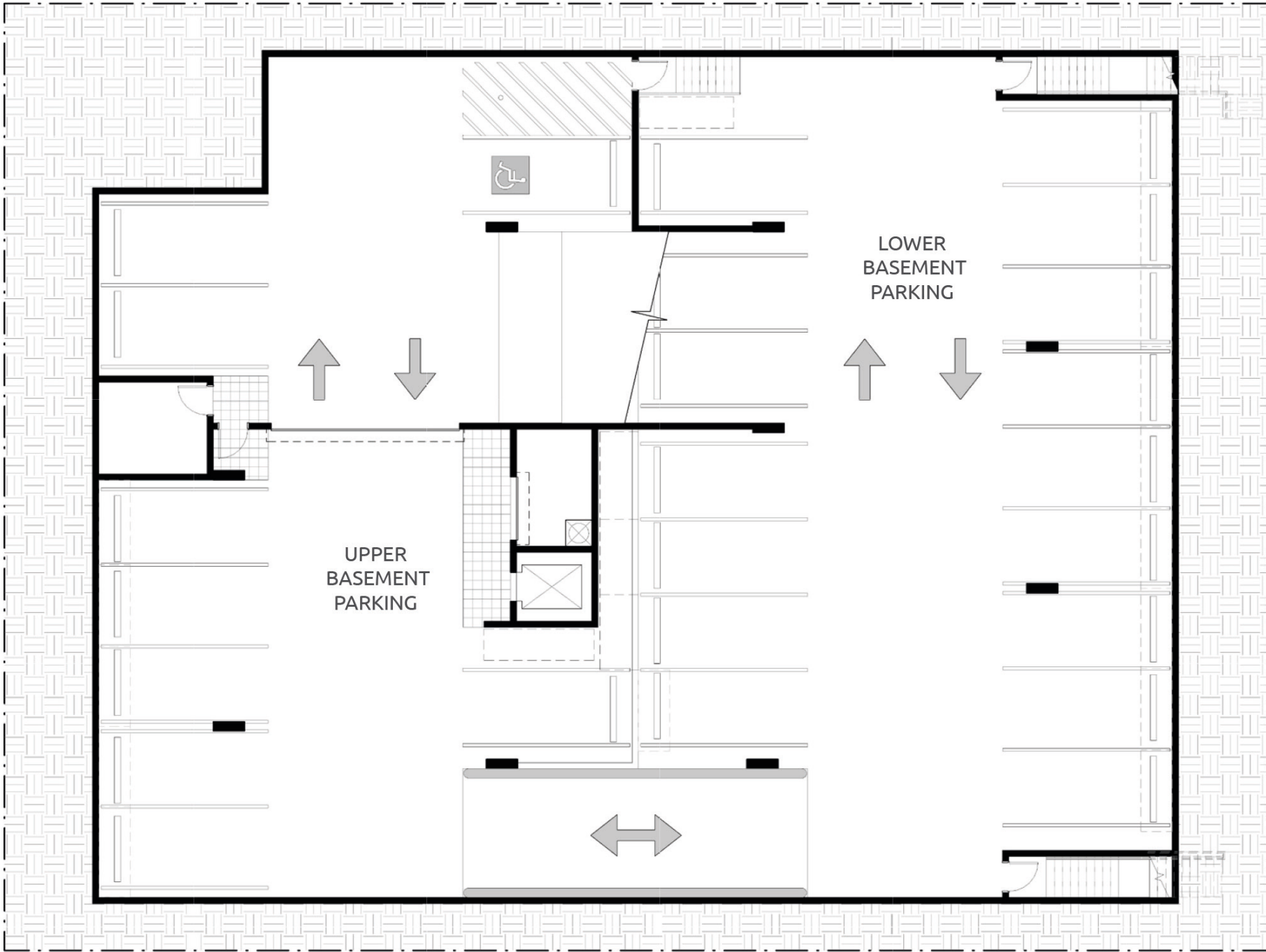
APARTMENTS AT ARDAN

Ardan bespeaks aspiration – bringing style and sophistication to tree-lined Buxton Street, Ardan Ascot is recognisably a development to which others aspire. Spacious, beautifully finished apartment designs offer a rare opportunity to create a slice of premier urban living, in one of Brisbane's most prestigious suburbs. The luxury of extra space rewards both the owner-occupier and the astute investor, enhancing value now and into the future.

LEVEL PLANS

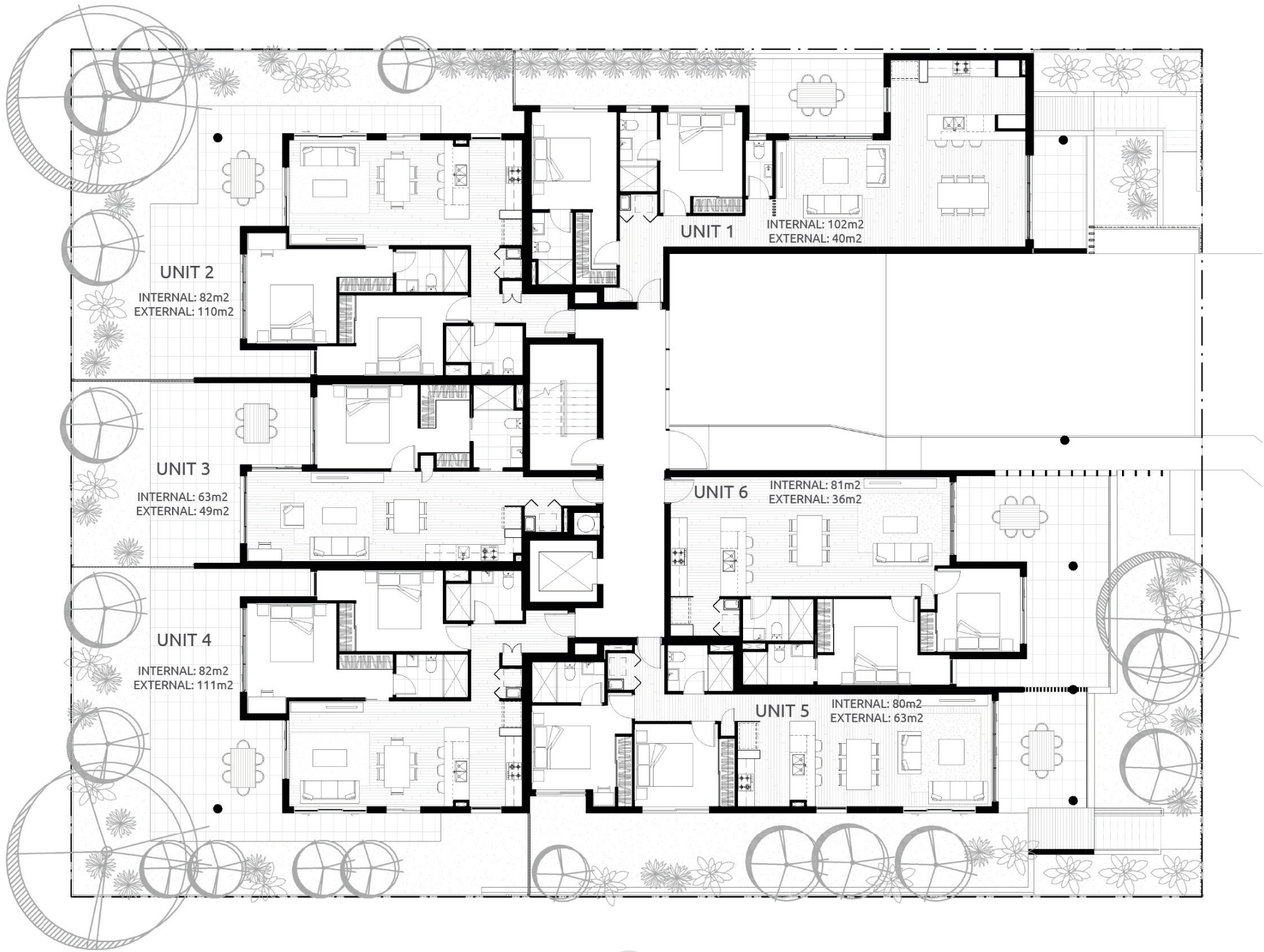


BASEMENT



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

GROUND LEVEL



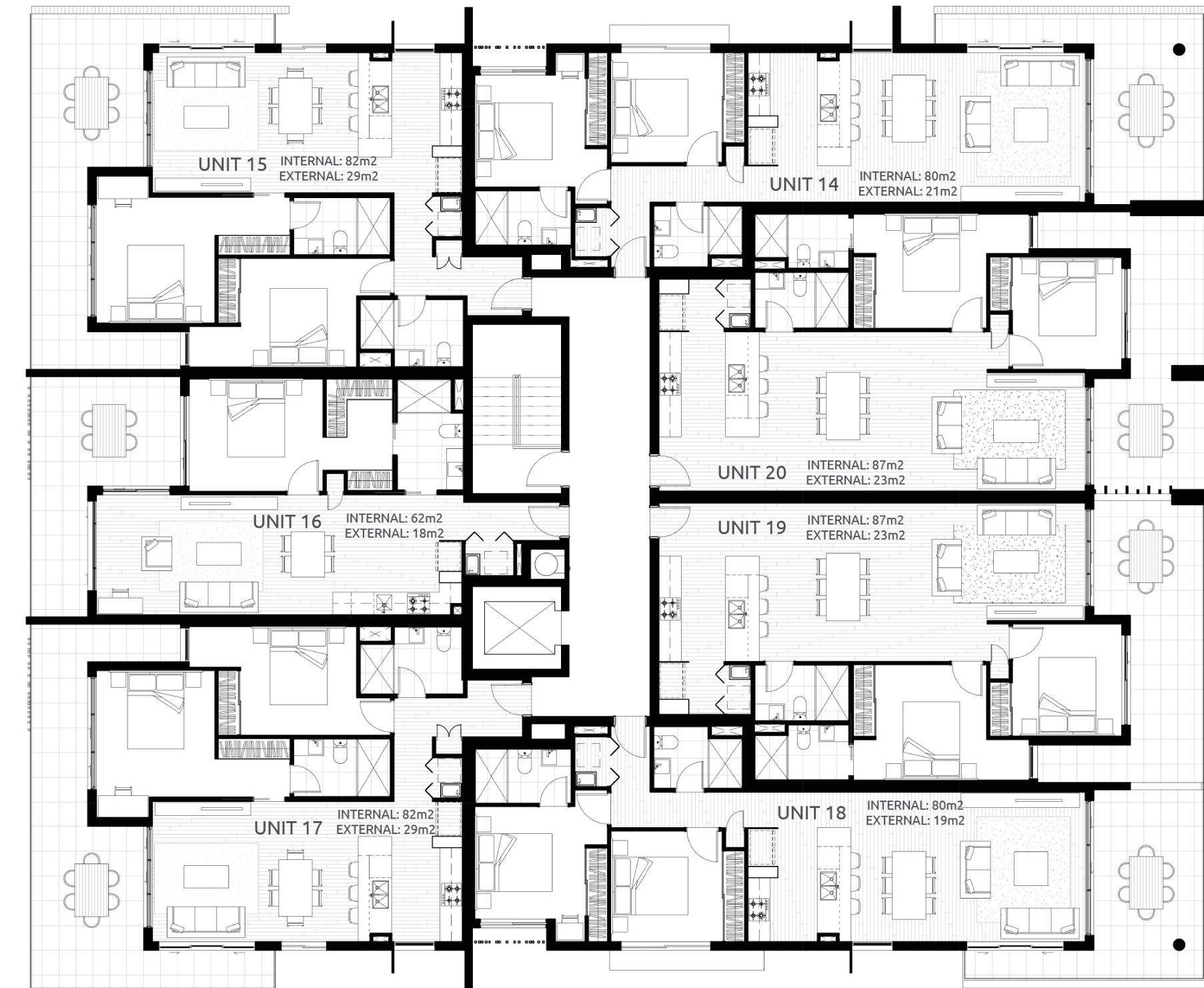
Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

LEVEL 1

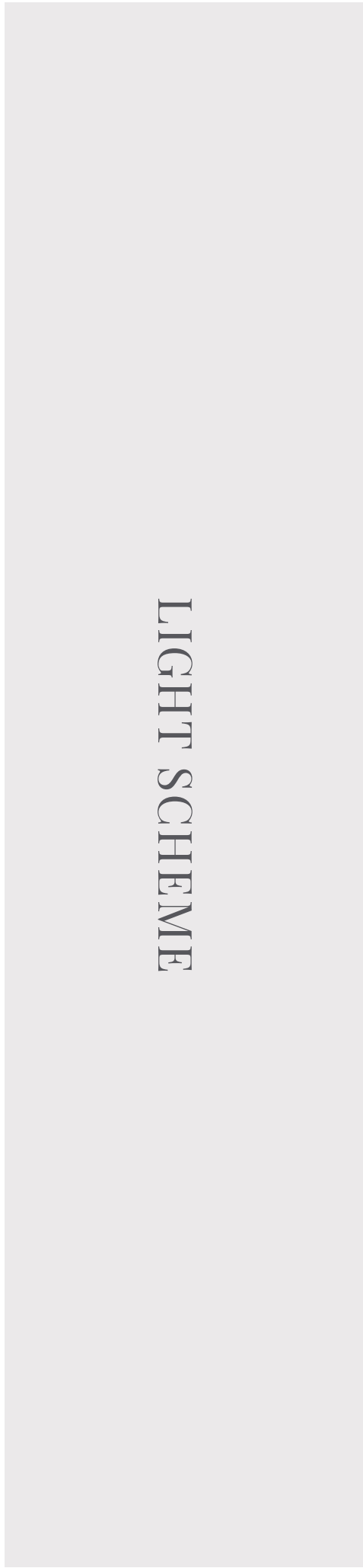


Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.

LEVEL 2



Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.



LIGHT SCHEME



DARK SCHEME

KEY APARTMENT FEATURES





KEY APARTMENT FEATURES:

Thoughtfully and architecturally designed spacious apartments for modern living.

Generous living, dining and outdoor entertaining areas.

Beautiful vitrified tile flooring throughout the living and dining areas.

Ergonomically-designed kitchen with stone bench tops, island bench, Bosch kitchen appliances (Oven, gas cooktop, range hood and dishwasher) with 1^{1/2} bowl undermount sink with chrome mixer.

Plenty of natural light and ventilation in all bedrooms, wool blend carpets and high quality commercial windows and doors along with generous built-in wardrobes.

Beautiful fully tiled bathrooms with wall mounted shower system, semi-frameless shower screens and high end features.

Split-system air conditioning to living area and ensuite bedroom.

Fully secured lobby and carpark with intercom entry.





BODY CORPORATES





Huon Developments Pty Ltd

13/01/2017 Budget



Huon Developments Pty Ltd

Schedule of Proposed Contributions

Schedule of Proposed Contributions

MARKET RESEARCH



MARKET OUTLOOK ASCOT

Ascot is ideally positioned to benefit from a balanced inner-city lifestyle, surrounded by a wealth of local amenity.



- 01 Accessibility & Connectivity
- 02 Infrastructure & Education
- 03 Employment
- 04 Residential Analysis

Prepared exclusively for
Huoan Property
May 2018

URBIS

ACCESSIBILITY & CONNECTIVITY

With walkability being a major component of the urban lifestyle, Ascot delivers with a diverse range of local amenity. Racecourse Road Retail and Dining offers residents more than 130 stores, while Portside Hamilton and DFO Skygate are within a short drive and offer significant levels of retail and dining.

Being an inner-city suburb, Ascot is home to a growing local employment base and leverages off substantial employment opportunities within close proximity. These include the Australia Trade Coast, Northshore urban renewal precinct and Queensland's largest employment node, the Brisbane CBD.

With 60 per cent of households comprising families, residents are conveniently serviced by a number of schools, including six public schools and four private schools.

INFRASTRUCTURE



AUSTRALIA TRADECOAST (ATC) \$6 BILLION
Incorporating the Brisbane Airport and Port of Brisbane, the Australia TradeCoast (ATC), is the fastest growing industry and commercial

precinct in Australia. The ATC and its partners are committed to investing a further \$5 billion over the next ten years in infrastructure development which will drive economic and employment growth in Brisbane.



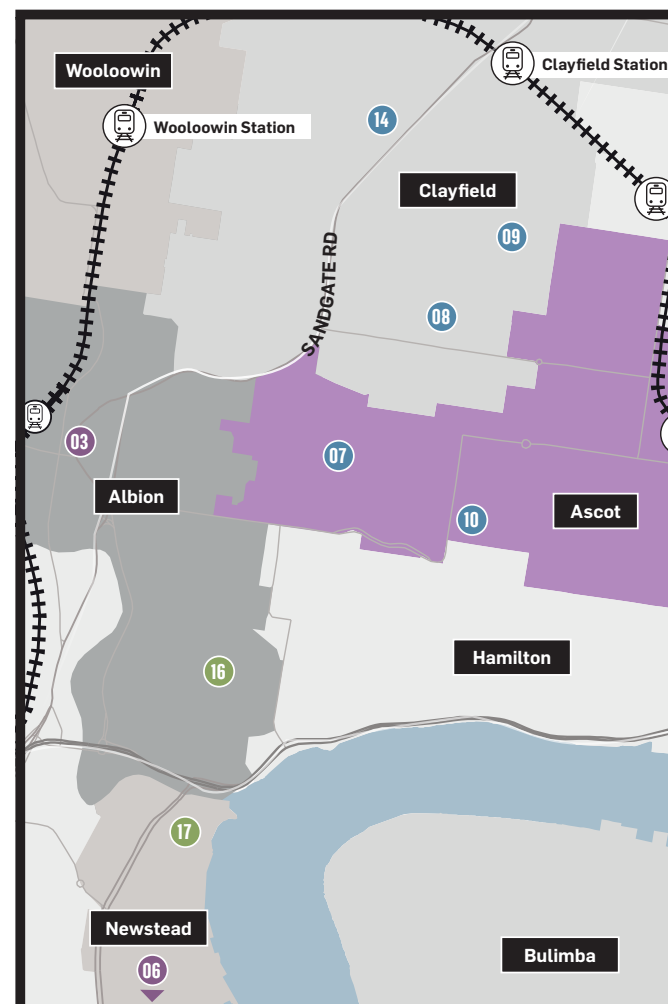
BRISBANE AIRPORT PARALLEL RUNWAY \$1.35 BILLION

The construction of the new parallel runway at the Brisbane Airport is currently the biggest aviation project in Australia. The project involves utilising 360 hectares of marshland to develop a 3.3-kilometre-long runway with an additional 12 kilometres of taxiways.

RACECOURSE ROAD PRECINCT 130+ RETAIL STORES
This precinct offers over 130 retail stores and more than 100 stalls at the Eagle Farm Markets. The precinct hosts a number of lifestyle events including the annual street carnival.

BRISBANE DIRECT FACTORY OUTLET (DFO) 140+ RETAIL STORES
Located less than 1km from Hendra, Brisbane Direct Factory Outlet is home to more than 140 retail outlet stores offering up to 70 per cent off leading Australian and International brands.

EAGLE FARM RACING PRECINCT REDEVELOPMENT \$1.5 BILLION
This 10-year mixed-use project involves the redevelopment of the Eagle Farm Racing Precinct to include a range of retail, commercial, hospitality and entertainment facilities.



EDUCATION

INSTITUTION	STUDENTS
Ascot State School	775
Eagle Junction State School	850
Hamilton State School	96
Aviation High School	402
Kedron State High School	1,463
St Margaret's Anglican Girls School	810
St Agatha's Primary School	331
St Rita's College	1,000
Hendra State School	60
Our Lady Help of Christians School	186

Prepared by Urbis; Source: myschool.edu.au



RETAIL & DINING

- 01 Portside Wharf Retail and Dining Precinct
- 02 Racecourse Road Retail and Dining Precinct
- 03 Albion Retail and Dining Precinct
- 04 Eat Street Markets
- 05 Brisbane DFO
- 06 Newstead Gasworks

EDUCATION

- 07 St Margaret's Anglican Girls School
- 08 St Agatha's Primary School
- 09 St Rita's College
- 10 Ascot State School
- 11 Hamilton State School
- 12 Hendra State School
- 13 Aviation High School
- 14 Clayfield College
- 15 Our Lady Help Christian School

OPEN SPACE & RECREATION

- 16 Albion Parkway
- 17 Newstead House
- 18 Royal Queensland Golf Club
- 19 Doomben Racecourse
- 20 Eagle Farm Racecourse
- 21 Golf Central Brisbane
- 22 Hamilton Recreation and Dog Park

EMPLOYMENT

Ascot is located within 7km of the Brisbane CBD, and 3km of the Australia TradeCoast which are two of the most significant employment hubs in Brisbane, employing over 200,000 people combined.

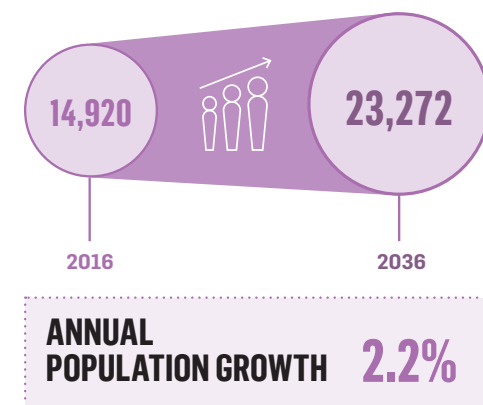
Strong transport connectivity through arterial roads and bus and train services provides easy access to the Brisbane CBD and surrounding employment hubs located in the city fringe. This gives residents access to a further 272,500 jobs which is set to increase by an additional 78,500 new job by 2036.

EMPLOYMENT GROWTH Ascot — 2016-2036

	2016	2036	New Jobs
ASCOT CATCHMENT	9,707	12,531	2,824
Fortitude Valley, Bowen Hills, Newstead	45,582	63,298	17,716
Brisbane CBD	148,399	209,242	60,843

Prepared by Urbis; Source: Urbis
*Includes Ascot, Albion and Hamilton

POPULATION GROWTH Ascot Catchment



Prepared by Urbis; Source: QGO
*Includes Ascot, Albion and Hamilton

Prepared exclusively for Huoan Property

RESIDENTIAL ANALYSIS

An analysis of major capital cities highlighted the relative affordability offered by the Brisbane unit market. Brisbane's unit market recorded a median price of \$440,000 for December quarter 2017. When compared to Melbourne (\$527,500) and Sydney (\$730,000) Brisbane has shown to be up to \$290,000 more affordable than its southern counterparts.

With a focus on the Ascot Catchment, the median unit price has seen both short term and long-term strength. At December quarter 2017, the median unit sale price for the Ascot Catchment was \$540,000 – significantly higher than the Brisbane LGA. Further, the median price within the Catchment has increased by 5.9 per cent over the last 12 months and shown steady growth of 2.3 per cent per annum over the last decade.

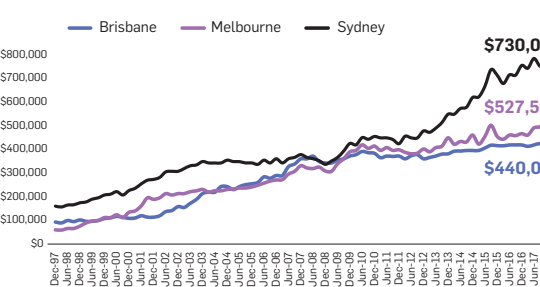
Looking forward, given Ascot's strong price growth and ongoing demand, value is expected to continue to increase as residents seek low maintenance dwellings within urban lifestyle hubs.

RENTAL MARKET

The large portion of high-income professionals seeking proximity to employment and lifestyle amenities in the Ascot Catchment has been driving rental demand. The Residential Tenancies Authority (RTA) provides median weekly rental data on typical rents for recently rented apartments, incorporating both established and new product. Between 2012 and 2017, the Ascot Catchment has seen a significant 7 per cent annual increase in bond lodgements, highlighting the strong demand for rental product.

Focusing on new and near-new apartments within Ascot, there is a considerable rental premium for new, modern dwellings. New one-bedroom units within the Ascot Catchment recorded a 5.3 per cent premium over existing stock, while two-bedroom units achieved a premium of 16.7 per cent. Three-bedroom stock recorded the highest premium of 23 per cent, equating to an average weekly premium of \$127.

CAPITAL CITY UNIT PRICE COMPARISON Dec 2017



BRISBANE'S UNIT MARKET \$290,000 MORE AFFORDABLE

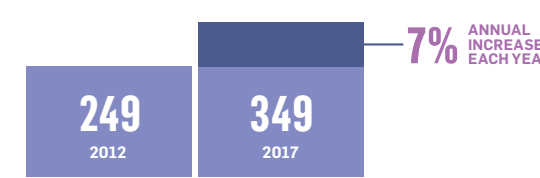
Prepared by Urbis; Source: APM PriceFinder

MEDIAN UNIT PRICE GROWTH Ascot Catchment Dec 07 – Dec 17



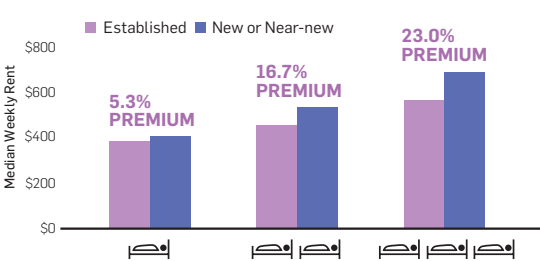
Prepared by Urbis; Source: APM PriceFinder

BOND LODGEMENTS – ALL UNITS Ascot Catchment Dec 12 – Dec 17



Prepared by Urbis; Source: Residential Tenancies Authority (RTA)
*Ascot Catchment is based on Postcode 4007

NEW PRODUCT PREMIUMS – UNITS Ascot Catchment Dec 17



Prepared by Urbis; Source: Residential Tenancies Authority (RTA), Realestate.com.au
*Total Market Ascot Catchment is based on Postcode 4007
**New & Near-New Ascot Catchment based on Ascot and Hamilton

This publication is prepared on the instruction of Huoan Property and is not suitable for use other than by the party to whom it is addressed. As the publication involves projections and assumptions it can be affected by a number of unforeseen variables. The forecasts and assumptions are a prediction and whilst Urbis has made every effort to ensure that the forecasts and assumptions are based on reasonable information, they may be affected by assumptions that do not necessarily evaluate or by known, or unknown, risks and uncertainties. It should be noted that past performance is not necessarily a reliable indication of future performance. The information in the publication does not represent financial advice and should not be regarded as such. It has been prepared without taking into account your financial situation or investment objectives. You should consider the appropriateness of the information in regards to your current financial situation or needs. Urbis accepts no responsibility for the accuracy or completeness of any such material. The information is subject to change without notice and Urbis is under no obligation to update the information to correct any assumptions which may change over time. This study has been prepared for the sole use of Huoan Property and is not to be relied upon by any third party without specific approval from Urbis. This publication is subject to copyright. Except as permitted under the Copyright Act 1968, no part of it may, in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

URBIS.COM.AU

DEPRECIATION ESTIMATE

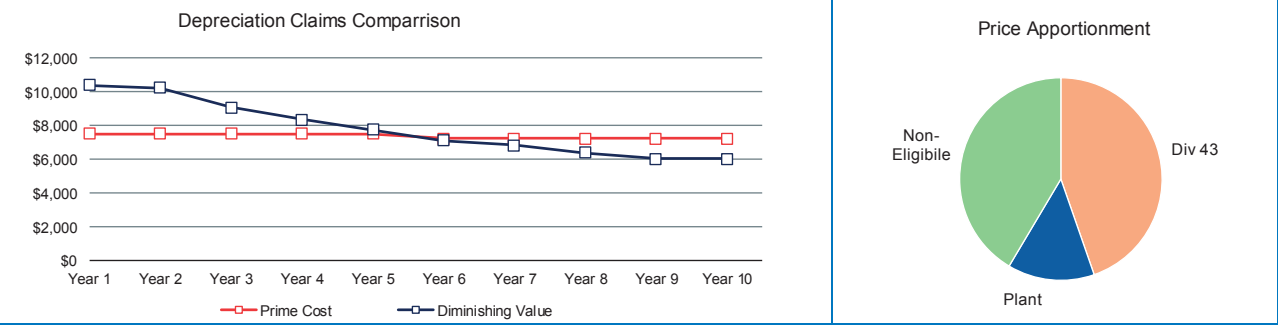




TYPICAL ONE BEDROOM

Ardan , Ascot

Period	Diminishing Value				Prime Cost			
	Division 40		Division 43	Total	Division 40		Division 43	Total
	Pooling	Assets			Pooling	Assets		
Year 1 - 365 Days	\$0	\$6,273	\$4,118	\$10,391	\$0	\$3,137	\$4,369	\$7,505
Year 2	\$1,385	\$4,727	\$4,118	\$10,229	\$0	\$3,137	\$4,369	\$7,505
Year 3	\$866	\$4,060	\$4,118	\$9,043	\$0	\$3,137	\$4,369	\$7,505
Year 4	\$866	\$3,346	\$4,118	\$8,330	\$0	\$3,137	\$4,369	\$7,505
Year 5	\$831	\$2,780	\$4,118	\$7,728	\$0	\$3,137	\$4,369	\$7,505
Year 6	\$520	\$2,464	\$4,118	\$7,101	\$0	\$2,865	\$4,347	\$7,211
Year 7	\$643	\$2,051	\$4,118	\$6,812	\$0	\$2,865	\$4,347	\$7,211
Year 8	\$402	\$1,840	\$4,118	\$6,360	\$0	\$2,865	\$4,347	\$7,211
Year 9	\$251	\$1,655	\$4,118	\$6,024	\$0	\$2,865	\$4,347	\$7,211
Year 10	\$498	\$1,401	\$4,118	\$6,017	\$0	\$2,865	\$4,347	\$7,211
Year 11	\$311	\$1,265	\$4,118	\$5,694	\$0	\$2,381	\$4,308	\$6,689
Year 12	\$526	\$1,026	\$4,118	\$5,670	\$0	\$2,381	\$4,308	\$6,689
Year 13	\$661	\$816	\$4,118	\$5,595	\$0	\$1,998	\$4,277	\$6,275
Year 14	\$1,066	\$546	\$4,118	\$5,730	\$0	\$1,998	\$4,277	\$6,275
Year 15	\$967	\$510	\$4,118	\$5,294	\$0	\$1,998	\$4,277	\$6,275
Year 16	\$417	\$475	\$4,118	\$5,010	\$0	\$1,009	\$4,198	\$5,207
Year 17	\$250	\$444	\$4,118	\$4,822	\$0	\$1,009	\$4,198	\$5,207
Year 18	\$163	\$414	\$4,118	\$4,694	\$0	\$1,009	\$4,198	\$5,207
Year 19	\$102	\$386	\$4,118	\$4,606	\$0	\$1,009	\$4,198	\$5,207
Year 20	\$64	\$361	\$4,118	\$4,542	\$0	\$1,009	\$4,198	\$5,207
Year 20+	\$106	\$5,048	\$86,540	\$91,694	\$0	\$6,688	\$82,875	\$89,563
TOTAL	\$10,604	\$41,889	\$168,891	\$221,384	\$0	\$52,492	\$168,891	\$221,384

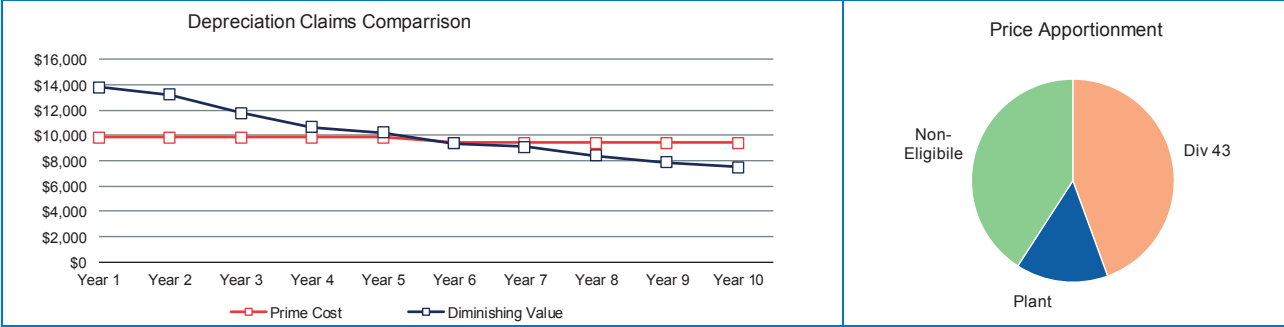


These indicative depreciation schedule have been prepared by the Mitchell Brandtman Asset team as an independent analysis of potential claims available. The figures are subject to change where Construction Costs/Dates, Purchase Price Settlement Date or Land Value change.

TYPICAL TWO BEDROOM

Ardan, Ascot

Period	Diminishing Value				Prime Cost			
	Division 40		Division 43	Total	Division 40		Division 43	Total
	Pooling	Assets			Pooling	Assets		
Year 1 - 365 Days	\$0	\$8,562	\$5,221	\$13,783	\$0	\$4,281	\$5,563	\$9,844
Year 2	\$1,385	\$6,599	\$5,221	\$13,205	\$0	\$4,281	\$5,563	\$9,844
Year 3	\$866	\$5,660	\$5,221	\$11,746	\$0	\$4,281	\$5,563	\$9,844
Year 4	\$541	\$4,900	\$5,221	\$10,662	\$0	\$4,281	\$5,563	\$9,844
Year 5	\$967	\$4,029	\$5,221	\$10,217	\$0	\$4,281	\$5,563	\$9,844
Year 6	\$605	\$3,544	\$5,221	\$9,369	\$0	\$3,884	\$5,531	\$9,415
Year 7	\$1,028	\$2,814	\$5,221	\$9,062	\$0	\$3,884	\$5,531	\$9,415
Year 8	\$642	\$2,519	\$5,221	\$8,382	\$0	\$3,884	\$5,531	\$9,415
Year 9	\$402	\$2,261	\$5,221	\$7,883	\$0	\$3,884	\$5,531	\$9,415
Year 10	\$251	\$2,034	\$5,221	\$7,506	\$0	\$3,884	\$5,531	\$9,415
Year 11	\$157	\$1,833	\$5,221	\$7,211	\$0	\$3,175	\$5,475	\$8,649
Year 12	\$429	\$1,537	\$5,221	\$7,186	\$0	\$3,175	\$5,475	\$8,649
Year 13	\$268	\$1,394	\$5,221	\$6,882	\$0	\$2,785	\$5,443	\$8,229
Year 14	\$496	\$1,178	\$5,221	\$6,895	\$0	\$2,785	\$5,443	\$8,229
Year 15	\$310	\$1,071	\$5,221	\$6,602	\$0	\$2,785	\$5,443	\$8,229
Year 16	\$506	\$944	\$5,221	\$6,669	\$0	\$1,359	\$5,329	\$6,688
Year 17	\$643	\$708	\$5,221	\$6,570	\$0	\$1,359	\$5,329	\$6,688
Year 18	\$727	\$534	\$5,221	\$6,482	\$0	\$1,359	\$5,329	\$6,688
Year 19	\$454	\$499	\$5,221	\$6,174	\$0	\$1,359	\$5,329	\$6,688
Year 20	\$284	\$466	\$5,221	\$5,970	\$0	\$1,359	\$5,329	\$6,688
Year 20+	\$473	\$6,517	\$110,073	\$117,063	\$0	\$8,633	\$105,087	\$113,720
TOTAL	\$11,437	\$59,522	\$214,484	\$285,443	\$0	\$70,959	\$214,484	\$285,443



These indicative depreciation schedule have been prepared by the Mitchell Brandtman Asset team as an independent analysis of potential claims available. The figures are subject to change where Construction Costs/Dates, Purchase Price Settlement Date or Land Value change.

RENT APPRAISAL



Thursday, 29 March 2018

RayWhite.

Dear Prospective Investor,

RE: “*Ardan*” – Buxton St, ASCOT 4007

We would like to thank you for the opportunity to offer a rental appraisal for the above mentioned property for its rental value.

We trust that the following information will be of assistance when considering the rental range provided.

When assessing the rental value of a property, we take into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends.

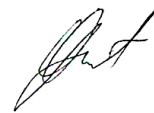
Taking into consideration recent comparable lettings and the current market demand it is in our opinion that the property could achieve the following upon completion:

1 bedroom apartment	\$380-\$400 per week
2 bedroom apartment	\$490-\$520 per week
1 bedroom apartment with courtyard	\$390-\$420 per week
2 bedroom apartment with courtyard	\$500-\$540 per week

We would very much like the opportunity to provide Property Management Services to you in the future.

Please contact me should you have any questions or if I can assist you further.

Yours sincerely,



RACHELLE SMART
Business Development Manager
Ray White Ascot
0439 149 233

It should be noted that:

1. This appraisal is an opinion as at the date the appraisal was made and is subject to change depending on the changing market.
2. The rental appraisal is not a sworn valuation nor can it be relied on as such.
3. This appraisal is only an indication of market value, which can only be determined by the amount a willing tenant is actually prepared to pay for a property.
4. There are a number of imponderable and variable facts and matters which can effect the accuracy of the appraisal of the value given, but not limited to, the following:
 - a) Changes in zoning and planning classifications;
 - b) Changes in Government policy and legislation;
 - c) General state of the economy;
 - d) Local market fluctuations;
 - e) Amount of exposure of the property by advertising and inspection;
 - f) Changes to the property itself or neighbouring properties;
 - g) Changes to amenities in the area;
 - h) Interest rates.
5. This appraisal has been prepared solely for the information of the Lessor and no responsibility is accepted should the appraisal or any part be incorrect or incomplete in any way.

Ray White Ascot
1/138 Racecourse Road
Ascot QLD 4007
07 3868 7500
07 3868 7555
raywhiteascot.com.au



DEVELOPMENT TEAM



Huon Property Group is an Australian-based boutique development company, specialising in the design and development of conveniently located residential, commercial and retail projects.

Our ambition is simple: deliver stunning projects that people love to live, work and play in. This is exemplified through the meticulous work of our experienced team, and consultants engaged on each and every development. From choosing the right site with the perfect amenity, to exceeding design expectations through partnerships with award winning architects, this ambition is the fuel for everything we do. Resulting in impressive projects, with immediate and convenient amenity, that not only adds to the aesthetic of the location, but the community as a whole.



With over 65 years’ experience spanning four generations of the Tomkins family, Tomkins Commercial & Industrial Builders have demonstrated a proven commitment to the design and construct of quality buildings across all major construction sectors.

With a dedicated ethos of ‘building with relationships’, Tomkins has an award-winning approach to providing solutions-focused services to complex project challenges. Strong relationships with all key industry stakeholders and a collaborative approach provides successful outcomes for clients, and a strong and loyal network of subcontractors and suppliers delivers a quality product each and every time.



A r d a n

ASCOT

ardanascot.com.au

Disclaimer: Please note that the marketing materials have been prepared prior to construction completion of the development. Whilst care has been taken in its preparation, the information and artist impressions contained are indicative only and not guaranteed as accurate or complete. Changes (including any made to the dimensions, fittings, colours, specifications and description) can be made without notice. Loose furniture and artwork is not included. This material is a guide only and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries and should seek further independent advice at all times.