



AURA

PROSPECTUS



Stockland
it's your place



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STOCKLAND INVITES YOU TO INVEST IN AURA

The vision for Aura is to create a vibrant and energetic city that inspires and attracts opportunity.

Aura is a next generation urban community that will become a benchmark for regional cities of the future. A world-class location and a significant investment in infrastructure, Aura offers a range of business and enterprise opportunities surrounded by residential villages. Aura will seamlessly connect these business hubs with the thriving civic life, recreation, aged care and education facilities surrounding them.

Aura will be Australia's largest masterplanned community in single ownership and the biggest 6-Star Green Star community. It will offer businesses the opportunity to grow in an affordable, sustainable and desirable location, all within one hour's drive from Brisbane.

HOW TO REGISTER YOUR INTEREST

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LEGEND

- Aura Home Sites
- Future Education
- Future Business Park

Map and indicative masterplan supplied for the purpose of providing an impression of Stockland Aura and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale.

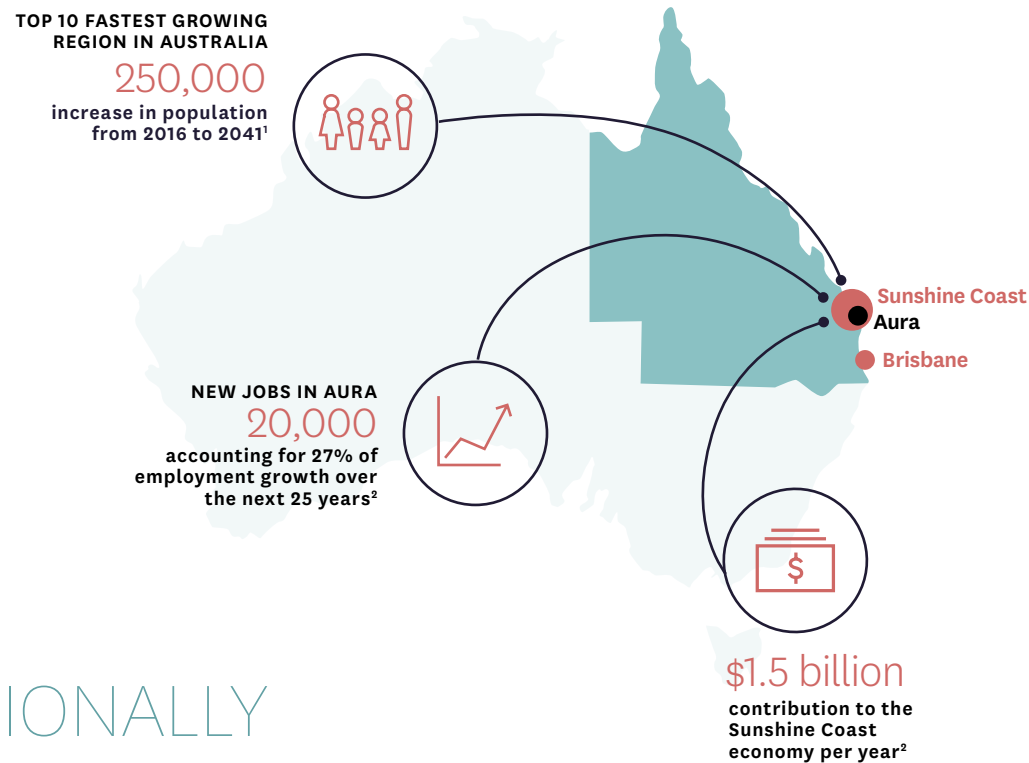
Stockland is proud of its investment in Aura and the Sunshine Coast. We invite you to partner with us in the development of Aura – the future of the Sunshine Coast. Whether you are a small business or large multinational organisation, Aura has opportunities that meet your needs.

Mark Steinert
CEO & Managing Director, Stockland

50,000 RESIDENTS LIVING AT AURA

\$9 BILLION TO BE INVESTED IN THE DEVELOPMENT

90KM TO BRISBANE VIA BRUCE HIGHWAY



REGIONALLY & NATIONALLY SIGNIFICANT

Aura will be the driving force behind the economic growth in one of the fastest growing regions in Australia over the next 24 years.

The Sunshine Coast's current population of 303,400 (Ref: SEQRP) is projected to grow by over 191,600 over the next 24 years to 495,000 people in 2041¹. Aura itself currently accounts for over 25% of this growth, averaging 2,000 new residents per year.

This rapid population growth is expected to be matched by equally strong economic growth, built off a decade of economic growth averaging more than 4% per year (compared to 3% for Australia as a whole).

According to the Council's Economic Development Strategy (Economic Development Strategy, Sunshine Coast), the Sunshine Coast economy is forecast to grow from \$16 billion in Gross Regional Product (GRP) to \$33 billion in 2033³.

Once complete, Aura is expected to give the Sunshine Coast economy an 11% boost, contributing an additional \$1.5 billion in GRP per year².

NATIONALLY SIGNIFICANT PROJECTS

Project	Estimated cost
Melbourne Metro Rail	\$11 billion
Aura Master Planned Community	\$9 billion over 30 years
North West Rail Link	\$8.3 billion
Barangaroo	\$6 billion
Western Sydney Airport – Stage 1	\$5 billion
Perth City Link	\$4 billion
Melbourne Square	\$2.8 billion

Source: Infrastructure Australia, Lendlease – Project Website, Urban Melbourne

REGIONALLY SIGNIFICANT PROJECTS

Project	Estimated cost
Aura Master Planned Community	\$9 billion
Cross River Rail	\$5.4 billion
Queens Wharf Integrated Resort	\$3 billion
Toowoomba Range Second Crossing	\$1.6 billion
Brisbane Airport Second Runway	\$1.35 billion
Gold Coast Cruise Ship Terminal	\$1 billion
Brisbane Metro	\$1 billion

Source: Stockland, Queensland Government, Gold Coast City Council

1. Queensland Government Population Projections, 2015 edition
2. Aura Economic Development Strategy, Urbis 2017
3. AEC Group 2014–2015



AURA'S COMPETITIVE ADVANTAGE

GATEWAY TO THE SUNSHINE COAST

- Freeway access to the Brisbane Port, Airport and Brisbane CBD, Sunshine Motorway, and future rail

ACCESSING STOCKLAND'S NATIONAL AND INTERNATIONAL PARTNER NETWORK

- Telstra
- Energex
- NBN Co.
- GBCA
- QLD Government
- Sunshine Coast Regional Council

PLANNING CERTAINTY FOR LAND APPROVAL AND INFRASTRUCTURE DELIVERY

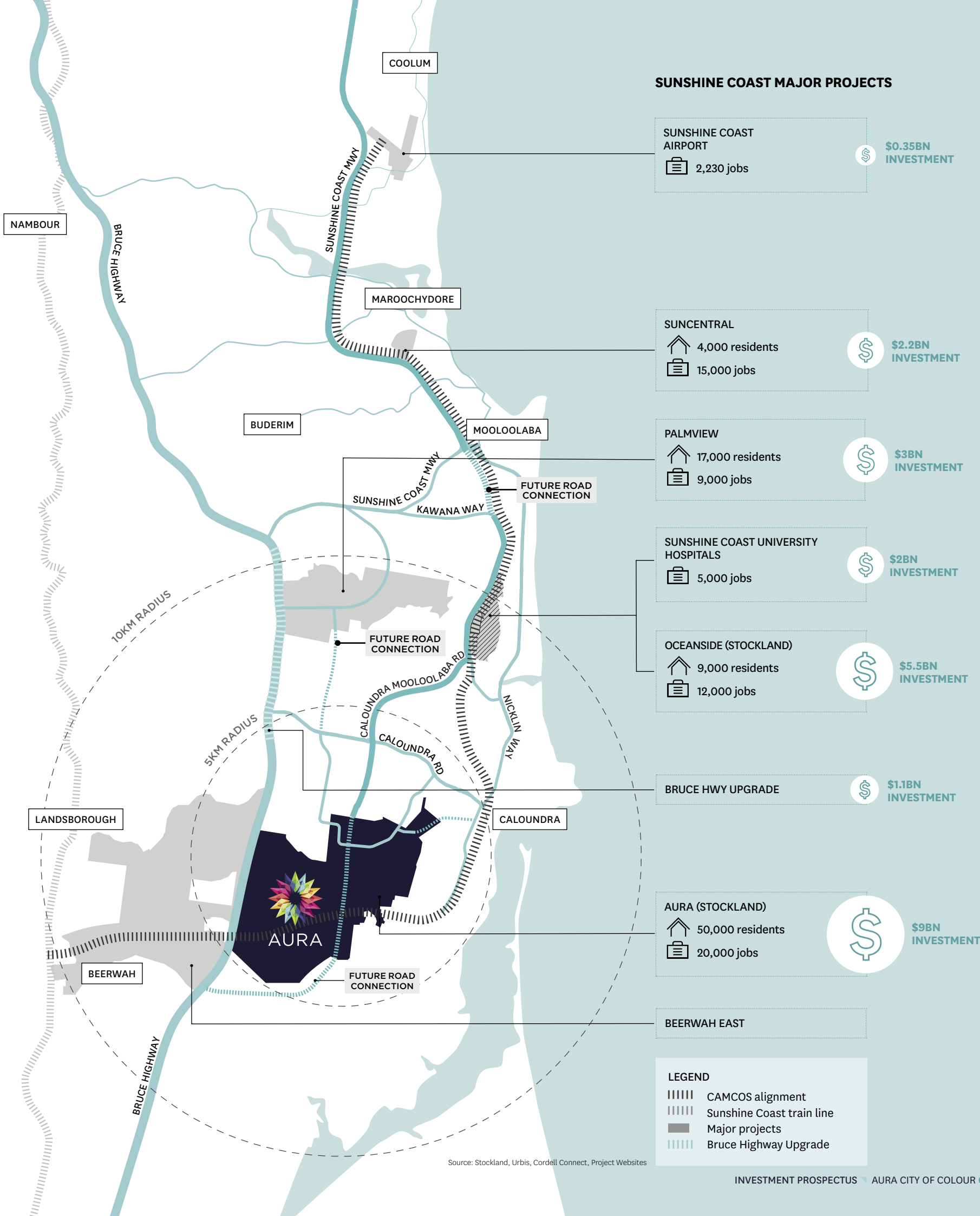
- Priority Development Area (PDA) gazetted by State Government
- PDA approval authority

BENEFITS OF SCALE – REPRESENTING 20-40% OF POPULATION GROWTH ON THE SUNSHINE COAST OVER THE NEXT 25 YEARS

- Affordable land for retail, business, education and residential
- Provision of services for complete community

\$19 BILLION OF COMMITTED INVESTMENT WITHIN 10KM OF AURA

- Hospital, education, roads, centres, communities
- 76,000 new residents. Total population from Aura, Oceanside and Palmview (75% of future housing)
- 41,000 new jobs. Total jobs from Aura, Oceanside and Palmview



WHY INVEST IN AURA?

A city of enterprise – Aura is open for business. As an investor, this is a rare opportunity to benefit from a city-scaled place of business with all the economic and lifestyle advantages of a regional setting.

OPPORTUNITIES INCLUDE:

- innovative Business Parks;
- a new generation City Centre incorporating retail, office, medical, education, entertainment and professional services opportunities;
- education facilities from early childhood to tertiary institutions; and
- leading sporting and recreational facilities.



10 REASONS TO BRING YOUR BUSINESS TO AURA

01. Customers are ready and waiting

With a population of 303,400 that's set to increase to 495,000 by 2041, the Sunshine Coast is growing at a rapid pace*. As Australia's 10th largest significant urban area, and Queensland's third, doing business on the Sunshine Coast means you'll have access to an untapped, growing and prosperous new customer base†. Plus you're only a convenient 90km drive to Australia's third largest city, Brisbane.

02. It's the place to prosper

The Sunshine Coast is a place of entrepreneurial spirit and innovation. It's a smart place for business, and an expansion or relocation to Aura will put your business at the very heart of the Sunshine Coast's largest investment zone. The Coast's booming economy is set to increase from \$16 billion to \$33 billion by 2033 (Ref: Economic Development Strategy, Sunshine Coast), with \$1.5 billion of this being contributed by Aura alone‡.

03. A trusted place for business

Bring your business to Aura and you'll benefit from the key infrastructure already delivered, as well as that planned for the future by Stockland together with local and state government and utility providers. With a \$9 billion investment in Aura, the current and future infrastructure and services will facilitate the delivery of the future Business Park and support Stockland's vision of delivering a leading business offering in a thriving city.

04. A future of certainty

Economic prosperity is at the very foundations of this dynamic new community, and Aura's Priority Development Area status ensures businesses have planning certainty for both land approval and infrastructure. This accelerated approval process will ensure that your business gets up and running in no time.

05. A network of connectivity

Aura is an ideal location, positioned as the gateway to the Sunshine Coast and adjacent to the Bruce Highway, allowing easy access to Brisbane's CBD, international airport and port. Added to this, the Bruce Highway has the highest volume of traffic in Queensland, putting your business within easy reach of tens of thousands of potential customers every day. If your business relies on heavy online traffic, integrated NBN access will allow you to take advantage of the highest internet speeds Australia has to offer.

06. Recruit close to home

Stockland aims to create happy and healthy communities where residents can live, work and play. Aura's estimated population of 50,000 people on completion will ensure that there's always a ready and willing workforce available to you! With 20,000 jobs forecast to be created in Aura by 2040, local businesses and local employees will cement the city's status as a self-sustainable, vibrant economic hub, while a reduction in commuting times will lead to a healthier, happier workforce†.

07. A premises that fits

At the future Aura Business Park, there's no need to try to make your business fit into an existing premises that isn't quite right for you. With an exciting choice of affordable land sizes and building designs to accommodate a wide range of businesses and industries, you can create a premises that suits your business perfectly, no matter how large or small your operation is.

08. The possibilities are endless

With the option to build your own dream business premises, you're unlocking the potential to do business your way. Large sites open up possibilities to co-locate with your supply chain partners, delivering a host of benefits to your doorstep, or bring multiple business locations into the one central place. This is the future of business on the Sunshine Coast with a flexibility unlike anything seen before.

09. Ready when you are

Not interested in building your own premises? Want to get in and start trading? Aura Business Park has worked with a number of key suppliers to provide a wide variety of high quality turnkey office and warehouse packages, to get your business off to a flying start.

10. All you want on your doorstep

With clear blue skies, beautiful coastal areas and a stunning hinterland, the Sunshine Coast is the perfect place to live, work, play and do business. Its natural assets have made the region one of Australia's prime tourist destinations and a sought-after area to settle down and enjoy life. The Coast offers the best of both worlds – a place to get away from it all, with everything you need on your doorstep. A place where a healthy, happy and prosperous future awaits.

*Source: Queensland Government Population Projections, 2015 edition.

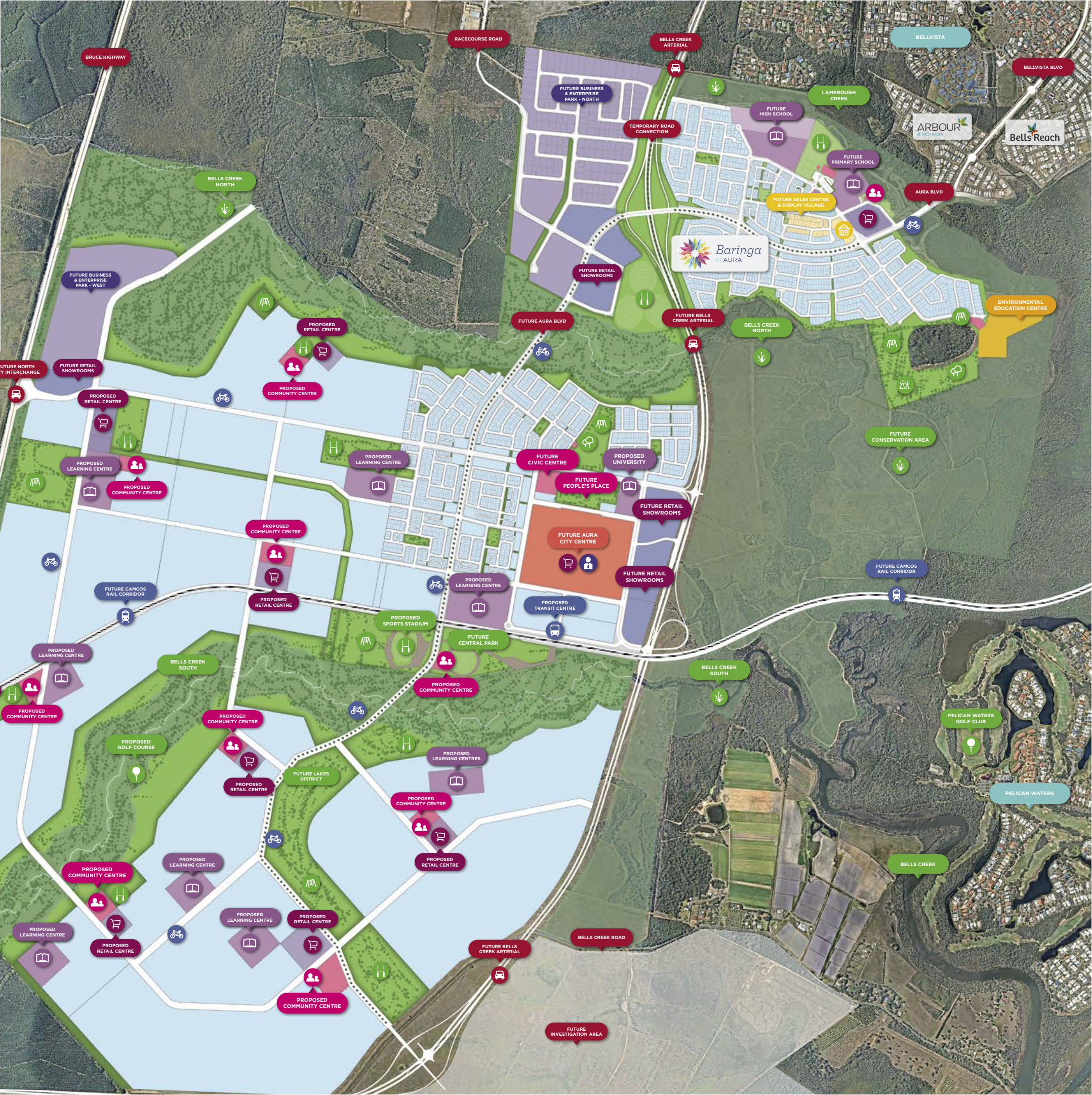
†Source: Aura Economic Development Strategy, Urbis 2017.

‡Source: Australian Bureau of Statistics, 3218.0 Regional Population Growth Report, March 2016.

LEGEND

- AURA HOME SITES
- FUTURE EDUCATION
- FUTURE BUSINESS PARK
- FUTURE RETAIL SHOWROOMS
- FUTURE COMMUNITY FACILITIES
- FUTURE ENVIRONMENTAL EDUCATION CENTRE
- STOCKLAND CENTRES

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- Display Village**
 - Aura Sales & Vision Centre
 - Aura Display Village
- Shopping & Services**
 - Future 90 hectare City Centre with cinemas, retail, dining and entertainment centres
 - 3 proposed district retail centres with supermarkets and specialty shops
 - 6 proposed neighbourhood retail centres with convenience shops
 - Bellvista Marketplace – 2km
 - Stockland Caloundra Shopping Centre – 7km
 - Caloundra CBD – 8km
- Education**
 - 20 learning and education centres proposed including:
 - Up to 5 public primary schools, including a state primary school in Baringa – Opening 2018
 - Up to 2 public high schools, including a state high school in Baringa
 - Up to 4 early learning centres, including a childcare centre in Baringa
 - Up to 8 private schools
 - Urban university
- Community Centres**
 - Future civic plazas in Baringa and the City Centre
 - Future community centres located throughout the city
 - Future sporting clubhouses at regional and neighbourhood sports fields
- Entertainment**
 - Future 90 hectare City Centre with cinemas, retail, dining and entertainment centres
 - 3 proposed district retail centres with cafes and specialty shops
 - 6 proposed neighbourhood retail centres with cafes and convenience shops
 - 2 proposed cultural precincts with performing arts facilities and a library
 - Future People's Place – an 11 hectare Southbank-style parkland
 - Future Central Park – sports stadium and recreation areas
 - Izba Espresso Café at the Aura Sales & Vision Centre
 - Bellvista Tavern – 2km
 - Caloundra CBD – 8km
- Parks & Open Spaces**
 - 5 local parks within Baringa and many more located throughout the city
 - 4 hectare neighbourhood sports park within Baringa and a number of village and district sports parks proposed throughout the city
 - 10 hectare future regional recreation park within Baringa
 - Future Central Park – park, playground and recreation areas
 - Proposed Lakes District recreation areas
 - Proposed golf course
 - Adventure Playground at the Aura Sales & Vision Centre
 - Kings Beach and Golden Beach – 9km
- Environmental**
 - Future 400 hectare Conservation Area
 - Proposed Environmental Education Centre
 - Lamerough Creek Reserve
 - Blackbutt Forest
 - Bells Creek North and South
 - Pumicestone Passage – 7km
- Business**
 - Future Business & Enterprise Park North
 - Future Business & Enterprise Park West
 - Future City Centre with commercial and business centres
 - Caloundra CBD – 8km
- Veloway & Walking Paths**
 - 200km of future dedicated bike roadways (veloway), bike paths and pedestrian pathways
- Public Transport & Access**
 - Bells Creek Arterial from Caloundra Road to Baringa
 - Future Bells Creek Arterial from Baringa to Bruce Highway
 - Proposed Transit Centre in the City Centre
 - Future Sunbus bus services to Aura and surrounding regional areas
 - Future CAMCOS rail line
 - Sunshine Coast Airport – 38km
 - Brisbane CBD – 90km
 - Brisbane Airport – 90km
- Medical**
 - Bellvista Family Medical Practice – 2km
 - Caloundra Hospital – 6km
 - Sunshine Coast University Hospital – 12km
 - Sunshine Coast University Private Hospital – 12km



BUSINESS PARKS

Aura’s Business Parks will draw on Stockland’s national success in developing employment precincts and highly awarded masterplanned communities to create opportunities rarely available on the Sunshine Coast.

Driven by an Aura specific Economic Development Strategy, Aura’s two Business Parks to the North and West, will be designed to accommodate a diverse range of industries and businesses. The Business Parks will be underpinned by the 25-year growth of a new 50,000 person city.

There will be targeted economic development strategies for advanced manufacturing, the industrial health sector, construction sector, energy and waste sectors, and professional services sector.

The Aura Business Parks represents the future of business on the Sunshine Coast and offer the ultimate flexibility for businesses of all sizes.

INVESTMENT OPPORTUNITIES FOR YOUR BUSINESS

Strong interest has already been received for Aura’s Business Parks which will provide investment opportunities from:








- 2017** Business Park North
- 2030** Business Park West

The ultimate ownership opportunity exists with the ability to purchase and develop land or lease space for a wide range of uses including:

- Light Industry
- Bulky Goods and Showrooms
- Commercial Office
- Light Manufacturing
- Storage and Warehousing
- Research and Development
- Construction Services
- Indoor Sports & Recreation

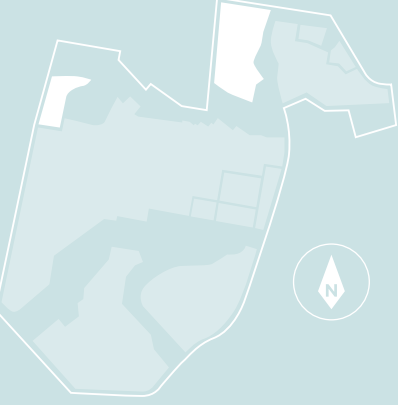
REASONS TO INVEST

There are strong reasons for you to bring your business to Aura’s Business Parks:

-  **Investment Strength**
Locate within the largest investment zone on the Sunshine Coast.
-  **Flexibility**
Able to accommodate from the smallest to largest businesses and tailor solutions to your specific needs.
-  **Business Synergies**
Potential to co-locate with your supply chain.
-  **Exposure**
Major road access and exposure.
-  **Growing Market**
Access to a local market of 76,000 new residents and almost 4 million¹ within a two hour drive.
-  **High Speed Communication**
Connect to your customers via direct link to the national highway and NBN network.
-  **Skilled Workers**
Access to a skilled, affordable workforce.

1. Australian Bureau Statistics, Estimated Resident Population 2016.

KEY PLAN:



AURA CITY CENTRE

The Aura City Centre will be the Sunshine Coast's southern CBD and the city's principal centre for employment, shopping, business, education, recreation and entertainment.

The Aura City Centre will reflect the most modern of urban environments incorporating a main street and city square. It will attract the most contemporary retailers and service providers whilst catering to a burgeoning local business community.

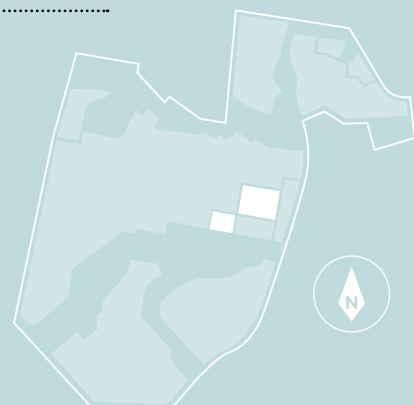
Stockland will draw on its experience as one of Australia's largest property owners and developers to implement strategies to attract national retailers and businesses to the city centre. This includes a network of over 3,500 tenants from across Australia.

INVESTMENT OPPORTUNITIES FOR YOUR BUSINESS

Be part of Australia's newest CBD and join international retailers, national chains, professional services firms, tertiary education providers, and entertainment operators. Opportunities will exist to purchase land and develop or lease newly built premises that can be tailored to your specific requirements.

The Aura City will pump with activity commencing with the first stage opening in 2022.

KEY PLAN:



REASONS TO INVEST

The reasons are many to be part of the Aura City Centre:



Customer Access

Access to a Local Market of 76,000 new Residents and almost 4 million¹ within a 2 hour drive.



Partnership Strength

Partner with Stockland and draw on its wealth of property development and management experience, and substantial network of tenants.



High Speed Communication

NBN ready.



Skilled Workers

Access to a skilled, affordable workforce. Ability to co-locate with your supply chain.



First Mover

Be the first to establish in this new community and build your brand with customers that grow with you.



Amenity

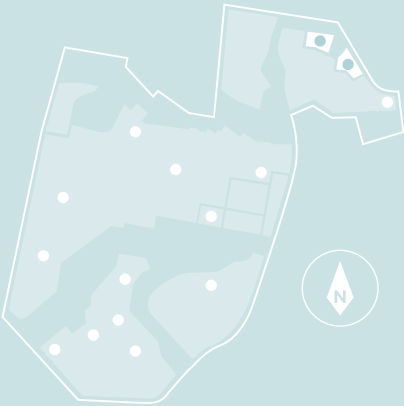
Work and live on the Sunshine Coast and take advantage of its enviable lifestyle and amenity.

1. Australian Bureau Statistics, Estimated Resident Population 2016.





KEY PLAN:



REASONS TO INVEST

The reasons are many to be part of Aura’s education opportunities:



20 proposed education and learning centres



Up to 4 early learning centres/kindergarten



Up to 5 public primary schools



Up to 2 public high schools



Up to 8 private schools



Proposed urban university in Aura’s town centre



Safe travel to schools with dedicated bike paths



Proposed cultural precinct with performing arts facility

EDUCATION OPPORTUNITIES

Aura has a world class education strategy to provide your business with people with outstanding skills and a passion for growing enterprise on the Sunshine Coast.

Stockland is drawing on its international knowledge and experience in education models to create the most nurturing learning lifecycle at Aura from early education to expertly trained and skilled vocational and tertiary education graduates.

Aura is set to become a centre of education excellence, with up to 20 education and learning centres proposed for the city including up to eight private schools, up to five public primary schools, up to two public high schools, up to four early learning centres and an urban university.

The first of these schools is Baringa State Primary School, a revolutionary new science, technology, engineering and maths (STEM) focussed state primary school is scheduled to open in the Baringa community in early 2018. A new early learning centre and state high school are also set to open in Baringa in the near future.

Aura has also planned for an urban university to be located adjacent to the Aura City Centre. This contemporary learning facility will allow education and training to be tailored to the specific skill requirements of local businesses allowing your workforce to grow with your business.



THE STOCKLAND STORY

Founded in 1952, Stockland has a long and proud history of creating places to meet the needs of our customers and communities.

We develop and manage not just residential communities and retirement living villages, but also retail centres, logistics and business parks and office properties.

We create places that bring people together, to share and to live life. We also recognise our responsibilities to the environment and we are a leader in sustainable business practices.

Today, Stockland is a top 50 ASX-listed company, with a total asset value of \$12.7 billion. We were named in the Global 100 Most Sustainable Corporations in the world index for five consecutive years and were twice named the most sustainable real estate company in the world in the Dow Jones Sustainability Index.

Across Queensland, Stockland is developing and operating 23 residential communities, six retirement communities, 11 retail centres, four office buildings and one logistics and business park.

Stockland's contribution to the Queensland economy includes not just investment but also employment. Our retail centres employ their own teams of staff but also provide indirect jobs through the staff and management of the various stores, as well as contractors — such as the gardeners, maintenance and car park attendants — who keep the centres open for business.

Currently, Stockland has many strategically located assets including Stockland Caloundra (Retail Centre), Oceanside Kawana, Belcarra Retirement Resort, and Residential communities including Brightwater, Birtinya Island and Bells Reach.

We are making home ownership a reality for people on the Sunshine Coast. In the past 10 years, we have created homes for more than 5,100 families and will provide almost triple that over the next 25 years.

...to not merely achieve growth and profits but to make a worthwhile contribution to the development of our cities and great country.

ERVIN GRAF'S VISION
Founder, Stockland

STOCKLAND'S COMMITMENT

Stockland in Australia

41

RETAIL PROPERTIES

59

RESIDENTIAL
COMMUNITIES

10

OFFICE PROPERTIES

21

LOGISTICS & BUSINESS
PARK PROPERTIES

63

RETIREMENT LIVING
VILLAGES

\$128m

UNLISTED PROPERTY FUNDS
UNDER MANAGEMENT

Stockland on the Sunshine Coast



CURRENT RESIDENTIAL PROJECTS

- Aura
- Oceanside
- Twin Waters
- Bells Beach
- Brightwater



CURRENT RETIREMENT PROJECTS

- Belcarra Retirement Resort
- Birtinya Retirement Resort



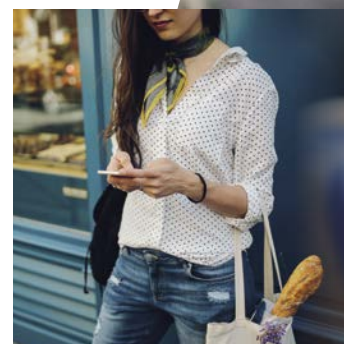
CURRENT RETAIL AND COMMERCIAL PROJECTS

- Stockland Caloundra Shopping Centre
- Stockland Birtinya (North and South)
- Stockland Baringa



COMPLETED RESIDENTIAL PROJECTS

- Bells Reach (Bower @ Bells Reach)
*UDIA Affordable Development Award
Winner 2013*
*UDIA Best Residential Subdivision
Queensland 2014*
- The Boardwalk
- Brightwater
*UDIA QLD Best Masterplanned
Community 2016*
- Bellvista
*2005 AILA Queensland Merit Award for
Environment in Landscape Architecture,
Australian Institute of Landscape Architects*
- Doonella
*2007 Excellence in Storm Water
Management, Storm Water
Industry Association*
- Kawana Forest
- Kawana Island
- Lake Kawana
- Rainforest Sanctuary
- Woodgrove



HOW TO REGISTER

You know you have found a special place when you visit a Stockland Community. They are neighbourhoods where a better lifestyle comes naturally, where houses are homes and neighbours are friends. To register your interest in Business opportunities at Aura, contact the Senior Economic Development Manager on +61 7 5491 0100 or aurabusiness@stockland.com.au

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AURA

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CITY of **COLOUR**.com



Stockland
it's your place