

MARKET OUTLOOK GREEN SQUARE

The Green Square Town Centre is home to affluent, young professionals with convenient access to major employment centres, transport and amenity.

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Prepared exclusively for
Mirvac
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Top: Green Square Library; Bottom left: Green Square Library Plaza;
Bottom right: Joynton Avenue Creative Centre and Matron Ruby Grant Park.

LOCATION & ACCESSIBILITY

The Green Square Town Centre is well connected by rail with the train station one stop from Central Station and two stops from Sydney Airport. The area is also well serviced by buses along Botany Road and Bourke Street. The Green Square Town Centre will benefit from improved connectivity to key employment precincts following the anticipated opening in 2024 of the Sydney Metro Southwest rail line from Bankstown to Chatswood through the Sydney CBD. Waterloo Station (around 900 metres north of the Green Square Town Centre) is currently under construction and will improve connectivity to south-west Sydney as well as key employments hubs such as St Leonards, Chatswood and Macquarie Park.

Development of the Green Square Town Centre will improve the liveability of the area with 13,400 sq.m of retail space proposed including approximately 11,000 sq.m by Mirvac and 40,000 to 45,000 sq.m of commercial office space. Nearby retail precincts include East Village Shopping Centre, Green Square Town Centre and Westfield Eastgardens Shopping Centre with shopping in Sydney's CBD easily accessible by train. Diverse food and beverage precincts include The Cannery in Rosebery, The Grounds of Alexandria, Erskineville Road and King Street, Newtown.

Three of the top universities in Australia are located close to the Green Square Town Centre, making it an attractive location for students to live. These include the University of Sydney, University of New South Wales and the University of Technology Sydney (ranked 3rd, 4th and 9th in the QS Australian Universities World Rankings in 2023, respectively). Sydney Boys High School and Sydney Girls High School are highly regarded secondary schools located in nearby Surry Hills (ranked 11th and 16th in the NSW HSC rankings, respectively, in 2022). With completion anticipated for 2025, Green Square Public School will provide fit-for-purpose learning spaces for 600 students and service the area's growing population.

Royal Prince Alfred is a major hospital located in the Camperdown-Ultimo Health Precinct. Other nearby hospitals include St Vincent's in Darlinghurst and Prince of Wales in Randwick.

The Green Square Town Centre is within walking distance to several parks, stadiums and golf courses supporting an active outdoor lifestyle for residents. Centennial Park and the Sydney Cricket Ground are located to the north-east with local parks comprising Mary O'Brien Reserve, Joynton Park and Turruwul Park. Green Square Library, the Drying Green Park and Gunyama Park Aquatic Centre have recently opened within Green Square, providing brand new amenities for residents to enjoy.



KEY TRANSPORT

- 01 Green Square Station
- 02 Central Station
- 03 Redfern Station
- 04 Bus Service

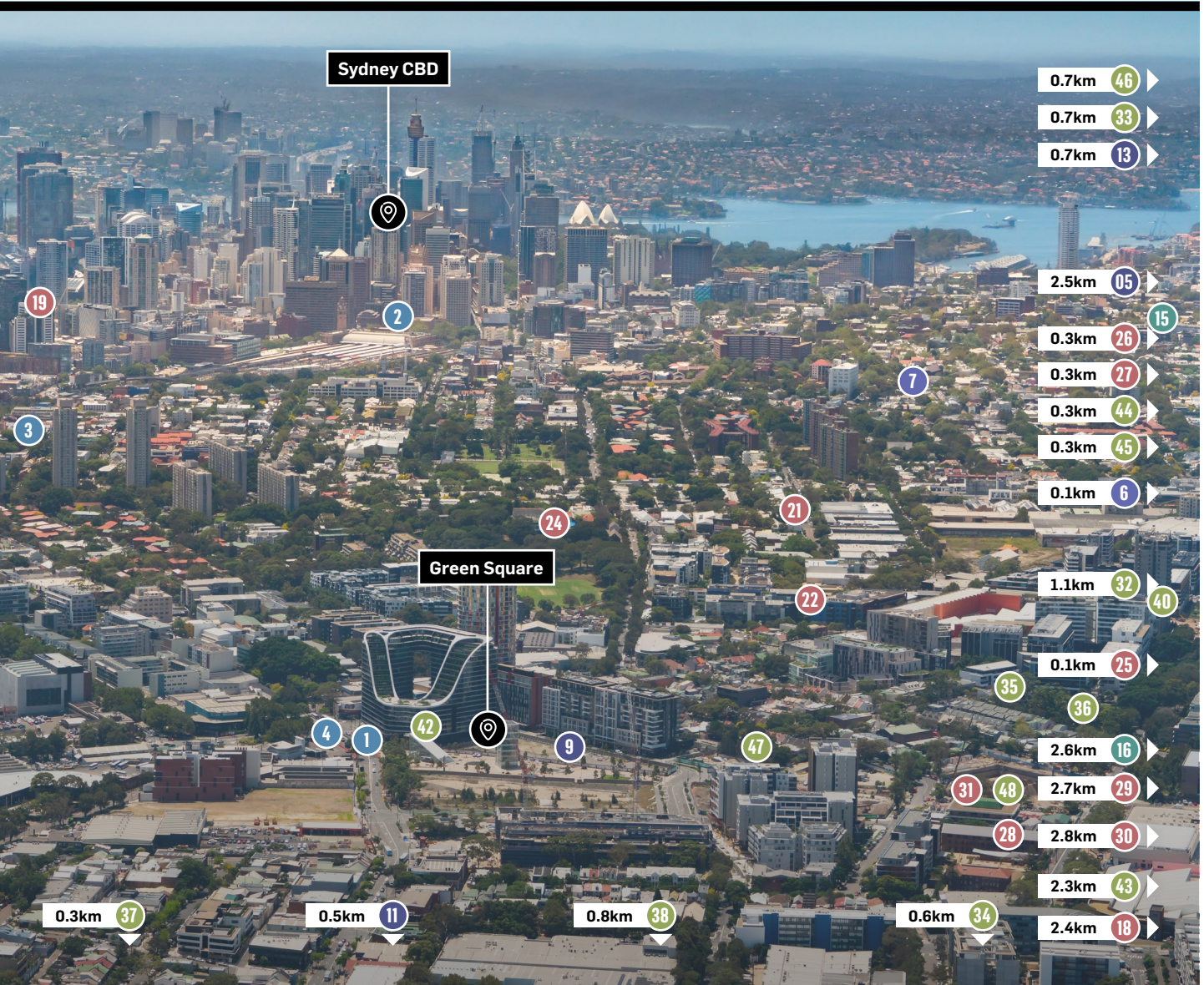
RETAIL AND DINING

- 05 Bondi Junction
- 06 East Village Shopping Centre
- 07 Surry Hills Shopping Village
- 08 Alexandria Homemaker Centre
- 09 Green Square Town Centre
- 10 The Grounds of Alexandria
- 11 The Cannery
- 12 Erskineville Dining Precinct
- 13 Moore Park Entertainment Quarter



Artist's Impression of Green Square Public School

The Green Square Town Centre is located 3.5km south of the Sydney CBD boasting direct connectivity by rail to major employment centres and Sydney Airport.



HEALTH

- 14 Royal Prince Alfred Hospital
- 15 St Vincent's Hospital
- 16 Prince of Wales Hospital

EDUCATION

- 17 University of Sydney
- 18 University of New South Wales
- 19 University of Technology Sydney
- 20 Sydney TAFE Ultimo College
- 21 Hillsong College City Campus
- 22 Taylors College Sydney
- 23 Alexandria Park Community School
- 24 Our Lady of Mt Carmel Catholic Primary

- 25 Our Lady of the Sacred Heart College

- 26 Sydney Boys High School
- 27 Sydney Girls High School
- 28 Goodstart Waranara Childcare Centre

- 29 Randwick Girls High School
- 30 Randwick Boys High School
- 31 Future Green Square Public School

PARKS AND RECREATION

- 32 Centennial Park
- 33 Sydney Cricket Ground
- 34 The Australian Golf Club
- 35 Mary O'Brien Reserve
- 36 Joynton Park

- 37 Beaconsfield Park
- 38 Turruwul Park
- 39 Perry Park
- 40 Tote Park
- 41 Alexandria Park
- 42 Green Square Library
- 43 Royal Randwick Racecourse
- 44 Moore Park
- 45 Moore Park Golf Course
- 46 Sydney Football Stadium (Allianz)
- 47 The Drying Green Community Park
- 48 Gunyama Park Aquatic and Recreation Centre

INFRASTRUCTURE & EMPLOYMENT

The Green Square Town Centre will benefit from around \$20 billion in infrastructure investment across major transport, employment, education and community projects.

INFRASTRUCTURE



01 GREEN SQUARE TOWN CENTRE \$540 million (Expected completion 2025)

Construction of a major residential, retail and cultural hub with current planning consisting of 35,000 new dwellings, 13,400 sq.m of retail, 50,500 sq.m of office floorspace and community facilities. The staged development has already delivered the Green Square Library, the creative arts centre, childcare, Green Square Community Hall, small scale retail, residential apartments and a train station.

02 GUNYAMA PARK AQUATIC AND RECREATION CENTRE STAGES 1 AND 2 \$84 million (Expected completion 2025)

Completed in 2021, Stage 1 of Gunyama Park includes a synthetic playground, a fitness training circuit and a multipurpose sports field. Stage 1 of the precinct also comprises a new aquatic and recreation centre featuring multiple pools, a gym, a café and an indoor crèche. With completion anticipated for 2025, Stage 2 will include an amenities building, children's playground and a skate bowl.

03 DRYING GREEN COMMUNITY PARK \$10 million (Completed 2022)

Construction of a 6,200 sq.m park in the Green Square Town Centre with terraced lawns, barbecues and shade structures.

04 GREEN SQUARE PUBLIC SCHOOL (Expected completion 2025)

A new fit-for-purpose public primary school is being planned for around 600 students to service the growing population.

05 SYDNEY METRO SOUTHWEST \$8.3 billion (Expected completion 2024)

The second phase of the Sydney Metro rail network will connect Chatswood to Bankstown through the Sydney CBD. A new station is currently under construction in Waterloo (900 metres north of the Green Square Town Centre), which will improve connectivity to Sydney's CBD and surrounds.

06 AUSTRALIAN TECHNOLOGY PARK REDEVELOPMENT \$1 billion (Completed 2021)

Revitalisation of the existing technology park through the development of 93,000 sq.m of commercial floorspace

with the Commonwealth Bank of Australia as a key tenant.

07 TECH CENTRAL PRECINCT \$10 billion (Potential completion 2037)

Development of a technology precinct near Central that will be anchored by Atlassian Central. Will include the long-term revitalisation of the rail corridor from Central to Macdonaldtown and Erskineville, as well as the renewal of the Redfern to North Eveleigh Precinct. Central Place, a \$3 billion mixed-use precinct within Tech Central, has received approval to deliver over 130,000 sq.m of commercial floorspace.

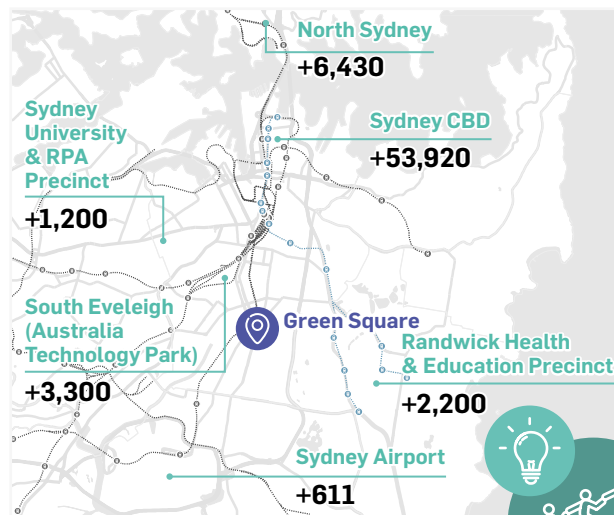
EMPLOYMENT

Employment growth is an important driver of residential demand with workers looking to live near where they work. Forecast employment growth in nearby employment centres has the potential to drive residential demand from new workers.

The Green Square Town Centre is close to key employment centres that are highly accessible by train. The Sydney CBD is expected to record over 50,000 additional jobs by 2037, primarily in Professional, Scientific and Technical Services and Financial and Insurance Services.

Between 2022 and 2037, the Australian Technology Park precinct (South Eveleigh) is expected to add a further 3,300 jobs, following the Commonwealth Bank's relocation to the precinct in 2020. The health and education precincts around Randwick and Sydney University are projected to add 2,200 and 1,200 jobs between 2022 and 2037, respectively.

EMPLOYMENT GROWTH WITHIN KEY SURROUNDING CENTRES - 2022 TO 2037



Prepared by Urbis; Source: TfNSW 2022



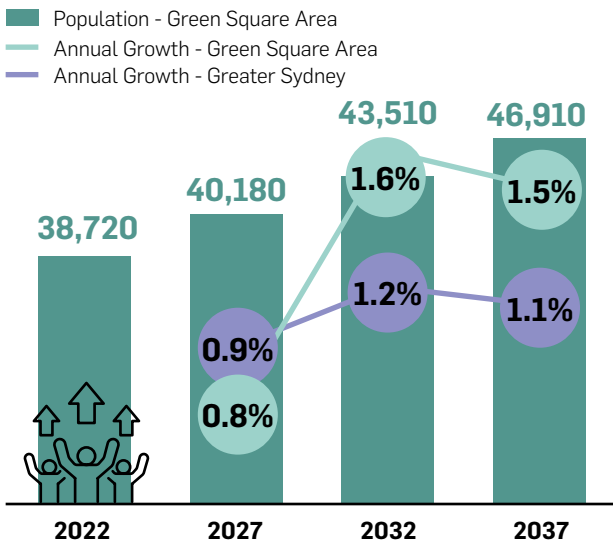
POPULATION & DEMOGRAPHICS

The Green Square area is projected to increase by over 8,000 residents by 2037.

For the purpose of this profile, the 'Green Square area' has been defined by the suburbs of Waterloo, Zetland, Beaconsfield and Alexandria in assessing population growth, demographic characteristics and the property market.

According to the NSW Department of Planning and Environment (DPE), the population within the Green Square area is forecast to reach 46,910 by 2037, equating to around 550 additional residents each year. At an average growth rate of 1.3% per annum, the Green Square area is projected to grow at a faster rate than the broader Greater Sydney, at 1.1% per annum. DPE's 2022 forecasts incorporate the impact of COVID-19 on population growth, including international and interstate travel restrictions. While the Green Square area's population growth was adversely affected between 2020 to 2022, the area is anticipated to rebound strongly with the reopening of borders, particularly with the return of international students and workers.

GREEN SQUARE AREA POPULATION GROWTH - 2022 TO 2037



Prepared by Urbis; Source: ABS Census 2021; DPIE

The Green Square area is an attractive location for young white-collar professionals which account for around 86% of the resident labour force. Almost half of the population is made up of residents aged 20 to 34 years old, although the average age of residents has increased from 34 to 35 years, between 2016 and 2021. The average per capita income is significantly higher in the Green Square area at \$72,900 compared to Greater Sydney at \$50,600. The strong population growth rate and affluence in the Green Square area reflects the attractiveness of the area to young professionals, driven by proximity to the Sydney CBD and amenity.

WHO LIVES IN THE GREEN SQUARE AREA IN 2021



	Green Square Area	Sydney
Average Age of Residents	35	38
Aged 20-34	47%	22%
Average Per Capita Income	\$72,900	\$50,600
Household Income Above \$156,000	35%	32%
Average Household Size	1.9	2.7
Renters	68%	37%
Lone Person Households	36%	23%
Group Households	13%	4%
Couple Family with no Children Households	64%	35%
Overseas Born	55%	41%
Employed in White Collar Jobs	86%	77%
Managers and Professionals	62%	45%
Bachelor Degree or Higher	71%	54%
Undertaking Tertiary Education	50%	20%

Prepared by Urbis; ABS Census 2021

Over two thirds of residents in the Green Square area are renters (68%), compared to 37% across Greater Sydney. The potential tenant pool in the Green Square area is underpinned by strong demographic fundamentals, namely higher levels of overseas born residents, couples without children and students undertaking tertiary education, relative to the Greater Sydney average.

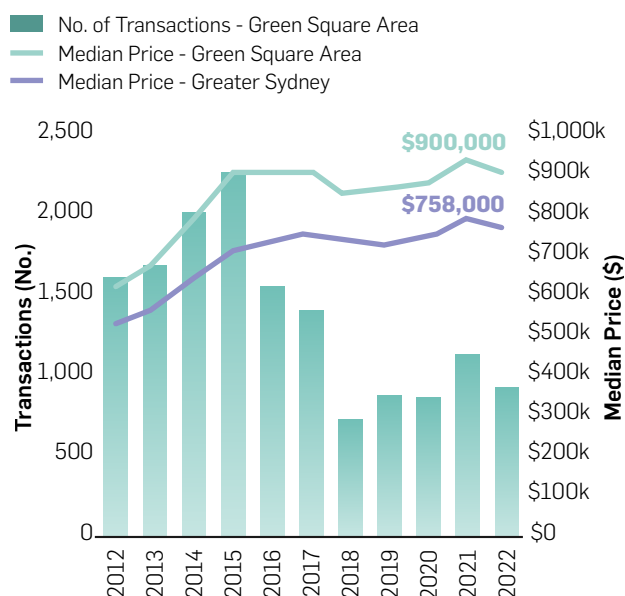
RESIDENTIAL MARKET

The Green Square area has recorded annual apartment price growth of 4.0% over the last decade, which is above the Sydney average.

Over the last decade, the median apartment price has grown at an average 4.0% per annum, above the Sydney average of 3.9%, highlighting strong long-term growth. Apartment prices in the Green Square area peaked in the first half of 2017, before slowing over the next two years as the wider Sydney residential market slowed. Apartment prices have grown after a market low in 2018 with prices continuing to increase in 2020 and peak in 2021, despite the onset of the COVID-19 pandemic. This growth was fuelled by record low interest rates, Government stimulus and buyer confidence despite COVID lockdowns. Rising interest rates in 2022 have seen a slowdown in apartment sales across Sydney, with median apartment prices in the Green Square Area stabilising to \$900,000 in 2022.

The transformation of the Green Square area, including a new town centre and significant infrastructure investment is supporting new residential development. Around 5,070 dwellings are proposed to be completed in the Green Square area by 2030, within projects ranging from being under construction to having lodged a development application. A total of 1,840 dwellings are proposed to be developed in Alexandria, 1,800 in Zetland, and 1,420 in Waterloo.

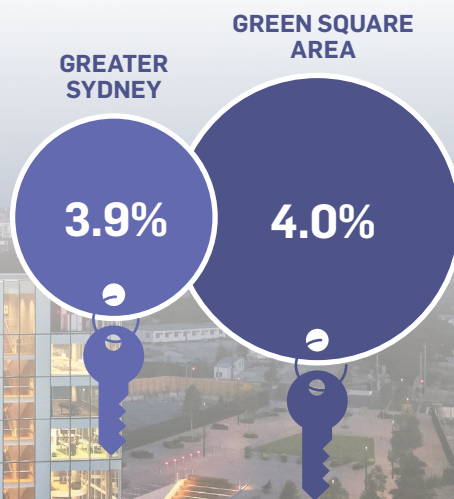
GREEN SQUARE AREA APARTMENT MARKET - 2012 TO 2022



Prepared by Urbis; Source: Pricefinder

10-YEAR APARTMENT ANNUAL GROWTH RATE - 2012 TO 2022

Prepared by Urbis; Source: Pricefinder



RENTAL MARKET

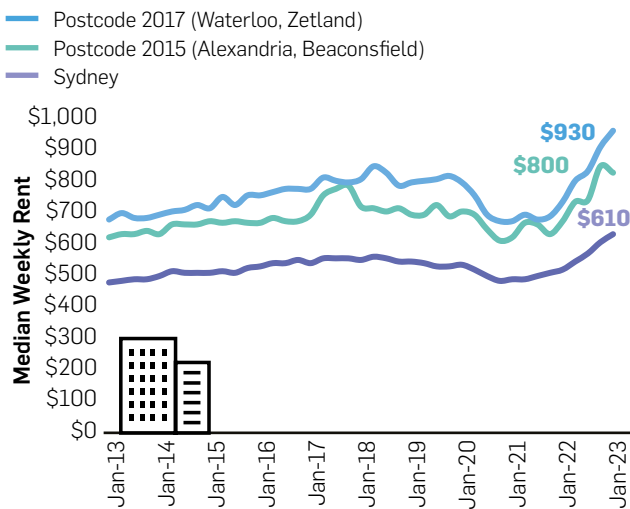
The Green Square area is an attractive location for renters having recorded strong rental growth with gross yields above the Sydney average.

Median rent data for units in the postcodes 2015 and 2017 have been used as a suitable proxy for the Green Square area. The 2017 postcode (Waterloo, Zetland) recorded a median weekly rent for 2-bedroom units of \$850 in September 2022, compared to \$715 for postcode 2015 (Alexandria, Beaconsfield). This is well above the Greater Sydney median of \$580.

Rents in both postcodes increased steadily from 2011 to 2017 before stabilising in 2018 and 2019 due to an increase in new apartment completions across Sydney. This highlighted the strong long-term growth in the local rental market prior to the market shock from COVID-19. The onset of the COVID-19 pandemic significantly impacted the local rental market as the Green Square area has historically been reliant on new migrants and international students.

The Green Square rental market has since recovered, returning to pre-pandemic levels by around March 2022. With the continued return of international students and skilled migrants, the Green Square area is likely to experience sustained high rental values, a positive for investors.

MEDIAN WEEKLY RENT (2 BEDROOM UNIT) - JAN 2013 - JAN 2023



Prepared by Urbis; Source: SQM Research

GREEN SQUARE AREA IS LIKELY TO EXPERIENCE SUSTAINED HIGH RENTAL VALUES, A POSITIVE FOR INVESTORS

Indicative gross rental unit yields in the Green Square area were 5.0% in January 2023, above the Greater Sydney average of 4.2%, highlighting the strong rents achieved relative to sales prices and general health of the rental market in the Green Square area.

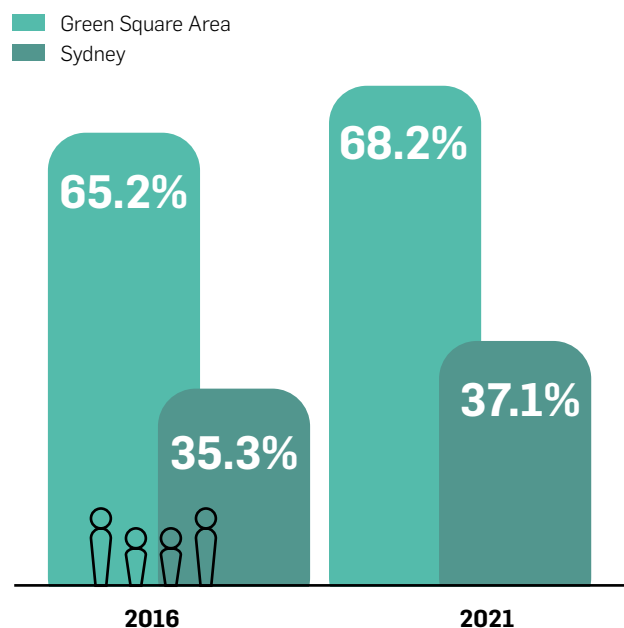
INDICATIVE GROSS RENTAL YIELD - JAN 2023



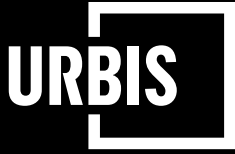
Source: Pricefinder, SQM Research

In 2021, over two thirds of the Green Square area population were renting (68%), well above that of the Greater Sydney population. Over the five-year period to 2021, this number has grown from 65% of households, while Sydney's proportion of renters increased slightly from 35% to 37%. The increased proportion of renters reflects the significant investor activity in the local market and the attractiveness of the area to renters looking to live in a high amenity area close to major employment hubs and universities.

PROPORTION OF RENTERS IN THE GREEN SQUARE AREA - 2016 TO 2021



Prepared by Urbis; Source: ABS Census 2021



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