ORAMA

Buyer's Guide

KANDEAL PROJECTS

CONTENTS

EXECUTIVE SUMMARY

PROJECT NAME

Orama, Chevron Island

PROJECT LOCATION

12-16WeemalaStreetSurfers Paradise

PROJECT DESCRIPTION

LocatedonChevronIsland. This modern contemporary architecture is thoughtfully designed to promote community living The project will feature 102 luxurious two- and three-bedroom apartments, offering sweeping panoramic views of the ocean and river. Only a walking distance to shopping and dining precinct and a short walk to world-renowned Surfers Paradise Beach & HOTA.

KEY FEATURES:

- Businesslounge with private offices and boardroom
- Lap Pool, Spa Pool and Sauna
- Dining and Private Function Area Multipurpose room with Pool Table State-of-the-art gymnasium, Yoga and Kids Playroom
- BBQ and private dining facilities Secure residents’ parking

HERE, HOME ISN'T WHERE YOU LIVE *IT'S WHERE YOU ESCAPE*

THE INVESTMENT

- Strong capital growth potential combined with attractive rental yields makes this an ideal investment opportunity, underpinned by continued demand across the Gold Coast market and ongoing infrastructure investment in the region.

- With a current vacancy rate of just 2.4%, the area demonstrates strong rental demand, providing investors with confidence in securing consistent tenancy and reliable income streams.

- Designed with quality in mind, the development showcases superior finishes and build standards throughout, offering a premium living experience that appeals to both owner-occupiers and tenants alike.

- Apartments feature efficient, spacious, and thoughtfully designed layouts, delivering comfortable low-maintenance living while maximising functionality and long-term appeal.

- Residents will enjoy the convenience of being within walking distance to a vibrant selection of shopping, dining, and lifestyle precincts, enhancing both liveability and rental desirability.

- Strong tax depreciation benefits further enhance the investment appeal, allowing buyers to maximise returns and improve overall cash flow.

- Positioned just a short walk from the world-renowned Surfers Paradise Beach and HOTA, the location offers an unbeatable lifestyle with easy access to some of the Gold Coast's most iconic attractions.

THE INVESTMENT

Unit Type	Internal	External	Price Range
2 BRMs	84-111	13-56	$1,395,000-$1,695,000
3 BRMs	136-231	13-35	$1,645,000 -$1,695,000

Pricing is subject to change without notice. The rental estimates above are based on the current rental market of similar dwellings and may be subject to change pending supply and demand at settlement.

OUTGOINGS

Unit Type	Strata Rates	Council Rates	Water Rates
2 BRMs	$1130-$1300/ Qtr.	$675 / Qtr.	$425 / Qtr.
3 BRMs	$1530-$1590/ Qtr.	$675 / Qtr.	$425 / Qtr.

Owners Corporation structure:
The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

Project	Stage	Construction Start	Completion
Residential	Q4 2023	BUILT	READY TO MOVE IN

MARKET *INSIGHTS*

The Gold Coast is Australia's sixth-largest city and has one of the fastest-growing regional economies in the country. As demand for the location and lifestyle grows, so too does investment in the region.

The Gold Coast remains one of Australia's leading destinations for capital city residents relocating to the regions, consistently attracting strong interstate migration driven by lifestyle, employment growth, and relative affordability.

The Gold Coast continues to experience strong housing market performance. While the specific 2023 quarterly growth figure is now outdated, recent data shows the region's median dwelling values have risen by around 10% over the past year, outpacing many other regional markets.

According to recent market projections, the median house price on the Gold Coast could reach approximately $2.5 - $2.7 million by 2030 if current long-term growth patterns continue, placing it among the highest forecast medians in Australia.

THE OUTLOOK *LOOKS* STRONG

AUSTRALIA'S FASTEST GROWING MAJOR CITY

$49.4 BILLION GRP

COMPARED TO STATE AND NATIONAL

BUSINESS REINVESTING

$7.7 BILLION

INDUCED INVESTMENT – MEASURES ADDITIONAL BUSINESS SPEND, SHOWING ECONOMIC GROWTH FROM INCREASED DEMAND

RESIDENTIAL POPULATION GROWTH

2.3%

ABOVE NATIONAL GROWTH RATES

EMPLOYMENT GROWTH

3.3%

AND CONTINUES YEAR-ON-YEAR

CURRENT POPULATION OVER

753,000

UP FROM 495,000 IN 2021

PROJECTED POPULATION

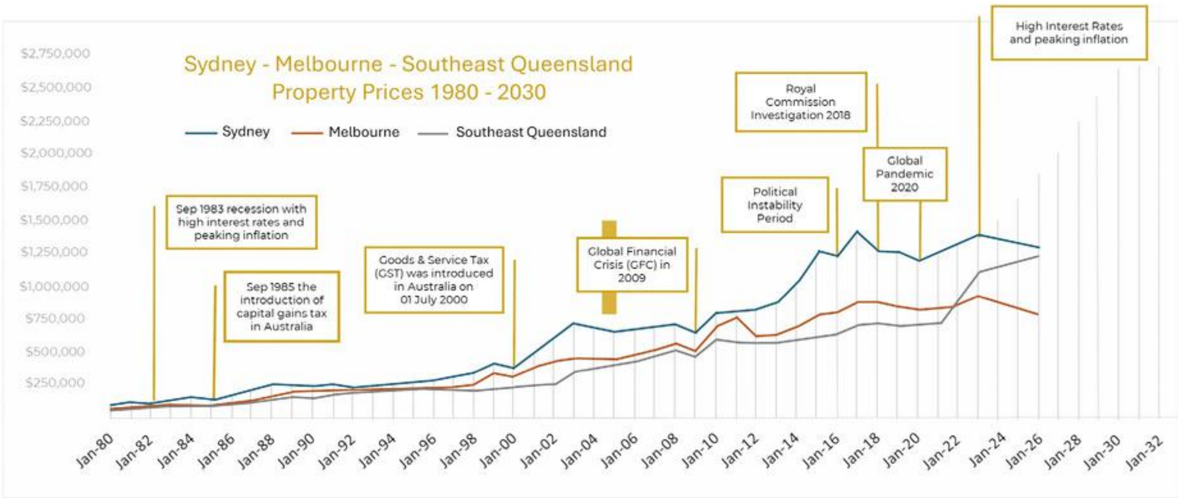
1,000,000

BY 2032

GOLD COAST FORECAST TO REACH THE MILESTONE EARLIER THAN PREVIOUSLY ESTIMATED

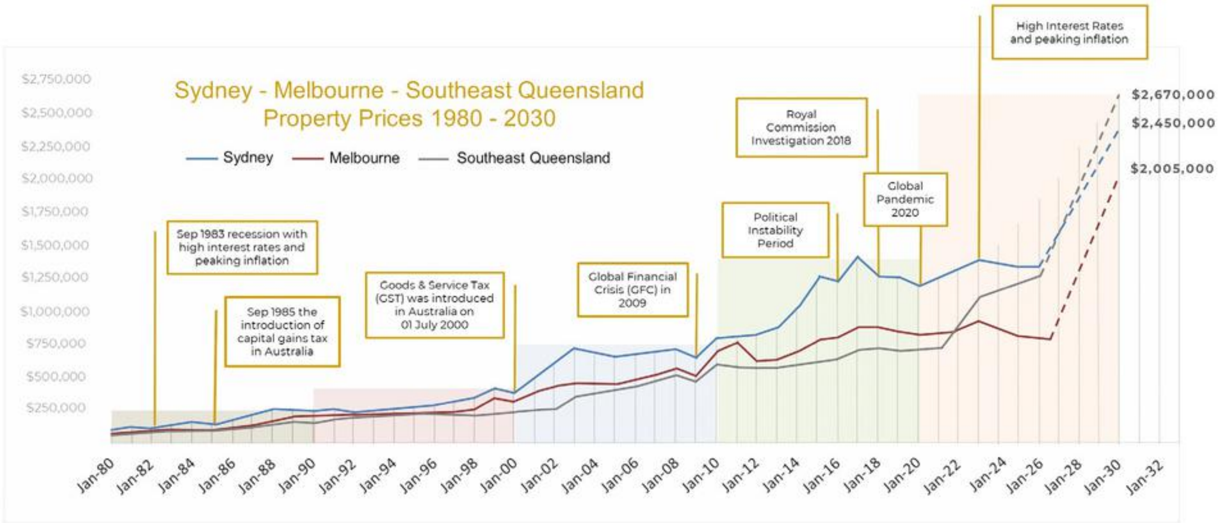
UNDERSTANDING THE PROPETY *MARKET*

The Australian property market has experienced periodic downturns over the years, as is typical in any property market. As illustrated in the graph below, major economic or policy events have often triggered temporary declines in property prices. Examples include the introduction of Capital Gains Tax in 1983, the introduction of GST in 2000, the Global Financial Crisis in 2009, and the global pandemic in 2020.During each of these periods, property prices experienced a short-term dip. However, once the challenges passed and market confidence returned, property prices recovered strongly. In many cases, they not only rebounded but went on to increase dramatically over the following years, continuing the long-term upward trend in the Australian property market.



According to a recent study, Sydney may lose its position as the most expensive city in Australia by the end of the decade. The Gold Coast is predicted to take this unenviable title, with average house prices expected to reach approximately $2.67 million.

Despite the periodic downturns the Australian property market has experienced over the years, property values have historically doubled on average every 10 years. The current median house price is approximately $1.45 million. However, some analysts question whether prices can continue doubling at the same pace, as this would push the median price to more than $2.6 million. Based on the same study, The Gold Coast Median House price is predicted to reach approximately $2.67 million, while Sydney median house prices is forecast to reach around $2.45 million, and Melbourne is expected to recover strongly and reach an average house price of about $2 million by 2030.



These projections suggest that once the current period of inflation and high interest rates eases, property prices may continue their long-term growth trend, potentially doubling again by the end of the decade.

PROPERTY DEMAND VS SUPPLY

Based on projected population growth, the Gold Coast would need around 300 new dwellings completed each week over the next seven years to keep up with demand. This ongoing imbalance between population growth and housing supply is a key factor putting upward pressure on property prices.

GOLD COAST POPULATION BY 2021	500,000
GOLD COAST POPULATION BY 2026	750,000
AN INCREASE OF 250,000 IN 5 YEARS | 50,000 / YEAR	
GOLD COAST POPULATION BY 2032	1,000,000
INCREASE IN POPULATION BY 2032	250,000
AVERAGE AUSTRALIA HOUSEHOLD	2.6 / HOUSEHOLD
TOTAL NUMBER OF DWELINGS REQUIRED	96,000
TOTAL NUMBER OF DWELINGS REQUIRED / Year	16,000
TOTAL NUMBER OF DWELINGS REQUIRED / Week	300

A GOLD MEDAL WIN *FOR THE* GOLD COAST

History has shown that cities hosting the Olympic Games often experience strong property price growth in the years leading up to the event. This growth is typically driven by major infrastructure development, increased investment, and improvements to transport and public facilities. Following the Olympics, property markets in these cities can experience further growth due to increased global exposure and international tourism. Many visitors who experience the city during the Games later return to invest or purchase property there. Brisbane, the Gold Coast, and the Sunshine Coast are expected to experience comparable property market growth in the lead-up to the 2032 Olympic Games as infrastructure development and international attention increase across the region. A clear example of this was Sydney during the lead-up to the 2000 Olympic Games, where property prices saw significant growth.

Brisbane 2032
Olympic and Paralympic Games Host

- $17.6 Billion In Economic Growth Between 2022 - 2032
- $3.5 Billion Social Improvement Health and Community Benefits
- 91,600 New Jobs being created in Southeast Queensland
- 4.2 Billion T.V Viewers Across 220 Countries
- $4.6 Billion Boost in Tourism and Trade
- Median house price expected to reach to $2.67 Million by 2030 an average 12% / Year Then a further spike in prices during the three years after the Olympics

Sydney 2000

- $6.5 Billion Economic Growth Between 1994-2006
- $3 Billion Spent on Construction of World Class Venues
- 90,000 New Jobs created between 1994-2000
- 3.7 Billion T.V Viewers Across 220 Countries
- 15.5% Increase in International Flights Between 1993 & 2003 22.4% Increase In the Year 2000
- Property Prices Increased 65% Between 1994-2000 Average 10% / Year **60% between 2000-2003 An Average of 20% / Year**

The Southeast Queensland region is anticipated to benefit from long- term economic activity, significant infrastructure investment, and increased global exposure associated with hosting the 2032 Olympic Games. Similarly, there are numerous examples from cities around the world where property prices experienced significant growth after hosting the Olympic Games. Below are examples of how property markets in other Olympic host cities performed following the event.

LONDON 2012

Property Prices in East London Imcreased **64% during the 5 years following the Olympics.** An average of 13%/Year.

TOKYO 2020

Property prices increased **37% during the 3 years following the Olympics.** An average 12% / year.

ATHENS 2004

Property Prices Increased **75% during the 7 years leading to Olympics due to infrastructure developments** such as the Airport and Subways.

$8.1 B ECONOMIC BOOST for Queensland

16 COMPETITION Venues across GOLDC COAST

2600 ATHLETES & OFFICIALS Hosted in Robina

HUNDREDS OF 1,000S of spectators

The 2032 Olympic and Paralympic Games, to be hosted across Brisbane, the Gold Coast and the Sunshine Coast, will deliver an estimated $8.1 billion economic boost to Queensland, ushering in a new wave of prosperity and growth. The Gold Coast will be home to 16 competition venues in Southport, Broadbeach and Robina.

Gold Coast Arena would be built to house up to 12,000 people with the venue slated to host entertainment and sports events. he stadium is expected to host up to 80 major events each year and generate $1.5 billion in economic activity over the first 10 years of operation.

THE GOLD COAST FUTURE *LOOKS* BRIGHT

Infrastructure plays a major role in driving property prices, not only in relation to the Olympic Games but also through broader economic development. A strong example is Athens, where property prices increased by approximately 75% over the seven years leading up to the Olympics. This growth was largely driven by major infrastructure projects, including the development of the new airport and expansion of the subway system. Similarly, significant infrastructure investment is occurring across the Gold Coast in preparation for the 2032 Olympic Games. In addition to the development of sporting venues, major upgrades to transport, roads, and public infrastructure are being delivered to support the growing population and the expected increase in tourism and global attention.

Gold Coast Airport Masterplan currently has $370 million of work under construction. 30,000 sq. mt. expansion of the airport terminal will double its size. With more than 8.8 million passengers passing through the airport each year, the Gold Coast is a wise investment.

The Pacific Hwy Upgrade is the largest road infrastructure project in Australia connecting Sydney to Brisbane by late 2023. The widening of the motorway to 6 lanes between the Gold Coast and Brisbane will be completed for easy access within the Southeast Queensland region.

Gold Coast Light Rail stage 1 & 2 are currently in operation from Helensvale to Broadbeach South, Stage 3 will deliver a 6.7km extension from Broadbeach South to Burleigh Heads and Stage 4 will connect Burleigh Heads with Gold Coast Airport covering a total of 50km across the Gold Coast.

THINK ABOVE & BEYOND EVERYDAY *INVESTMENT*

Today, many investors think beyond traditional property investment strategies. Rather than focusing solely on long-term rentals, they often invest with lifestyle benefits in mind, such as leisure, holiday use, and future retirement plans. Purchasing an investment property that can also be used as a holiday home or short-term rental when it is not being used by the family can provide multiple benefits. It allows owners to enjoy the property themselves while still generating income through short-term accommodation. In many cases, this approach can also deliver stronger returns compared to traditional long-term leasing. Additionally, such a property can serve as a future retirement home. By purchasing earlier, investors may avoid paying significantly higher property prices later in life, while securing a lifestyle asset that can be enjoyed both now and in the future.

The Smart Investment
Buying off the plan allows purchasers to lock in today's property prices while delaying mortgage repayments until settlement. This structure can provide a strategic advantage, as buyers may benefit from capital growth throughout the construction period without immediately servicing a full mortgage. As a result, investors have the potential to maximize returns while minimizing upfront financial pressure.

Pay off the Property Before Retirement The Gold Coast's consistently low vacancy rates have driven rental growth of approximately 6.3% to 7.5% per annum over the past five years. This trend makes off-plan properties an attractive investment option, offering both long- term capital appreciation and high rental yield once the property is settled.

Dual-Purpose Asset
An off-plan property on the Gold Coast offers the perfect blend of lifestyle and financial benefits. It can serve as a personal retreat during holidays and generate passive income through short-term rentals when not occupied.

Retirement Planning Benefits
Many buyers consider locking in a property now to avoid paying significantly higher prices in the future. Over the years and as the property can serve as a personal holiday home and a profitable short-term rental when not in use, retirement is a matter of just moving in saving you paying a much higher price should you wait until retirement.

LOCATION MAP

1. SEA WORLD
2. MAIN BEACH
3. CRONIN ISLAND
4. SURFERS PARADISE BEACH
5. CHEVRON RENAISSANCE SHOPPING CENTRE
6. CHEVRON ISLAND
7. SHOPS & CAFES
8. CHEVRON ISLAND PARK
9. SKYPOINT OBSERVATION DECK
10. SOUTHPORT GOLF CLUB
11. COOLANGATTA AIRPORT
12. CAPRI ON VIA ROMA
13. HOTA – HOME OF THE ARTS
14. KIRRA BEACH
15. BROADBEACH
16. COOLANGATTA AIRPORT
17. GOLD COAST CONVENTION CENTRE
18. PACIFIC FAIR SHOPPING CENTRE
19. CURRUMBIN BEACH
20. THE STAR CASINO

PROJECT OVERVIEW | EXTERIOR

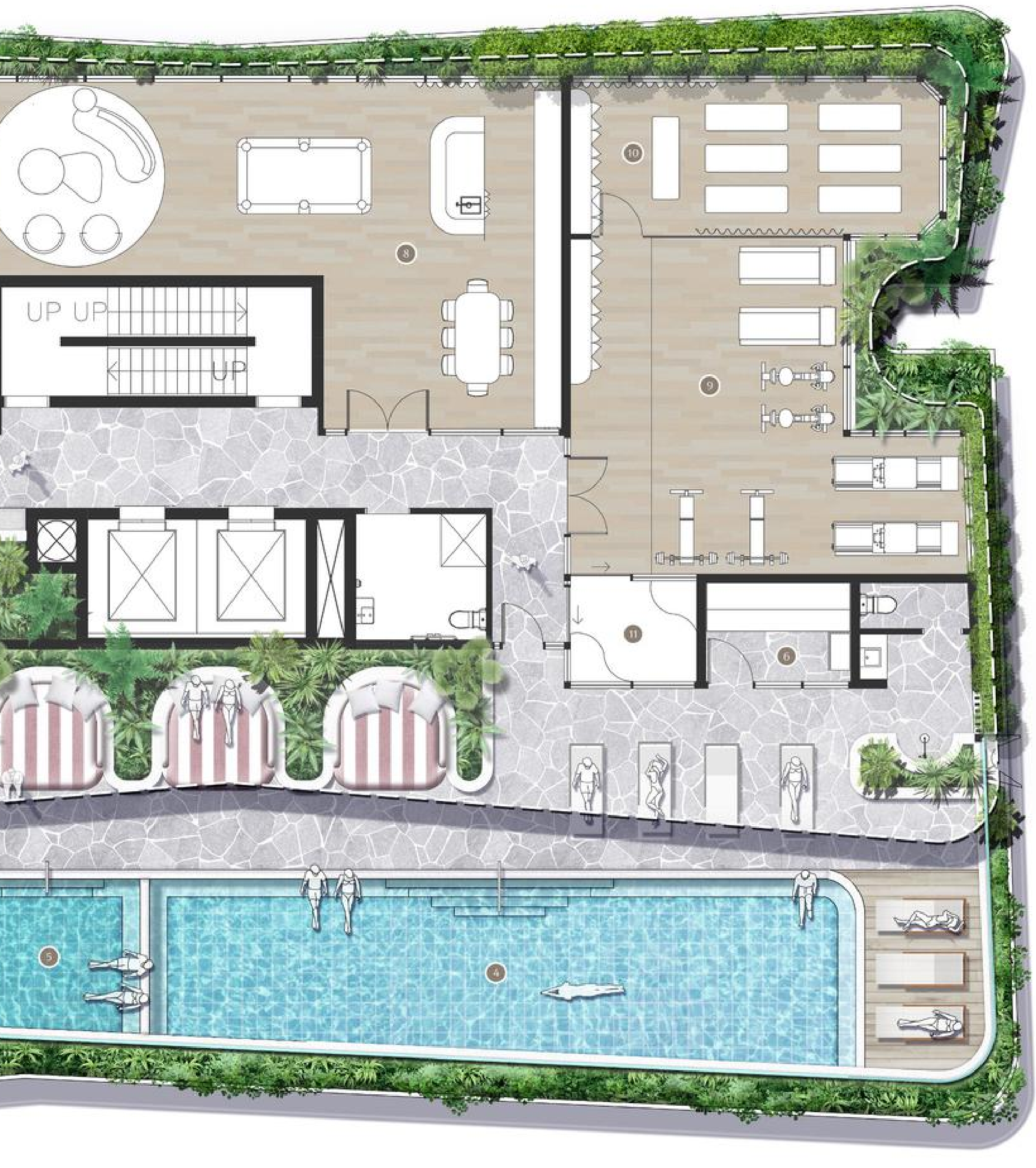
ORAMA

C H E V R O N   I S L A N D

LEVEL 21
RECREATION TERRACE

1. BUSINESS LOUNGE
2. PRIVATE OFFICES
3. BOARDROOM FACILITIES
4. LAP POOL
5. SPA POOL
6. SAUNA
7. DINING AND PRIVATE FUNCTION AREA
8. MULTIPURPOSE ROOM WITH POOL TABLE
9. STATE-OF-THE-ART GYMNASIUM
10. YOGA ROOM
11. KIDS PLAYROOM
12. PRIVATE DINING
13. BBQ FACILITIES

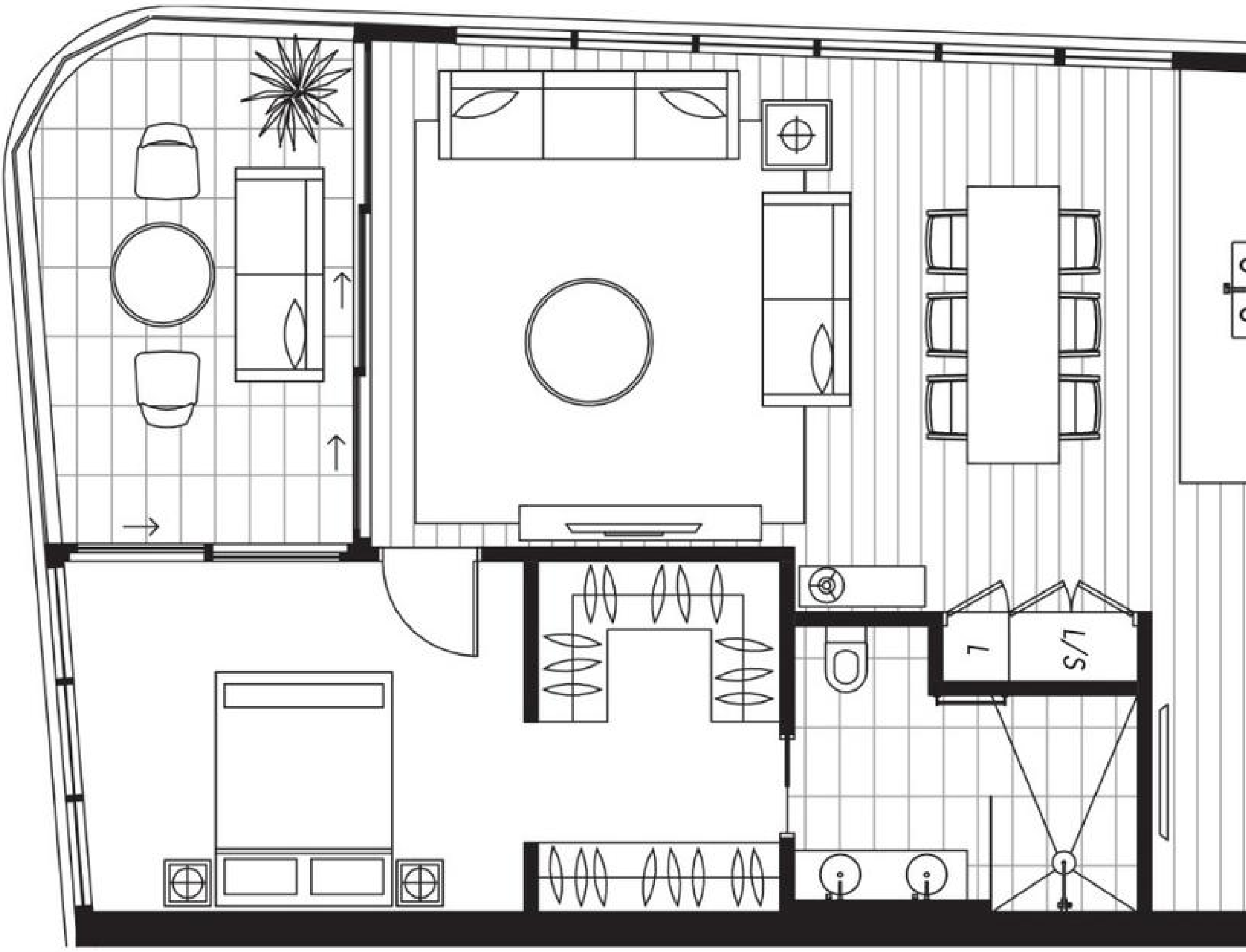
ANÍKO
G R O U P


UP UP
UP
8
9
10
11
6
5
4

ORAMA

CHEVRON ISLAND

BEDROOMS	2
BATHROOMS	2
PARKING	2



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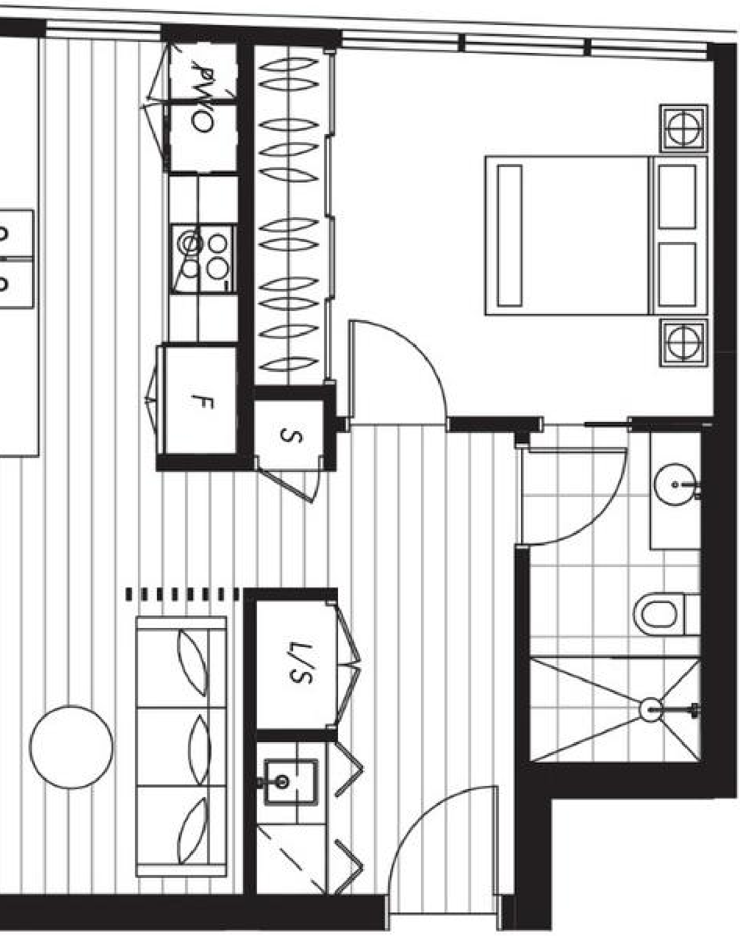
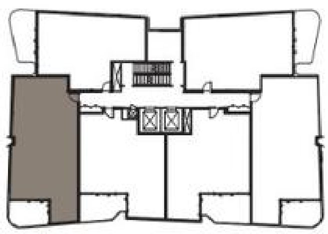
0 0.5 1 2m

INTERNAL	110 SQM
EXTERNAL	13 SQM
TOTAL	123 SQM

UNIT C

2 BEDROOM + MPR





LEVEL 04—15

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FLOOR PLATES

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CHEVRON ISLAND

	BEDROOMS	2
	BATHROOMS	2
	PARKING	2

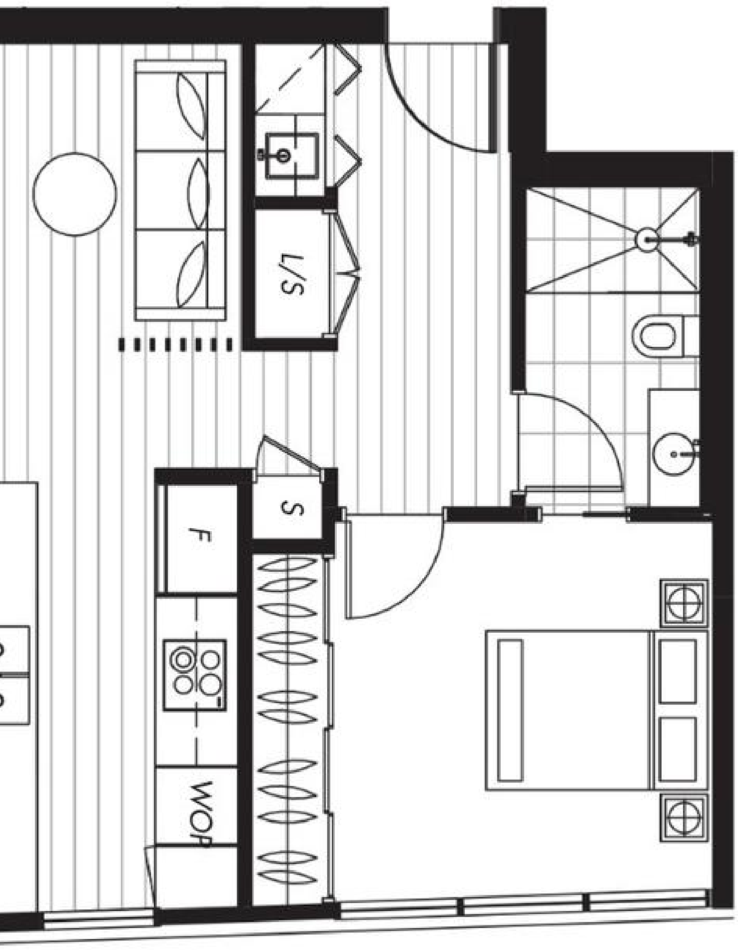
N

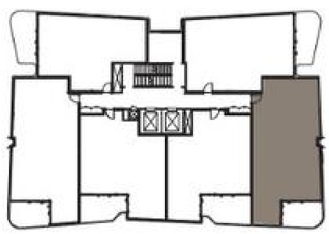
0 0.5 1 2m

INTERNAL	112 SQM
EXTERNAL	13 SQM
TOTAL	125 SQM

UNIT C1

2 BEDROOM + MPR





LEVEL 04—15

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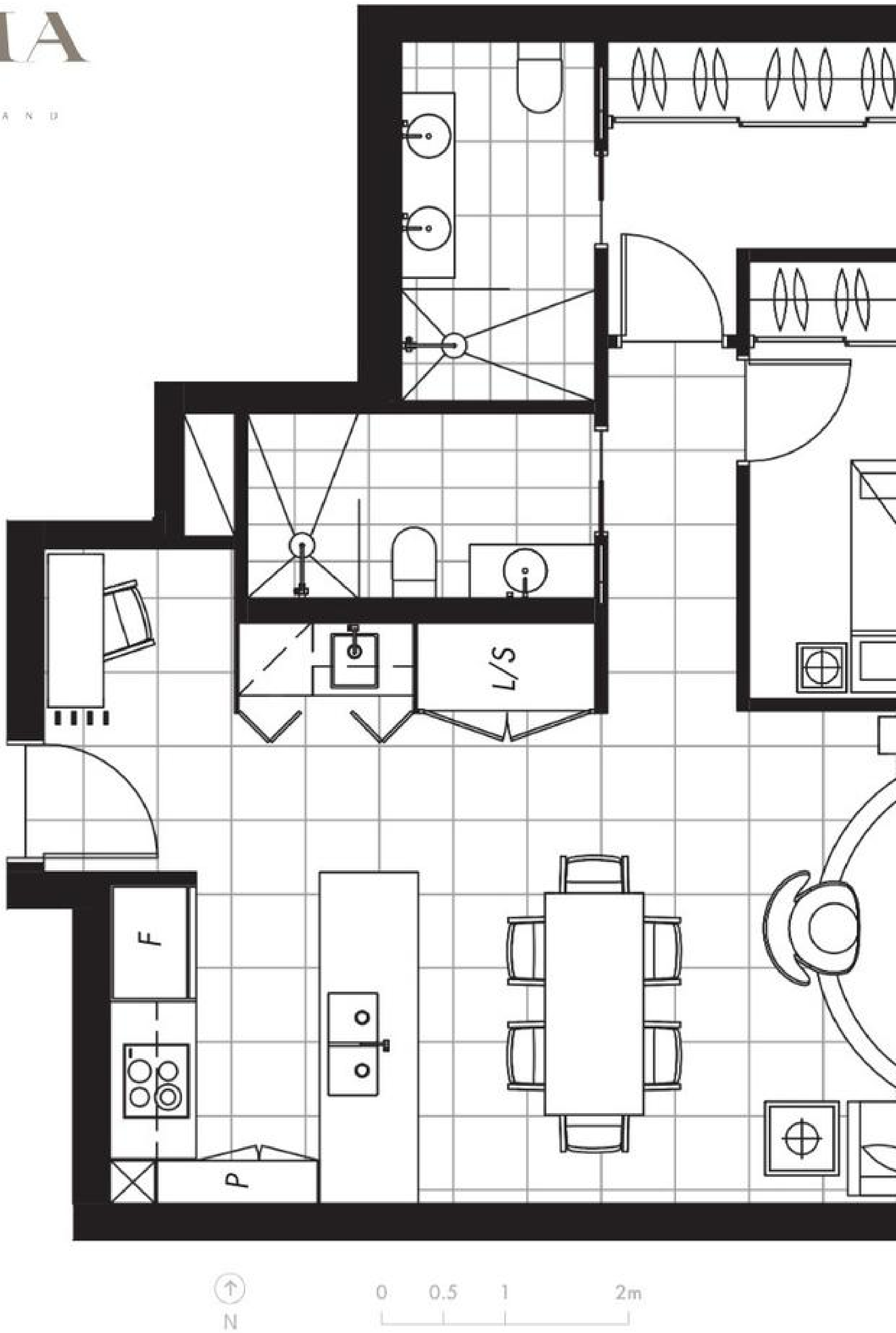
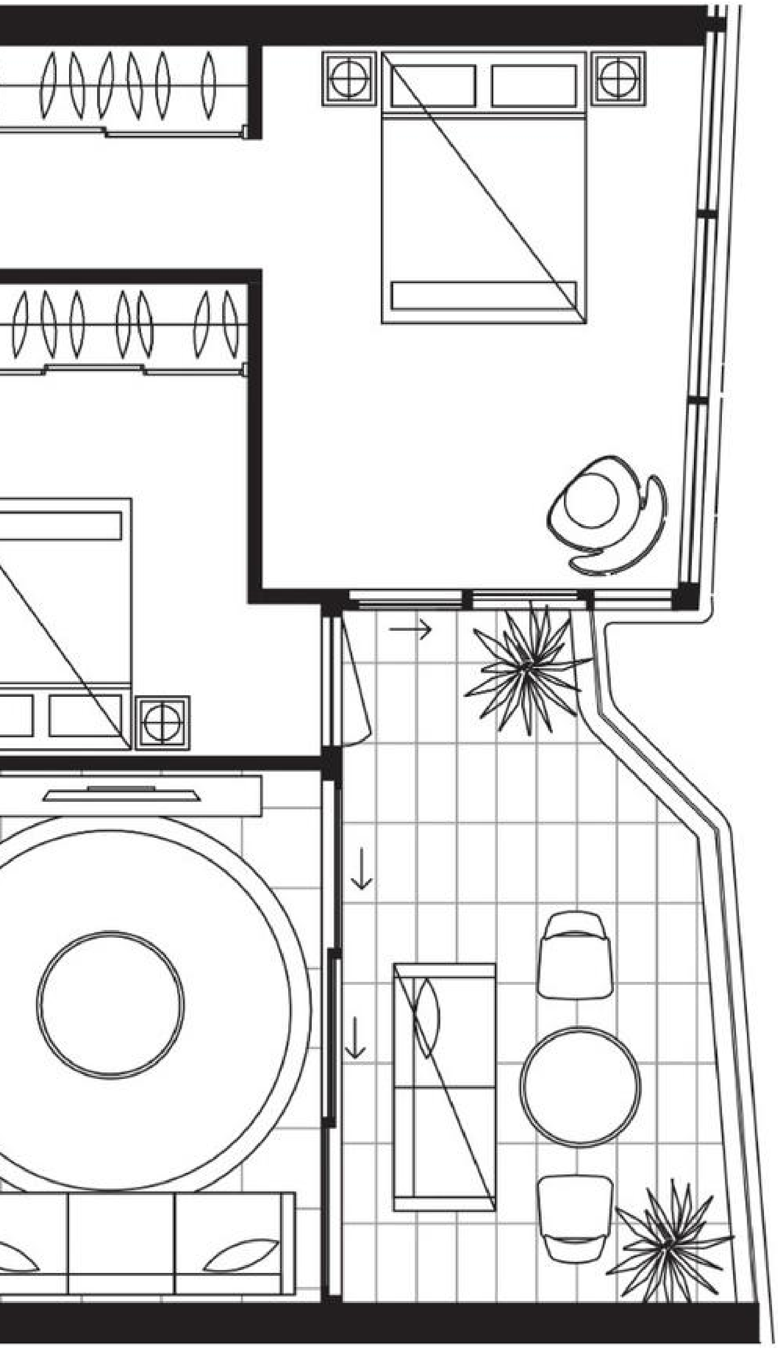
CHEVRON ISLAND



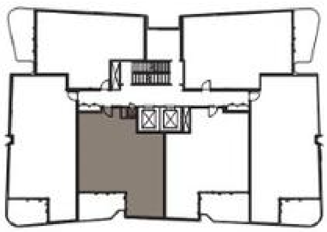


UNIT D

2 BEDROOM

BEDROOMS	2	
BATHROOMS	2	
PARKING	1	

INTERNAL	92	SQM
EXTERNAL	15	SQM
TOTAL	107 SQM	



LEVEL 04—15

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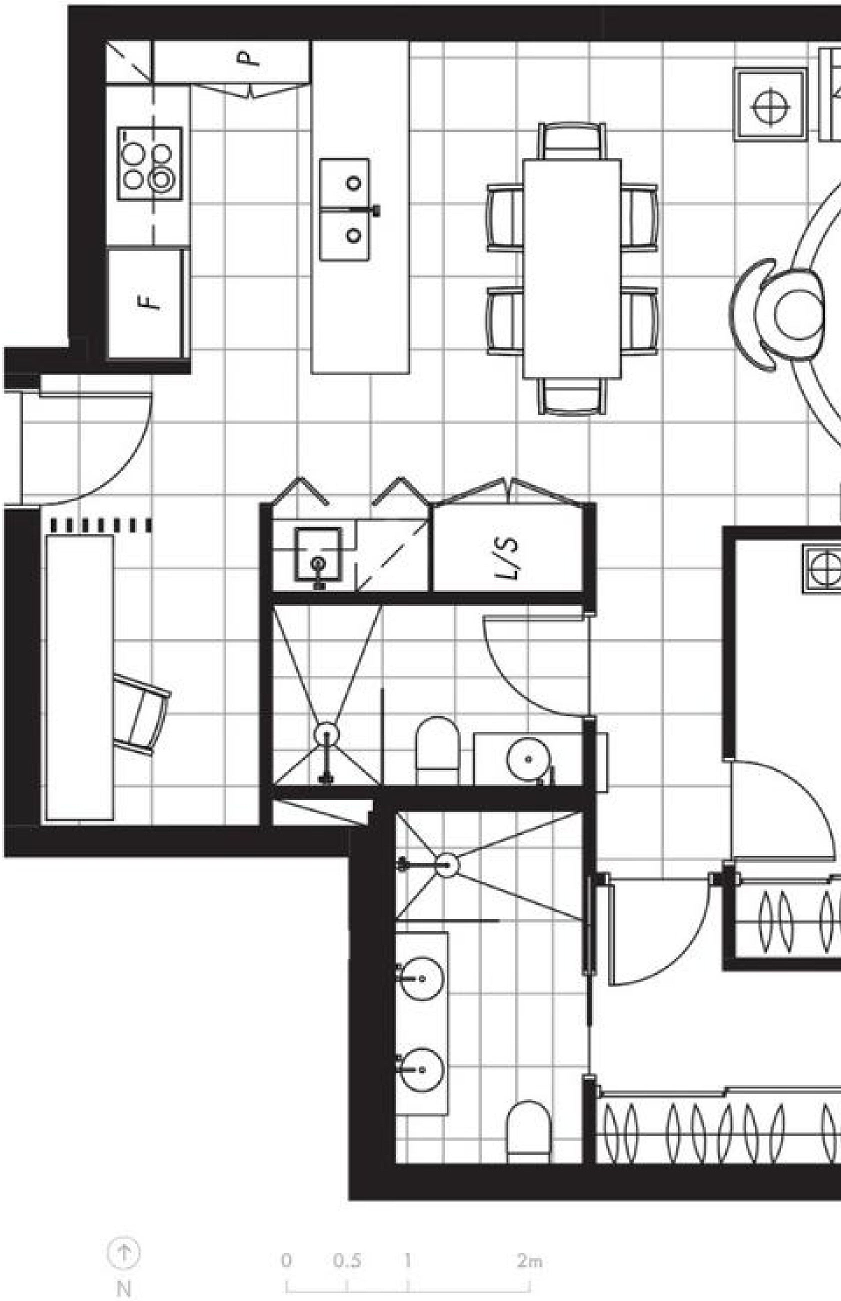
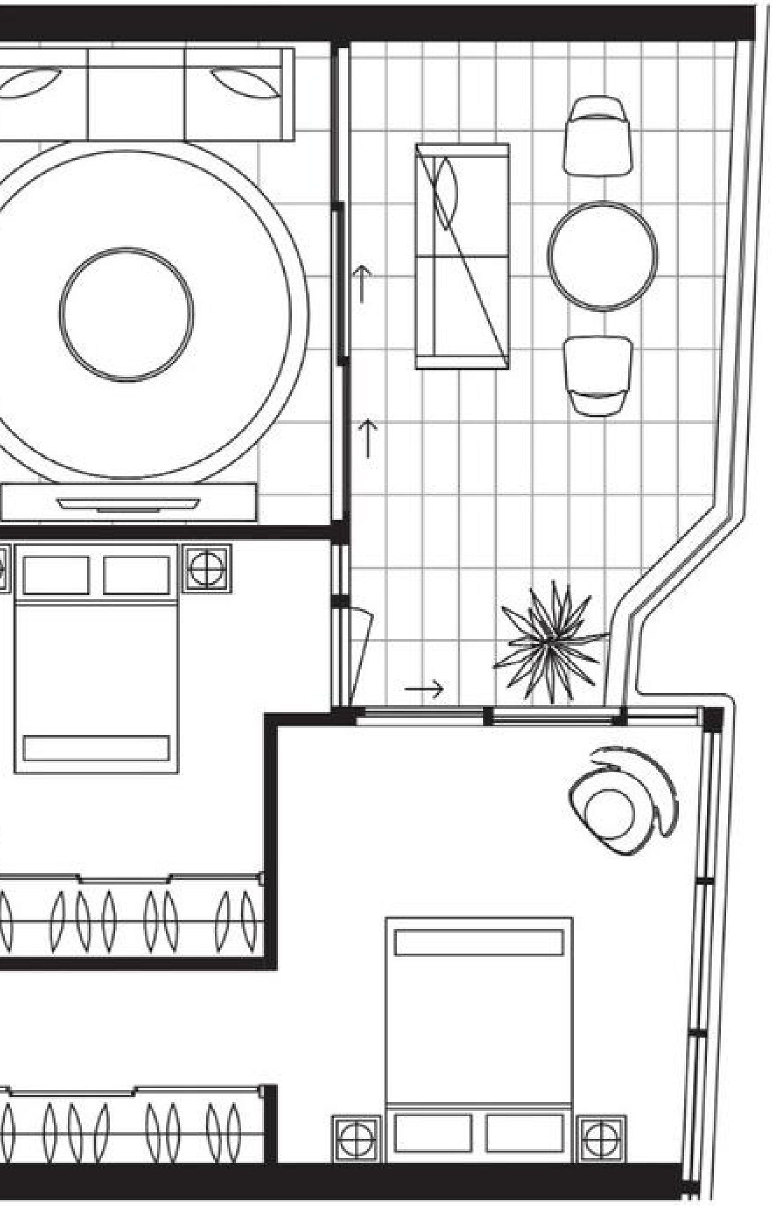
CHEVRON ISLAND



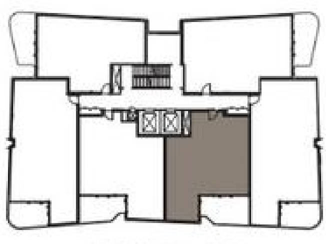
UNIT E

2 BEDROOM



BEDROOMS	2	
BATHROOMS	2	
PARKING	1	

INTERNAL	93	SQM
EXTERNAL	17	SQM
TOTAL	110	SQM



LEVEL 04—15

N

CLASSIC APARTM

UNIT TYPES

302, 303, 305, 306, 402, 403, 405, 406, 502, 503, 505, 506, 602, 603, 6
1003, 1005, 1006, 1102, 1103, 1105, 1106, 1202, 1203, 1205, 1206, 1
1506, 1604. 1704, 1705, 180

- Tiled throughout w
- Miele (or equivalen
- Fisher & Paykel
- Miele (or equivalent) 60
- Miele (or equiv
- Miele (or equi
- Engineered stone 20mm b

FOR FURTHER INFORMATION:

AMA

I S L A N D

IENT INCLUSIONS

S A, B, D, E:

05, 606, 702, 703, 705, 706, 802, 803, 805, 806, 902, 903, 905, 9061,002,
302, 1303, 1305, 1306, 1402, 1403, 1405, 1406, 1502, 1503, 15051605,
4, 1805, 1904, 1905

ith carpet to bedrooms

t) 600mm gas cooktops

(or equivalent) dryer

0mm freestanding dishwasher

valent) 600mm oven

ivalent) rangehood

enchtops with modern tapware

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SCHEDULE OF FINISHES

LUXE APARTME

UNIT TYPES

301,304, 401, 404, 501, 504, 601, 604, 701, 704, 801, 804, 901, 904 1001,

- Miele (or equivaler
- Fisher & Paykel
- Miele (or equivalent) 60
- Miele (or equivalent)
- Miele (or equival
- Miele (or equivalent) 600
- Miele (or equivale
- Integrated
- Engineered stone 20
- Engineered stone 40m
- Engineered timber
- Carpet

FOR FURTHER INFORMATION:

AMA

ISLAND

NT INCLUSIONS

S C, C1,J, H:

1004, 1101,1104,1201,1204,1301,1304,1401,1404,1501,1504, 2003, 2004

nt) 600mm gas cooktop

(or equivalent) dryer

0mm wall oven (C & C1 type)

600mm oven (J & H type)

ent) built-in microwave

mm fully integrated dishwasher

ent) 600mm rangehood

fridge/freezer

mm to Kitchen benchtops

nm to Kitchen Island bench

flooring to living areas

to bedrooms

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ORA

SKYHOME APART

UNIT TYPE

1601,1602,1603,1701,1702,170

- Miele (or equivale
- Miele (or equiv
- Miele (or equival
- Miele (or equival
- Miele (or equivalent) 600
- Miele (or equival
- Integrated doubl
- Engineered stone 20
- Engineered stone 40
- Engineered timber
- Carpet

FOR FURTHER INFORMATION:

AMA

I S L A N D

MENT INCLUSIONS

S F, F1 & G::

,1801,1802,1803,1901,1902,1903

nt) 900mm gas cooktop

alent) washer & dryer

lent) 600mm wall oven

ent) built-in microwave

0mm fully integrated dishwasher

ent) 900mm rangehood

e door fridge/freezer

mm to Kitchen benchtops

mm to Kitchen Island bench

flooring to living areas

to bedrooms

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SCHEDULE OF FINISHES

ORA

C H E V R O

PENTHOUSE APART

UNIT TYP

2001,

- Miele (or equivalen
- Miele (or equivo
- Miele (or equival
- Miele (or equivalent) 600
- Miele (or equivale
- Miele (or equivale
- Integrated doubl
- Win
- Engineered stone 40
- Engineered stone 60m
- Engineered timber
- Carpet

FOR FURTHER INFORMATION:

AMA

MENT INCLUSIONS

PES K & L:

2002

nt) 900mm gas cooktop

alent) washer & dryer

ent) 600mm wall oven

mm fully integrated dishwasher

ent) built-in microwave

ent) 900mm rangehood

e door fridge/freezer

e fridge

mm to Kitchen benchtops

m to Kitchen Island bench

flooring to living areas

o bedrooms

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INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;

- Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;

- New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;

- Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;

- Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;

- Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;

- Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;

- Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;

- Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.