E P S I L O N THE STAR RESIDENCES

GOLD COAST





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GOLD COAST

Rising above the shimmering Gold Coast skyline, Epsilon at The Star Residences presents buyers with a unique opportunity to live in the heart of The Star Gold Coast's world-class integrated resort.

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- 1 The Star Residences, Epsilon
- 63-storey, mixed-use tower incorporating residential, hotel and retail
- Stunning views to coastline and hinterland
- 2 The Star Residences, Tower 1
- 53-storey, mixed-use tower incorporating residential, hotel and retail

3 The Star Grand

- A five-star hotel incorporating a day spa, premium entertainment including a state-ofthe-art theatre and gaming facilities, resort amenities, event and conference facilities, and award-winning restaurants and bars
- Some of the best dining experiences on the Gold Coast including Kiyomi and Cucina Vivo

4 The Darling Gold Coast

- 19-level, luxury suite hotel
- Offering new levels of luxury and only the best in finishes and amenities
- Signature rooftop venue, Nineteen at The Star, featuring stunning ocean views

5 Gold Coast Convention and Exhibition Centre

- Australia's largest regional convention centre, managed by The Star Entertainment Group. Traditionally, 60% of its clients book 12-18 months in advance.
- Currently has 6,000sqm of exhibition space, and 10,000sqm in total saleable area (including exhibition space and meeting areas)
- Directly linked to The Star Gold Coast via pedestrian footbridge
- 6 Oracle Boulevard
- Boutique shopping experiences
- Brisbane Times 2017 Good Food Guide awards: Mamasan Kitchen & Bar, Social Eating House & Bar

ARTS & CULTURE

7 HOTA - Home of the Arts

- Features the Arts Theatre, Gold Coast City Gallery, two cinemas and the Arts Cafe
- Arts Theatre auditorium holds over 1,100 spectators
- New \$60M Art Gallery under construction

- 8 Sea World
- 9 Warner Bros. Movie World
- 10 Dreamworld
- 11 Wet'n'Wild

PARKS & BEACHES

12 Kurrawa Beach and Surf Club

- The beach is patrolled by Kurrawa Surf Club making it one of Australia's safest beaches
- Boardwalk provides picturesque walking, rollerblading and cycling paths

13 Victoria Park

14 Broadbeach

- Gorgeous golden sand, crystal clear water and reliable swells for surfers
- Lifeguard patrolled swimming areas

15 Broadbeach State School

- Independent public school from Prep to Year 6
- Provides enrichment opportunities for gifted and talented students through their Academic Academy

16 Bond University

- Private non-profit university
- Diploma programs, undergraduate and postgraduate courses available
- English language programs

17 Griffith University

- State-of-the-art facilities
- Range of undergraduate, postgraduate, higher degrees by research, professional development & short courses available

SHOPPING & RETAIL

18 Pacific Fair Shopping Centre

- 120 new specialty stores including luxury brands
- Local and international designers

19 Oasis Shopping Centre

- Stunning beachside located shopping centre in the heart of Broadbeach
- Offering boutique fashion, fresh food and plenty of dining options for everyone



20 G:link Light Rail

 Fast frequent trams connect 16 stations along a 13 kilometre route from Broadbeach to Gold Coast University Hospital

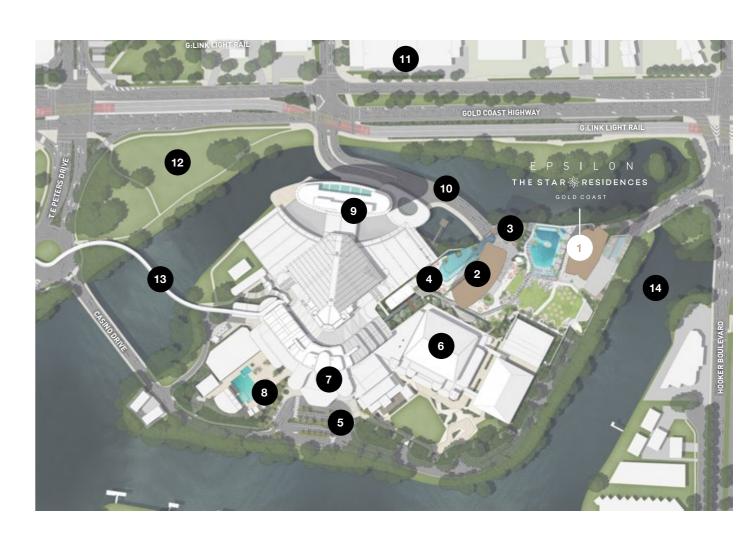
21 Gold Coast Airport

 Welcomes more than 6.4 million passengers annually

22 Brisbane Airport

- Services 31 airlines flying to 50 domestic and 29 international destinations
- Additional Motorway opening 2022





THE STAR GOLD COAST

Adjacent to the Gold Coast Convention and Exhibition Centre and Pacific Fair Shopping Centre, and only a short stroll to Kurrawa Beach, The Star Residences is perfectly positioned to offer the ideal blend of beach and city lifestyle.

The Star Residences is located on Broadbeach Island, Broadbeach and will form part of The Star Gold Coast's 6.7 hectare, world-class integrated resort. The island masterplan has been designed to deliver a whole new level of sophistication and service. It will incorporate and further enhance the existing amenities of 596 5-star rooms within The Star Grand, The Darling – a luxury suite hotel, a host of award-winning restaurants and bars, additional meeting room space and refreshed conference facilities in the Event Centre, an exclusive luxury pool experience, day spa, gymnasium, theatre and premium gaming facilities.

Broadbeach Island also provides a direct connection to the wider Gold Coast via access to the G:link light rail, bus stops, and main arterial route the Gold Coast Highway.

THE STAR RESIDENCES

- 1 Tower 2 Epsilon
- 2 Tower 1
- **3** Tower 1, porte-cochère
- 4 Level 3, promenade and connectivity to The Star Gold Coast
- 5 The Star Grand, porte-cochère
- 6 Additional meeting room space and refreshed conference facilities in the Event Centre
- 7 Existing The Star Grand, 5-star hotel
- 8 Hotel pool
- **9** The Darling, luxury suite hotel
- 10 Elizabeth St bridge

PUBLIC SPACES

- 11 Broadbeach
- 12 Public parkland
- **13** Access elevated walkway to Gold Coast Convention and Exhibition Centre
- **14** Proposed footbridge over Hooker Boulevard



Broadbeach Island is set to offer the very best in entertainment and amenity upon completion.

AN INTEGRATED RESORT

To date, the transformation of Broadbeach Island includes the opening of a new luxury suite hotel, The Darling, serving as a major attraction for both local and international guests.

A new 5-star hotel will also form the lower levels of Epsilon. A podium recreation deck – situated immediately below this hotel on Level 6 – will connect Epsilon to The Star Gold Coast and host a range of hotel facilities including a resort pool, pool lounge / club, and food and beverage offerings. In addition, a luxury day spa and wellness centre spanning over 1500sqm will be open to the public.

These services will further complement the integrated resort development's existing offering, and have been meticulously incorporated into the proposed masterplan for the island. A short walk into Broadbeach will take you to Oracle Boulevard, home to some of the newest cafes and restaurants on the Gold Coast.







PREMIUM DINING & RECREATION

The Star Gold Coast will offer an exciting array of food and beverage outlets, including a mix of premium dining experiences and relaxed alternatives will be available as part of this world-class integrated resort. Visitors will be spoilt for choice, with the likes of signature restaurant Nineteen at The Star on the stunning rooftop of The Darling, or the award-winning Kiyomi nestled alongside Cucina Vivo for an alfresco dining experience.

In addition, a state-of-the-art theatre and onsite box office caters for up to 2,150 people. Acclaimed performers from all over the world have taken to the stage at The Star Gold Coast – from international acts to Australian musicians, bands, and comedians.





LUXURY RETAILERS AND WORLD-CLASS ENTERTAINMENT

Only a 400-metre walk from The Star Residences, Pacific Fair Shopping Centre has one of the country's most impressive collections of luxury retail and fashion outlets.

As one of Australia's biggest shopping centres, and the largest in Queensland, residents will enjoy direct access via a proposed bridge over Hooker Boulevard, where they'll find over 400 specialty stores offering the very best of local and international brands, including Louis Vuitton, Gucci, Prada, Pandora, Hermès, Tiffany & Co, Salvatore Ferragamo, Givenchy, Dior, Camilla, UGG Australia and more.

Pacific Fair Shopping Centre also serves as a world-class indoor and outdoor leisure and entertainment precinct, serviced by Surfside Buslines and G:link light rail.





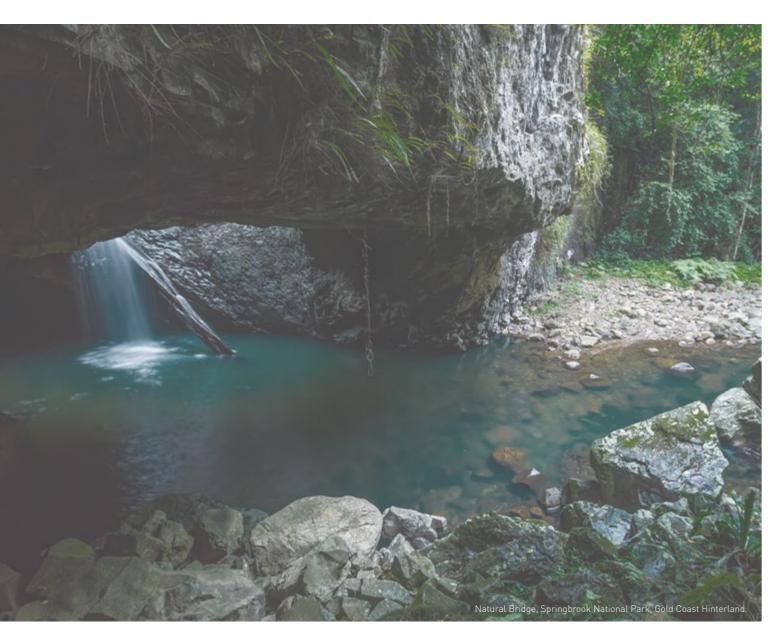
Managed by The Star

Stroll to the northern end of Broadbeach Island and you will find yourself at Australia's largest regional convention centre, accessible by pedestrian footbridge. In FY2018, more than 150 events were hosted at the Gold Coast Convention and Exhibition Centre, including music concerts, sporting events, conferences, exhibitions and gala dinners, attracting more than 526,000 delegates and visitors.



Entertainment Group, traditionally 60% of GCCEC's clients book 12 to 18 months in advance.





NATURE & BEACHES

Over 57 kilometres of gorgeous coastline stretches as far as the eye can see, while expansive, lush hinterland occupies views to the west. The Star Residences proudly sits between these two beloved natural wonders.

Located only 800 metres away is the world-famous golden sand and crystal clear waters of Gold Coast's beaches, beckoning for all to take in its beauty.

Tamborine National Park, one of the world's oldest national parks, has numerous walks and lookouts to enjoy the beautiful surroundings. whilst Currumbin Wildlife Sanctuary is the Gold Coast's most popular tourist destination and the ultimate holiday adventure for all ages.



Stroll to the world renowned beaches of the Gold Coast each morning.





EVENTS

The Star Gold Coast is home to some of Australia's biggest and most sought-after events. In 2018, The Star Gold Coast was one of the major partners for the Gold Coast 2018 Commonwealth Games where it hosted a wide range of high-profile functions; it also committed to a four-year deal as the official venue and a major partner of Australian television's night of nights, the TV WEEK Logie Awards; and hosted the Country Music Channel (CMC) Music Awards, which it did again in 2019 for a second year running.

Outside of Broadbeach Island, you can enjoy a number of iconic annual events, from surfing and surf life saving events to one of the largest entertainment events, Gold Coast 600, where drivers battle it out on one of the world's toughest street tracks.

Metricon Stadium is also located nearby, playing host to a range of sporting events, festivals and concerts. This multi-purpose facility currently seats 25,000 spectators and offers world-class playing and training facilities.



EDUCATION

With Queensland's top universities within an easy commute of The Star Residences, the stars are well within reach. Bond University is Australia's first privately owned not-for-profit university, located just a 10 minute drive from Broadbeach Island.

Griffith University is ranked in the top 2 percent of universities globally and has over 50,000 students on five campuses across South East Queensland (including the Gold Coast campus – just 30 minutes by car or a 40 minute light rail). It is also renowned for its School of Medicine and National Research Centre.

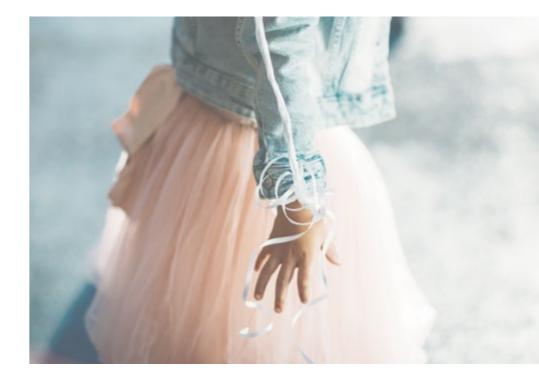






THEME PARKS

Known as the 'Theme Park Capital of Australia', the Gold Coast boasts five entertainment parks, attracting people of all ages. Thrill seekers can enjoy some of the world's tallest and fastest rides whilst those less eager can meet their favourite movie character or superhero, go behind the scenes of a movie set, or swim with dolphins and sharks. There is truly something for everyone.



GOLFING

This golfer's paradise is home to 35 different courses coast-wide. Suitable for any skill level, signature courses have been designed by golf legends such as Greg Norman, Arnold Palmer and Jack Nicklaus.

Notable courses:

- Lakelands Country Club, Merrimac
- RACV Royal Pines Resort, Benowa
- Emerald Lakes Golf Club, Carrara
- The Glades Golf Club, Robina
- The Grand Golf Club, Nerang (private/members only)
- Gainsborough Greens Golf Club, Pimpama



Live where the stars align.



Views that span the glittering shores of the Gold Coast beaches and lush hinterland.



EPSILON, THE STAR RESIDENCES

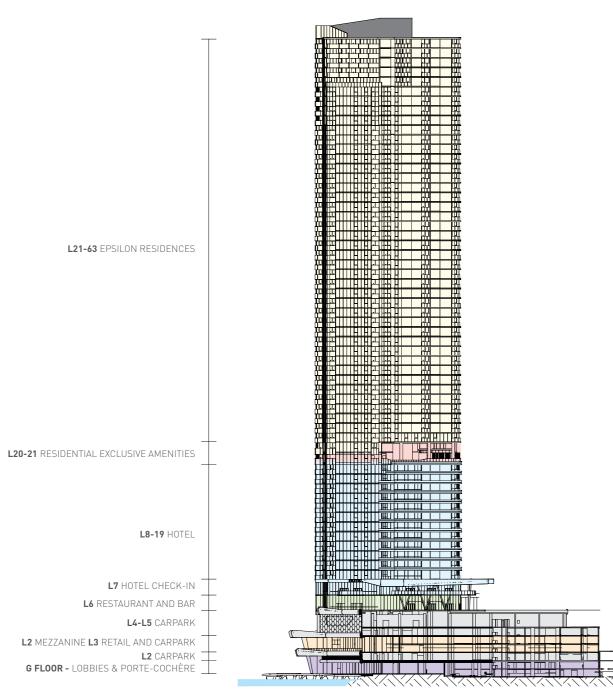
The second stage of The Star Residences includes Epsilon, a soaring 63-storey mixed-use tower incorporating 457 residential apartments, a 5-star hotel and an exceptional retail offering of fine-dining, gourmet delis, cafés and wine bars.

From the great heights of this architecturally-designed beauty, residents can experience sensational views across Broadbeach and along the sweeping shores of the Gold Coast with sunsets over lush hinterlands.

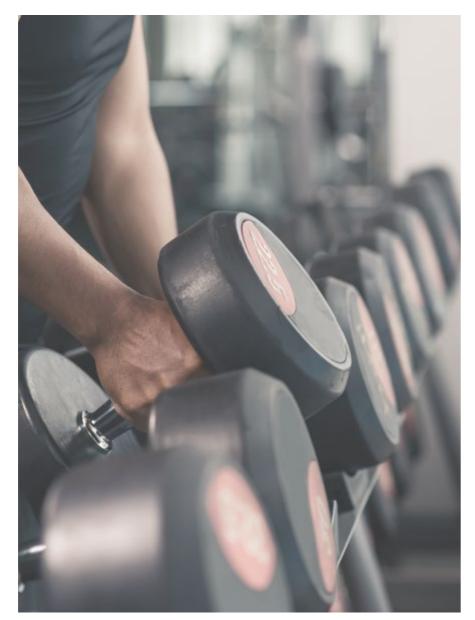
Epsilon forms part of The Star Gold Coast – a world-class integrated resort on Broadbeach Island that also includes The Star Grand, The Darling, and Tower 1 – plus a wide range of exciting retail, dining, and entertainment options.

Residents can access The Star Grand via Levels 6 and 3, which will be home to a subtropical recreational deck for residents.

The tower's form is elegantly tall and slender; dressed in a glamorous couture gown of crystal, reflecting gold glass hues and the vast blue skies of the Gold Coast.







RESIDENTIAL AMENITIES

Residents will love entertaining with exclusive access to the luxurious, resort-style recreational areas on Levels 20 and 21.

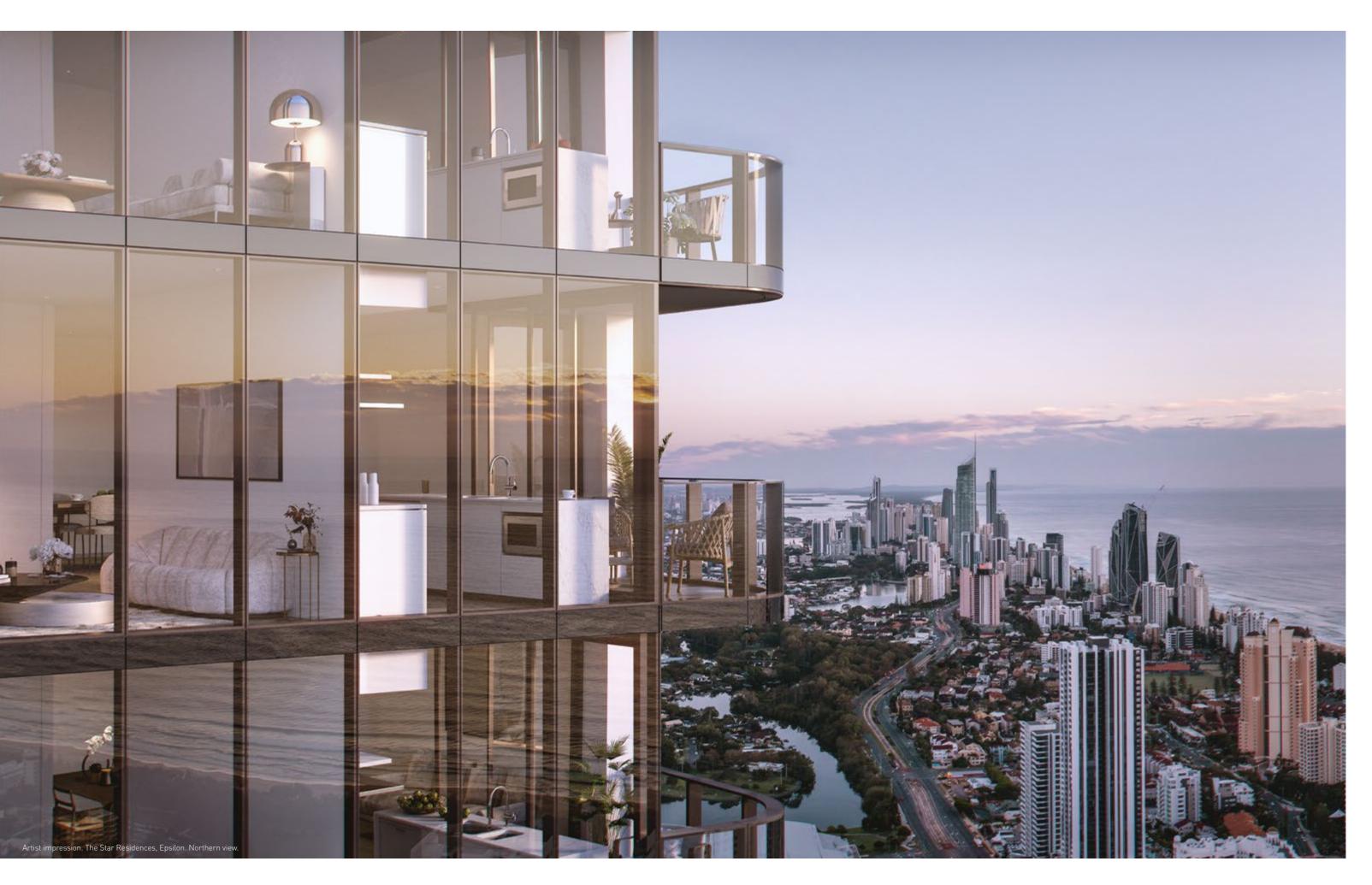
Level 20 provides a secluded and comfortable retreat for residents and their guests, and has been designed to maximise the tower's incredible views and the Gold Coast's year-round warm weather. Set amongst lush, subtropical gardens, residents will have access to:

- 23.5m lap pool and poolside lounge areas / spa
 Outdoor BBQ, dining areas and kids' club play areas
- Steam room, sauna and gymnasium
- Casual and private dining areas
- Yoga and stretch-down areas

Level 21 takes entertaining to new heights. Residents can impress their guests in the private bar, lounge, dining and theatre areas, all set against soaring coastal views.



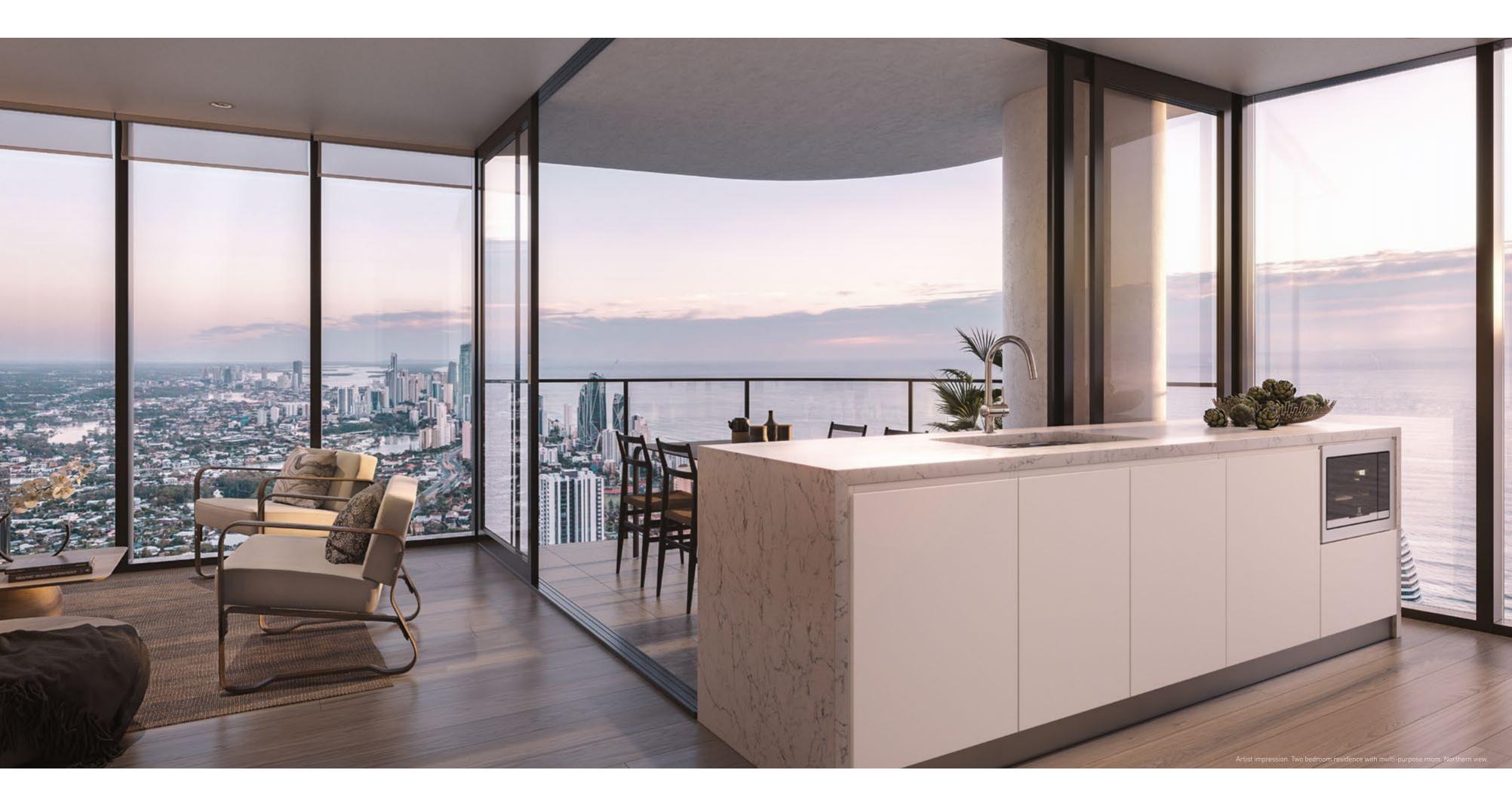




THE STAR RESIDENCES

Epsilon will consist of 457 spectacular residences, available in one, two and three bedroom configurations. Residences will begin from Level 21 and continue all the way to the top of the tower on Level 63.

Each floorplan is carefully designed with floor to ceiling glazing and 2.7m ceiling heights to maximise view lines and natural light. Individual balconies will further promote the flow of natural light ensuring all residences are bright and open. All residences boast stunning views that span the coastline and hinterland, and can be appreciated from both the kitchen and living room. Ample indoor and outdoor areas provide additional glimpses for residents and their guests.





FINISHES

Residences will be fitted out with the highest quality finishes and fixtures including engineered timber floor boards to the living, dining and kitchen areas, plush carpet to the bedrooms and European appliances in the kitchen.

Purchasers will have the flexibility to customise their residences with the choice of two colour schemes – a light scheme inspired by golden tones of Gold Coast's beaches and skies to create a relaxed sense of comfort; and a dark scheme that draws from the hinterland for a sophisticated and contemporary style.

Stone benchtops contribute to the larger design vision with the architecture anchored in the smaller detailed finishes.

Island benchtop and u-shaped kitchens have been incorporated into all apartments for an integrated cooking and dining experience, complete with natural gas cooktops for optimal heat control.





GOLD COAST | TOP 5 GOLD COAST EMPLOYMENT PROJECTIONS BY SECTOR

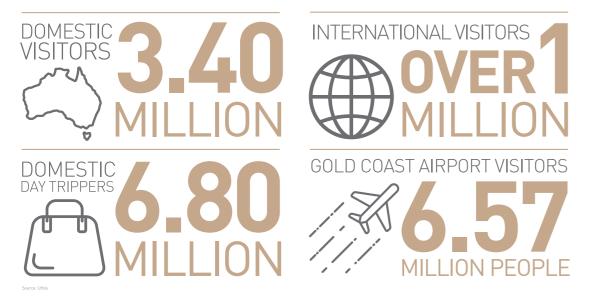
2 Image: Health care and social assistance 13.0% 3 Image: Accommodation and food services 12.1% 4 Image: Accommodation and food services 9.9%		2016	
ACCOMMODATION AND FOOD SERVICES 12.1%	1	RETAIL TRADE	13.1%
4 1 A CONSTRUCTION 9.9%	2	HEALTH CARE AND SOCIAL ASSISTANCE	13.0%
	3 🕮	ACCOMMODATION AND FOOD SERVICES	12.1%
5 to Manufacturing 7.7%	4 🚰	CONSTRUCTION	9.9 %
(A)*	5	MANUFACTURING	7.7 %

		2036	
1		HEALTH CARE AND SOCIAL ASSISTANCE	14.6%
2	1ª	CONSTRUCTION	11.4%
3		ACCOMMODATION AND FOOD SERVICES	10.9%
4		RETAIL TRADE	8.7 %
5		EDUCATION AND TRAINING	8.7 %
	NOV 15	NOV 20 5 \	(EAR GROWTH

				PER ANNUM
GREATER	BRISBANE	1,181,100	1,288,700	1.8%
CAPITAL CITY	GOLD COAST LGA	312,000	347,600	2.2 [%]
EMPLOYMENT	SYDNEY	2,517,300	2,797,700	2.1 %
COMPARISON	MELBOURNE	2,301,500	2,527,600	1.9%

Prepared by Urbis Source: ABS 2015. Regional Employment Projections

GOLD COAST TOURISM











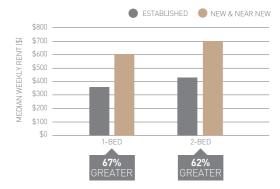
INVESTING IN AN INTEGRATED RESORT

OCCUPANCY - SYDNEY CBD VS. THE STAR





NEW & NEAR-NEW APARTMENTS VS ESTABLISHED MARKET - MEDIAN WEEKLY RENT



2016

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

THE STAR SYDNEY

COMPARED TO THE CBD

PREMIUM ON AVERAGE ROOM RATES

GOLD COAST
CONVENTION
EXHIBITION
CENTREImage: Conversion of the second second

The Development Team

destination gold coast consortium	The Star Residences, Gold Coast and the rejuvenation of Broadbeach Island has three joint venture partners, The Star Entertainment Group, Far East Consortium and Chow Tai Fook Enterprises Limited – together they form Destination Gold Coast Consortium.
THE STAR ENTERTAINMENT GROUP	The Star Entertainment Group (formerly known as Echo Entertainment Group) is an ASX 100 listed company that owns and operates The Star Gold Coast, Treasury Brisbane and The Star Sydney. The Star Entertainment Group has also acquired the Sheraton Grand Mirage on the Gold Coast in a joint venture and manages the Gold Coast Convention and Exhibition Centre on behalf of the Queensland Government. The Star Entertainment Group's operations employ close to 9,000 team members. Core to the premium offering at The Star Entertainment Group's properties is the unique spirit of each destination, achieved through a long-term commitment to local relationships and the communities in which it operates. The Star Entertainment Group is committed to optimising its properties and capitalising on the opportunities presented by our world-class locations in Gold Coast, Brisbane and Sydney.
	As a local partner with extensive development expertise in world-class integrated resorts, The Star Entertainment Group represents a leading brand in Australia with strong relationships and market insights in both Queensland and New South Wales.
Far East Consortium	FEC is an international property development company with a strong Australian presence. Founded in 1960, FEC is one of Asia's largest property developers and is a public company listed on the Hong Kong Stock Exchange.
	The company was established by Hong Kong's Chiu family. Since commencing operations in Australia in 1994, the group has contributed significantly to Melbourne's skyline through landmark urban renewal redevelopments including Regency Towers, Royal Domain Tower, Northbank Place, Flinders Wharf, The Fifth and Upper West Side equating to over \$2 billion of completed projects.
	Far East Consortium's national expansion sees an impressive pipeline of projects, in excess of \$7 billion, including West Side Place in Melbourne, Queen's Wharf in Brisbane, The Towers and City Link in Perth, and The Star Residences in Gold Coast.
	Today, the company is one of the largest residential property developers across Asia and Australia, spanning across hotel management and development experience through ownership of the Dorsett Hospitality brand.
周大福企業有限公司 Chow Tai Fook Enterprises Limited	Chow Tai Fook Enterprises Limited ("CTFE") is a Hong Kong based conglomerate with a diversified global business portfolio and its principal activities include property holding and development, hotel investment and management, energy investment, transportation and infrastructure investment. Owned by the Cheng family, one of the wealthiest families in Asia, CTFE, together with its group companies, operate in more than 50 cities across Greater China, Asia, Europe and the Americas with landmark real estate projects and over 60 hotels worldwide managed by the Rosewood Hotel Group and third-party hotel brands such as Four Seasons, Hyatt, Marriott and Renaissance. The Cheng family also controls Chow Tai Fook Jewellery Group Limited, one of the largest jewellery retailers in the world.

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GOLD COAST

thestarresidences.com.au

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