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Greater Springfield is emerging as one of the most dynamic urban growth areas in Queensland. Across our total land area of 2,860ha, there are already over 23,000 people living in Greater Springfield. We are well on the way to achieving the government’s objective of delivering a residential population of 86,000 and employment for some 30,000 workers.

Since inception in 1992, Greater Springfield has seen the delivery of significant private and public infrastructure including the AUD $1.2 billion Springfield Rail Project due to be completed in 2013. We are now ready to stimulate the further development and growth of Greater Springfield’s CBD.

Queensland Premier,
The Hon. Campbell Newman MP

Greater Springfield is emerging as one of the most dynamic urban growth areas in Queensland.

Message from the Premier

During the past two decades, Greater Springfield has evolved from a visionary master plan to a thriving, connected city embraced by community, commerce and all levels of government.

Successive State Governments have since 1992 embraced the vision of Greater Springfield and along with the private sector have invested billions of dollars to ensure that a sustainable urban outcome can be achieved for the residents of South East Queensland.

As one of the fastest growing areas in South East Queensland, it is a success story of private/public commitment in investment, that continues to drive sustainable investment, infrastructure and jobs – and the best is yet to come.

Queensland Premier,
The Hon. Campbell Newman MP

Maha Sinathamby
Chairman, Springfield Land Corporation

Welcome
Ipswich (C) - East SLA (in which Greater Springfield is located) experienced the 4th highest growth rate (6.2% p.a.) over the last 5 years. This is a 4.4% higher than the national average.

**Ipswich Regional Population Forecast**

<table>
<thead>
<tr>
<th>Year</th>
<th>Low Series</th>
<th>Medium Series</th>
<th>High Series</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Projected Resident Population</td>
<td>Projected Resident Population</td>
<td>Projected Resident Population</td>
</tr>
<tr>
<td>2011</td>
<td>174,558</td>
<td>175,469</td>
<td>178,550</td>
</tr>
<tr>
<td>2021</td>
<td>259,728</td>
<td>286,430</td>
<td>324,992</td>
</tr>
<tr>
<td>2031</td>
<td>380,487</td>
<td>461,990</td>
<td>580,682</td>
</tr>
</tbody>
</table>


**SLA by Average Annual Growth Rate**

<table>
<thead>
<tr>
<th>Rank</th>
<th>SLA</th>
<th>State</th>
<th>Population</th>
<th>Average Annual Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2006</td>
<td>2011</td>
<td>%</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Whittlesea (C) - North</td>
<td>VIC</td>
<td>24,102</td>
<td>54,857</td>
</tr>
<tr>
<td>2</td>
<td>Melton (C) - East</td>
<td>VIC</td>
<td>40,776</td>
<td>60,971</td>
</tr>
<tr>
<td>3</td>
<td>Wanneroo (C) - North West</td>
<td>WA</td>
<td>59,200</td>
<td>56,225</td>
</tr>
<tr>
<td>4</td>
<td>Ipswich (C) - East</td>
<td>QLD</td>
<td>51,714</td>
<td>62,920</td>
</tr>
<tr>
<td>5</td>
<td>Casey (C) - Cranbourne</td>
<td>VIC</td>
<td>65,968</td>
<td>88,829</td>
</tr>
<tr>
<td>6</td>
<td>Wyndham (C) - North</td>
<td>VIC</td>
<td>77,885</td>
<td>104,587</td>
</tr>
</tbody>
</table>

Top 6 Statistical Local Areas (SLA) by Average Annual Growth Rate

1. Only includes SLAs with a 2011 estimated resident population equal to or above 50,000 people. Ranked by 5 year average annual growth rate between 2006 and 2011. Source: ABS Estimated Resident Population, Urbis.

National Growth Rate Between 2005 – 2010, 1.8% per annum.
Greater Springfield, located in the heart of South East Queensland, is the largest planned city in Australia. It contains 2,860ha of urban release land with approval for over 1.4 million square metres of mixed space in Springfield Central. Greater Springfield already comprises six suburbs and when fully developed will have an equivalent population of 105,000 and a total investment of more than AUD $23 billion.

White Collar Resident Worker Profile includes Managers, Professionals, Community & Personal Service Workers, Clerical & Administrative Workers and Sales Workers.

Blue Collar Resident Worker Profile includes Technicians & Trades workers, Machinery Operators & Drivers and Labourers.

Source: ABS Census of Population and Housing 2011; Urbis

2011 WHITE COLLAR1 VS BLUE COLLAR2 RESIDENT OCCUPATIONS
Greater Springfield vs 10K and 20K RADII

10kms / FRINGE TO CENTRE DRIVE TIME – 11 MINUTES

<table>
<thead>
<tr>
<th>NUMBER OF PEOPLE</th>
<th>% GREATER BRISBANE*</th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>118,000</td>
</tr>
<tr>
<td>LABOUR FORCE</td>
<td>58,000</td>
</tr>
</tbody>
</table>

20kms / FRINGE TO CENTRE DRIVE TIME – 22 MINUTES

<table>
<thead>
<tr>
<th>NUMBER OF PEOPLE</th>
<th>% GREATER BRISBANE*</th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>566,000</td>
</tr>
<tr>
<td>LABOUR FORCE</td>
<td>300,000</td>
</tr>
</tbody>
</table>

30kms / FRINGE TO CENTRE DRIVE TIME – 32 MINUTES

<table>
<thead>
<tr>
<th>NUMBER OF PEOPLE</th>
<th>% GREATER BRISBANE*</th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>1,293,000</td>
</tr>
<tr>
<td>LABOUR FORCE</td>
<td>749,000</td>
</tr>
</tbody>
</table>

The best environmental design has been incorporated into Greater Springfield. Orion Springfield Town Centre is one of the country’s most sustainable shopping centres with a 6-star Green Star rating.

The first high-rise in Springfield Central, Springfield Tower, has a 4-star Green Star Rating. The Polaris Data Centre can assist businesses to lower their carbon footprint by outsourcing their IT requirements.

“Greater Springfield aims to be one of Australia’s most connected cities.”

Information and Communications Technology

Your company can connect to the internet or interstate offices using high-bandwidth services via our dark-fibre optic network.

The AUD $230M Polaris Data Centre – Australia’s most advanced private ICT facility – offers high-security data storage, co-location hosting services and is the ICT hub in Greater Springfield.

Connectivity and Sustainability

Sustainability

The best environmental design has been incorporated into Greater Springfield. Orion Springfield Town Centre is one of the country’s most sustainable shopping centres with a 6-Star Green Star Rating.

The first high-rise in Springfield Central, Springfield Tower, has a 4-Star Green Star Rating. The Polaris Data Centre can assist businesses to lower their carbon footprint by outsourcing their IT requirements.
National and multi-national corporations as well as local, state and federal government agencies have established their presence in Greater Springfield to capitalise on the enormous growth in the region.

LEND LEASE
MIRVAC
MATER HEALTH SERVICES
AUSTRALAND
LANDPARTNERS
NEW HOPE COAL

DALKIA energy services branch of Veolia Environnement and EDF (Electricité de France)

CARDNO STRATEGIC DIRECTIONS

THE BREMER INSTITUTE OF TAFE

"THE IPSWICH REGION IS GROWING RAPIDLY AND ATTRACTING WORLD CLASS ORGANISATIONS AND INVESTMENT"

MAYOR PAUL PISASEL
CITY OF IPSWICH
The Vision Takes Shape

**Springfield Central**

Springfield Central will provide employment for 30,000 workers within a CBD containing in excess of 1.4 million m² of commercial, retail, educational, health and technology facilities and housing as well as the award-winning Robelle Domain Parkland.

The 2013 opening of the Springfield Central Train Station represents a crucial link in the AUD $12 billion Springfield Rail project, connecting Greater Springfield to the Brisbane CBD and beyond.

<table>
<thead>
<tr>
<th>Greater Springfield Precincts</th>
<th>Overall Planned Supply (Approved)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Springfield Central (330HA)</td>
<td>Gross Floor Area</td>
</tr>
<tr>
<td>Orion Town Centre</td>
<td>175,000m²</td>
</tr>
<tr>
<td>City Point</td>
<td>55,000m²</td>
</tr>
<tr>
<td>Education City</td>
<td>232,200m²</td>
</tr>
<tr>
<td>Health City Springfield</td>
<td>450,000m²</td>
</tr>
<tr>
<td>Vicinity</td>
<td>188,000m²</td>
</tr>
<tr>
<td>Parkside</td>
<td>360,600m²</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,410,600m²</td>
</tr>
</tbody>
</table>

**Residential Suburbs**

<table>
<thead>
<tr>
<th>Suburb</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Springfield</td>
<td>4500</td>
</tr>
<tr>
<td>Springfield Lakes</td>
<td>6800</td>
</tr>
<tr>
<td>Spring Mountain</td>
<td>4000</td>
</tr>
<tr>
<td>Brookwater</td>
<td>2100</td>
</tr>
<tr>
<td>Augustine Heights</td>
<td>760</td>
</tr>
<tr>
<td>Springfield Central</td>
<td>10855</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>38015</td>
</tr>
</tbody>
</table>

**Parkside**

Parkside is Greater Springfield’s predominant commercial office precinct. It adjoins the Robelle Domain Parklands and Orion Town Centre and is a short 700m walk to Springfield Central Station. Located in Springfield Central, Parkside offers a variety of land parcels that make up the 10 hectare site and in excess of 360,000m² GFA of development is planned. Springfield Tower and the Polaris Data Centre are the first two developments to call Parkside home.

**Education City**

Education is a key pillar in the Greater Springfield wider community, which has over 11,200 students enrolled from child care to post-graduate university level (Feb. 2013). Education City is now in its 6th year of operation housing the University of Southern Queensland’s metropolitan campus, The Bremer Institute of TAFE and student accommodation. In 2013, construction will commence on new university buildings within the approved development of 232,000m² of GFA.

**Health City**

Health City, adjoining the Education precinct, will commence construction in 2013. The first stage of the Mater Private Hospital together with an oncology centre will complement the first phase. Within this 52 hectare Health City master plan, adjoining the 9 hectare hospital facility which has current approval for 1200 beds over the life of the project, will be all forms of allied health services from short term accommodation, medical suites and support retail.

**Vicinity**

Vicinity, in Augustine Heights, is a 40-hectare mixed-use precinct with approval for 153,000m² of retail, leisure/entertainment, warehouse, showroom, automotive, high-tech office warehouse and service trade. The precinct is within one kilometre of the retail and transport hub of Springfield Central.

Vicinity’s first tenants include Dalkia Energy Services and Queensland Ambulance Services. SRS, a confectionary and snack food business, are constructing a 7000m² purpose-built facility that will be completed in 2013.
NOT JUST A BUSINESS ADDRESS

LIFESTYLE AND OPEN SPACE

Over 1000ha of Greater Springfield is dedicated to open space including a conservation corridor that links White Rock Conservation Park, Spring Mountain, Spring Lake and Discovery Lake.

The Springfield Central Parklands contains more than 11 kilometres of boardwalks, walking and cycle tracks, sports fields and playgrounds and has the 24ha Robelle Domain at its core.

SHOPPING AND DINING

Greater Springfield offers workers and their families a wide selection of places to eat, shop and relax.

And as the population of Greater Springfield expands, so too do the opportunities in the retail and hospitality sectors.

Orion Springfield Town Centre has Big W, Woolworths, Aldi, Masters Home Improvement and over 110 specialty stores.

Phase 2 starting in late 2013 will double the size of the centre adding Target, a tavern and a further 20 or more specialty stores.

More shopping and dining options are available within the various suburbs that make up Greater Springfield including: Brookwater Village, Spring Lake Metro, The Corner, Spring Lake Village and Springfield Fair.
RESIDENTIAL COMMUNITY

Greater Springfield has a choice of residential addresses to suit a variety of tastes, budgets and lifestyle. Each address has easy access to schools, childcare, shopping, parks and sporting fields.

BROOKWATER

Brookwater is Greater Springfield’s premier residential address. It offers an exclusive golf resort lifestyle coupled with Greater Springfield’s extensive and integrated opportunities to work, learn and play.

Homes at Brookwater surround a Greg Norman-designed championship golf course, affording expansive views across sweeping fairways and undulating natural bushland.

SPRINGFIELD LAND CORPORATION

Springfield Land Corporation is part of the MuR Group of companies, which was established in 1977 and has developed over AUD $10 billion of Australian real estate.

Springfield Land Corporation’s vision for Greater Springfield is driven by innovation. We are also conscious of making a lasting and positive contribution to both Greater Springfield and the broader South East Queensland community.

Philanthropy and promoting social and environmental sustainability are integral to the way we do business. At Greater Springfield this commitment is delivered through partnerships with highly respected corporations including the State Government, Ipswich City Council, Mirvac, Suncorp, Lend Lease, Telstra and USQ.

“THE MUR GROUP OF COMPANIES, INCLUDING THE DEVELOPER OF GREATER SPRINGFIELD, SPRINGFIELD LAND CORPORATION, HAVE DEVELOPED OVER $10 BILLION WORTH OF REAL ESTATE PROJECTS NATIONALLY OVER 37 YEARS”

SPRINGFIELD LAND CORPORATION IS THE MASTER DEVELOPER OF GREATER SPRINGFIELD AND HAS BEEN INSTRUMENTAL TO THE MASTER PLANNED COMMUNITY’S OUTSTANDING SUCCESS.

BROOKWATER GOLF AND COUNTRY CLUB

The prestigious Brookwater Golf and Country Club boasts the State’s number one public access golf course* and an award-winning Clubhouse – providing an unmatched experience, on and off the course.

*Golf Australia magazine
AWARDS

INTERNATIONAL REAL ESTATE FEDERATION (FIABCI)
PRIX D’EXCELLENCE AWARD
World’s Best Masterplanned Community 2010

URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA (UDIA)
NATIONAL AWARDS FOR EXCELLENCE
Australia’s Best Masterplanned Community 2010

PROPERTY COUNCIL OF AUSTRALIA (PCA) NATIONAL AWARD
Australia’s Best Masterplanned Community 2010

URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA (UDIA)
QUEENSLAND AWARDS FOR EXCELLENCE
Queensland’s Best Masterplanned Community 2010

GOLF AUSTRALIA MAGAZINE
Queensland’s No 1 Public Access Course 2005 - 2012 (Brookwater Golf Course)

URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA (UDIA)
QUEENSLAND AWARDS FOR EXCELLENCE
Best Masterplanned Development 2007 (Springfield Lakes)

PROPERTY COUNCIL OF AUSTRALIA
Shopping Centre of the Year Award 2007 (Orion Town Centre)

URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA (UDIA)
NATIONAL AWARDS FOR EXCELLENCE
Best Residential Subdivision 2006 (Brookwater Residential)

URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA (UDIA)
QUEENSLAND AWARDS FOR EXCELLENCE
President’s 2005 (Brookwater Residential)
EMBRACE THE OPPORTUNITY

Greater Springfield enters its third decade of development with an enviable track record in delivering a sustainable urban outcome through the support of all three levels of Government in Australia and several long-term partnerships with a collection of household names in the Australian urban development business.

Springfield Land Corporation has for 20 years partnered with the best. We will continue to seek out partnerships to progress this new city in areas of education, health care services, and other employment generating industries. We are also seeking partners to create an inner-city residential living product to accommodate demographic changes as the community matures.

Springfield Land Corporation looks forward to welcoming new partners into the ongoing development of this City Planned for Greatness.

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Managing Director
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DAVID HENRY
Chief Executive Officer
d.henry@springfieldland.com.au

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