

WORLD'S THIRD MOST LIVEABLE CITY*



Rank
3rd



Education Score
100/100



Infrastructure Score
96.4/100



Stability
95/100



Healthcare Score
100/100



Market Insights**

	Adelaide	Melbourne	Sydney	Brisbane
Median Price	\$642,470	\$798,198	\$1,110,660	\$784,826
Median Rent	\$526	\$565	\$827	\$620
Yield	4.25%	3.68%	3.87%	4%
Vacancy Rate	0.4%	1.7%	1.6%	0.6%

*The Economist Intelligence Unit's Global Liveability Index for 2021, Adelaide is the 3rd most liveable city in the world.

**SQM Research

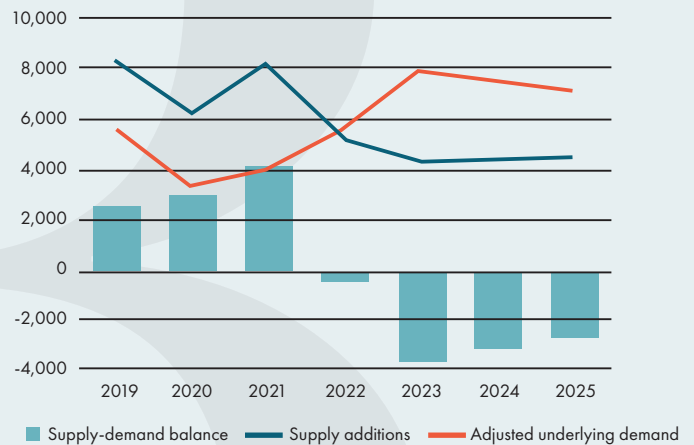
Annual Growth*

- 1st – Brisbane: 29.3%
- 2nd – Canberra: 28.3%
- 3rd – Adelaide: 23.8%**
- 4th – Hobart: 23.4%
- 5th – Sydney: 16.4%
- 6th – Darwin: 12.1%
- 7th – Melbourne: 9.4%
- 8th – Perth: 1.9%

*ABS Statistics

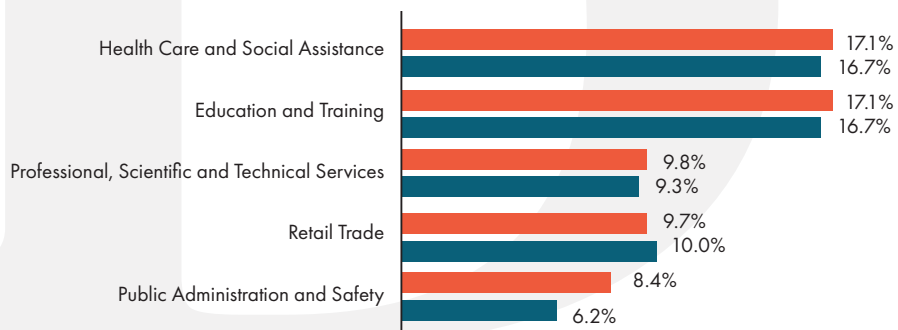
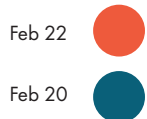
Housing Undersupply under Annual Growth**

Broadacre's access to exclusive subdivisions through our developer network will allow us to counter the undersupply issue highlighted here.



**source – NHFIC state of the nations housing report

Largest Employing Industries



Source: ABS, Labour Force Survey, Detailed, four quarter averages, Feb 22 quarter

Who lives in Adelaide?



Avg. Household Income: **\$98k**



Median Age **41 years**



32% Owned Outright



35% Mortgage



27% Renting



7% Student



70% White Collar Worker

INFRASTRUCTURE

Festival Tower / Festival Plaza

- > \$1 billion project in centre of Adelaide's city
- > New large scale mixed use commercial and retail development
- > Featuring a 5,000 sqm city square and public realm
- > 40,000 sqm of premium office space in the commercial tower
- > 2 storey precinct that will include cafes, luxurious restaurants and high-end retail stores. Including a 1500 space carpark to accommodate the masses.
- > This tower will work as a connection to Adelaide's busiest attractions to create a dynamic entertainment setting to be enjoyed by all.
- > The plaza will interlink with the Adelaide Oval, railway station, Casino, Festival Centre, convention centre and riverside area.
- > The plaza will accommodate a range of entertainment including concerts, exhibitions, pop-up food and beverage stands, art and other cultural exhibitions.



Central Market

- > New \$400 million project owned by ICD properties
- > The expansion will span over 11,000 square metres and take an expected three and a half years to be completed
- > The new development in the iconic central market will enhance the existing space by adding new residential space, offices, a premium hotel, retail stores and a new and vibrant public realm consisting of 3,000 sqm of terrace space for the population to enjoy.
- > The existing central market is trading as per usual since the project begun in June this year (2022)
- > The development will include a 260 space public car park for the city to enjoy.
- > The hotel will feature 249 rooms and the residential space is said to accommodate 210 apartments.
- > The tallest tower of the development is set to be 38 stories high.



TRANSPORT

Torrens to Darlington Project

- > The final 10.5km stretch of road for the north to south corridor is the most significant road infrastructure to take place in South Australia.
- > Costing \$9.9 billion, this final piece is what tops off the 78km non stop, traffic light free motorway between Gawler and Old Noarlunga. The final and most complicated piece of the north to south corridor.
- > Projected to be entirely complete by 2030
- > This Project is aiming to connect Torrens River to Darlington with this piece of infrastructure that will bypass all traffic lights by using tunnels, lowered and ground-level motorways, as well as overpasses and underpasses.
- > This will stimulate the economy as it is set to support 4,900 jobs.
- > Set to improve travel times by 20 minutes.



Fleurieu Connections Main South Road and Victor Harbor Road duplication projects

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MEDICAL

Australian Bragg Centre

- > Located within the \$3.6 billion bio med city precinct in Adelaide, the new Australian Bragg Centre will be home to Australia's first Proton Therapy Unit (PCU)
- > Expected to be completed in 2023
- > Covers an area of 33,500 square metres
- > The \$500 million dollar facilities is set to span across 15 stories which include 11 levels of Lab space and 10 clinical trial rooms
- > The dry laboratories within the centre will accommodate clinical trials, third party research and commercial tenants.
- > It is estimating that the facility will be able to cater for 600-700 patients a year



Adelaide Women's and Children's Hospital

- > The South Australian government has committed \$1.95 million to construct the new women and children's hospital in Adelaide.
- > The hospital will span across 108,000 square metres accommodating 500 treatment spaces, 170 outpatient consultation rooms, 14 women's assessment service treatment spaces and two air bridge links that will provide direct access to the Royal Adelaide Hospital's Intensive Care Unit and helipad.
- > This hospital is set to become the first that will run solely on electrical energy and in turn will save up to 2178 tonnes of greenhouse gases.
- > The project's is forecasted completion date is 2026
- > The new hospital will create a place that is: more comfortable for women to give birth, surrounded by natural parklands giving a great view to nature, environmentally sustainable, child friendly that caters for children to play indoors and outdoors, and easier for families to access and find their way around.



EDUCATION

Lot Fourteen Entrepreneur and Innovation Centre and Innovation Hub

- > A staggering \$400 million development of the entrepreneur and innovation Centre (EIC) is a milestone for the Lot Fourteen company.
- > The mixed use space is set to be completed by late 2023
- > This construction is specifically tailored to accommodate the secure environment for defence, space, and high-tech industries, as well as for education and research institutions.
- > The EIC will be the centrepiece of the precinct and include commercial, educational, research, and networking event areas where innovation and entrepreneurship can flourish.
- > The 16-storey, 35,000 square metre structure will be in the centre of the district and feature a flexible campus like innovation hub, as well as collaborative event spaces and retail spaces for food and drink on the ground floor.



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ADELAIDE
SOUTH AUSTRALIA

BROADACRE
HOUSE & LAND

INVESTING IN SOUTH AUSTRALIA



Premium City Office Accommodation

- 58% cheaper than Sydney
- 37% cheaper than Melbourne
- 34% cheaper than Brisbane

(Source: Calliers CBD Office Research & Forecast Report | H1 | 2021 | CBD Office)



Competitive Labour Costs

- No payroll tax for wages under \$1.5 million
- Average workers' compensation premiums are lower than Victoria and New South Wales
- Average wages are 11.5% below the national average, 14.5% lower than New South Wales and 11% lower than Victoria.



A more liveable city

- Adelaide is one of the most affordable capital cities in Australia
- Greater access than Sydney and Melbourne to housing, hospitals, higher education, independent schools, dining, shopping, beaches and fitness.



Dynamic collaboration spaces

- Lot Fourteen hosts the Australian Space Agency and growing capabilities in defence and hi-tech
- Tonsley Innovation District features premier high-value manufacturing and is recognised for reimagining and redeveloping traditional manufacturing
- Adelaide BioMed City, one of the largest in the Southern Hemisphere, is home to over 2,000 researchers.



High-capacity infrastructure

- Ten Gigabit Adelaide is a revolutionary high-performance 10Gbps fibre optic data network enabling high volume data exchange
- GigCity connects businesses to ultra-fast and affordable gigabit internet, up to 1,000 times faster than the national average.



Massive defence investment

- The AUKUS alliance and defence project will cement South Australia's position as the shipbuilding capital of Australia with nuclear-powered submarines set to be built at the world-class Osborne Naval Shipyard.
- The Collins Class submarine sustainment program and upgrades to the Hobart Class destroyer combat management systems will also occur in South Australia, creating opportunities for the state's defence supply chain.

ADELAIDE AIRPORT MASTERPLAN

Adelaide Airport is the aviation gateway to Adelaide and South Australia. The airport's significance to both Adelaide and South Australia continues to increase; not only in terms of being an essential passenger and freight hub situated only six kilometres from the Adelaide CBD, but also as a major employment and business centre.

Adelaide Airport is operated by Adelaide Airport Ltd (AAL). Adelaide Airport was transferred from the Commonwealth Government to AAL in May 1998, with a 50-year lease and an option to extend the lease for a further 49 years. The lease requires AAL to operate the site as an airport, as well as allowing for other development to support the economic viability of the airport.

AAL has an excellent track record in delivering on previous Master Plans, with significant investment in passenger and commercial facilities and infrastructure since privatisation of the airport, including construction recently concluding on a \$165 million terminal expansion.

Since 2014,
total employment
has grown by almost

30%



Economic Contribution



2018

\$2.98b (GSP)

Gross State Product

2039

\$7.48b (GSP)

Gross State Product

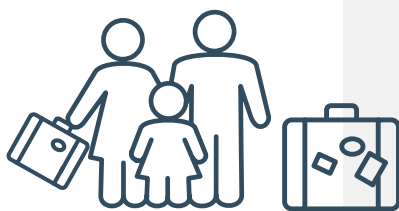


22,810 jobs

Total employment
(direct and included)

56,178 jobs

Total employment
(direct and included)



Passengers



2018

1m+

International passengers

2039

3.3m+

International passengers



7m

Domestic passengers

15.4m

Domestic passengers



560,000

Regional passengers

1.1m

Regional passengers

8.5m+

Passengers

19.8m+

Passengers