

LOTUS TOWER

KANGAROO POINT

WHY CHOOSE BRISBANE?

STRONG GROWTH FOR THE FUTURE

Brisbane has long been a thriving city fuelled by strong population, employment and economic growth. Known for being the hub of arts, culture and lifestyle, Brisbane continues to grow as one of the most liveable cities in the world.

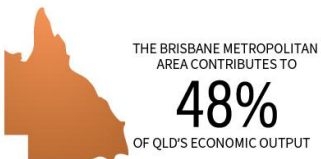
Brisbane's history of economic performance and infrastructure investment means the state consistently demonstrates above average growth. Brisbane's stable political environment, along with the predicted exponential growth of the population and economy, provides confidence to investors looking to optimise on investment return. It is anticipated that the continued internationalisation of the Brisbane economy will continue to foster a strong economic environment.

ILLUSTRATIVE VIEWS FROM UPPER LEVELS
CORRECT AT THE TIME OF PRINTING



CONNECTING BRISBANE TO THE REST OF THE WORLD

As Australia's closest eastern seaboard capital city to Asia, Brisbane offers frequent direct flight services to a number of Asian cities including Hong Kong, Singapore, Taipei and Tokyo.



Source: Brisbane City Council (Choose Brisbane), Brisbane 2022 New World City Action Plan

BRISBANE AS A NEW WORLD CITY



BRISBANE'S PLANS FOR THE FUTURE

Brisbane has been recognised as becoming a New World City for its desirable lifestyle, connectivity, green spaces, culture, business opportunities and sustainability. Brisbane's steps towards becoming New World City first emerged in 2008 and since then, The Brisbane City Council has created an action plan that aims to improve and preserve the very qualities that initially earned Brisbane the qualification.

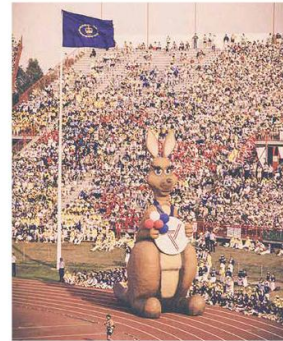
The Brisbane 2022 New World Action Plan establishes a number of economic priorities that aim to drive Brisbane towards becoming

a globally significant city. These plans will ensure the growth and prosperity of the city by boosting job creation, guiding city-shaping, improving quality of life and expanding upon world-class educational institutions.

Brisbane City Council has already invested in a number of major infrastructure developments including the Queens Wharf and new casino precinct, the revitalisation of Howard Smith Wharves and the upgrade of Edward Street's high-end retail hub.

STEPS TOWARDS BECOMING A GLOBAL CITY

Brisbane's prosperity can be attributed to a number of major events that have shaped Brisbane as a globally recognisable city. These events promoted Brisbane on an international scale and helped boost the city's confidence to continue to showcase its best assets.



THE 1982 COMMONWEALTH GAMES

The 1982 Commonwealth Games heralded a new era for Brisbane and Queensland, as it was the defining event to introduce Brisbane to an international audience. The games played a pivotal role in the future growth and success of Brisbane. It allowed the city to showcase the state's wealth, energy and natural beauty. It was this event that sparked the confidence to host the World Expo '88.

Source: Queensland State Archives



EXPO '88

Expo '88 was a hugely significant event for Australia and more specifically, Brisbane, which hosted the event in celebration of the nation's growing world significance in their bicentenary year. Held over six months, Expo '88 showcased an array of arts and culture exhibitions from around the world, attracting an average of 100,000 visitors per day. The event cemented Brisbane's reputation as a prosperous, vibrant and culturally diverse city. It also triggered a new way of life for Queenslanders who had previously never experienced this kind of celebration of entertainment, arts and culture.

Source: Queensland State Archives



G20 BRISBANE

In 2014, Brisbane was host to the G20 Leaders' Summit, which saw some of the world's most influential leaders and delegates gather in Brisbane City to discuss key international issues. The event enabled Brisbane to showcase the city as an ideal destination for business, tourism, education and events. Brisbane was in the global spotlight over the days of the event as international leaders and delegates had the opportunity to experience Brisbane's best qualities.

WHY CHOOSE KANGAROO POINT?

EVERYTHING ADDS UP



WHERE LOCATION & LIFESTYLE COME TOGETHER

Located just one radial kilometre from Brisbane CBD, Kangaroo Point meets every convenience with ease. Surrounding suburbs offer Brisbane's diverse and vibrant array of lifestyle, culture and entertainment. In less than 10 minutes, Lotus Tower at Kangaroo Point connects with:

- Brisbane City – 2.6km (drive)
- The Gabba Stadium – 1.7km
- South Bank Parklands – 2.7km
- Fortitude Valley – 2.2km
- New Farm Park – 3.8km
- Gasworks Precinct – 3.6km
- Gallery of Modern Art (GOMA) – 4.4km
- Roma Street Parklands – 4.2km
- Queensland Performing Arts Centre (QPAC) – 3.7km
- Woolloongabba bars & restaurants precinct – 2km
- Treasury Casino Brisbane – 3.6km
- Chinatown – 2.4km
- Kangaroo Point Cliffs – 500m
- City Botanic Gardens – 3.1km
- Victoria Park Golf Complex – 4.1km
- Brisbane Convention & Exhibition Centre – 3.5km
- South Brisbane & West End Dining Precinct – 4.2km
- Dockside shops & restaurants – 60m
- Mowbray Park – 800m
- Brisbane Powerhouse – 4.6km

POSITIONED TO CAPTURE THE FUTURE

Near the heart of this New World City, Kangaroo Point is well connected to Brisbane's leading educational facilities and institutions, including world-class universities and leading public and private schools.

- Anglican Church Grammar School – 2.1km/ 5 min
- Somerville House – 2.3km/ 6 min
- St Laurence's College – 2.8km/ 7 min
- St Joseph's Primary School – 1.4km/ 4 min
- Brisbane State High School – 3.1km/ 9 min
- East Brisbane State School – 2.2km/ 6 min
- Coorparoo Secondary College – 3.1km/ 5 min
- QUT Gardens Point – 3.7 km/ 7 min
- QUT Kelvin Grove – 4.7km/ 8 min
- University of Queensland – 9.7km/ 16 min
- Griffith University – 2.4 km/ 6 min

Neighbouring Kangaroo Point is South Brisbane's major health precinct, encompassing five leading hospitals within a 500 metre radius, including Mater Public and Private Hospitals, Mater Mothers Hospital, Mater Children's Private Hospital and the Lady Cilento Children's Hospital – Australia's largest and most advanced paediatric hospital.



KANGAROO POINT: A RIVERFRONT SUBURB CLOSE TO THE BRISBANE CBD

CONNECTED WITH NATURE

Kangaroo Point celebrates Brisbane's subtropical climate year round in parklands, walking tracks, and outdoor entertainment. Most notably, Kangaroo Point is famed for its iconic cliffs that run parallel to the city. The naturally striking area is a popular spot for fitness enthusiasts, as well as couples and families enjoying the scenic lifestyle by the river. Local parks and green spaces include Mowbray Park, Kangaroo Point Cliffs Park, and Captain Burke Park - each fronting the river from diverse aspects. Being a riverside suburb, the Kangaroo Point peninsula also features a full boardwalk.

CITY BOTANIC GARDENS

Bordered by the Brisbane River, the City Botanic Gardens delivers a natural green space at the edge of the city. Featuring a number of specially landscaped gardens, the City Botanic Gardens is host to the Riverside Markets every Sunday.



SOUTH BANK PARKLANDS

South Bank's 17 hectares of lush parklands, world-class dining, and broad lifestyle facilities are home to hundreds of festivals and events, serving as the culture centre of Brisbane.



NEW FARM PARK

Views from Lotus Tower stretch across the Brisbane River towards New Farm, home to diverse flavours, entertainment, and culture. 15 hectares of green space, ovals, and gardens are in bloom 365 days at New Farm Park.



SUPERIOR CONNECTIVITY

Well serviced by public transport and connected via major arterial roads, Kangaroo Point puts residents in reach of Brisbane's most popular destinations. Lotus Tower's convenient Kangaroo Point location means residents can access almost all of Brisbane with ease.

250 M

Translink bus services run frequently to the CBD and eastern suburbs

300 M

Free City Hopper Services to the CBD and New Farm are available from Dockside Ferry Terminal

600 M

Connection to the Clem Jones Tunnel (Clem7) offers streamlined access to major arterial roads and motorways across Brisbane as well as the International and Domestic Airports

850 M

CityCat services to all inner city riverside suburbs are accessible via Mowbray Park Ferry Terminal

2.6 KM

Easy access to the Brisbane CBD via the Story Bridge

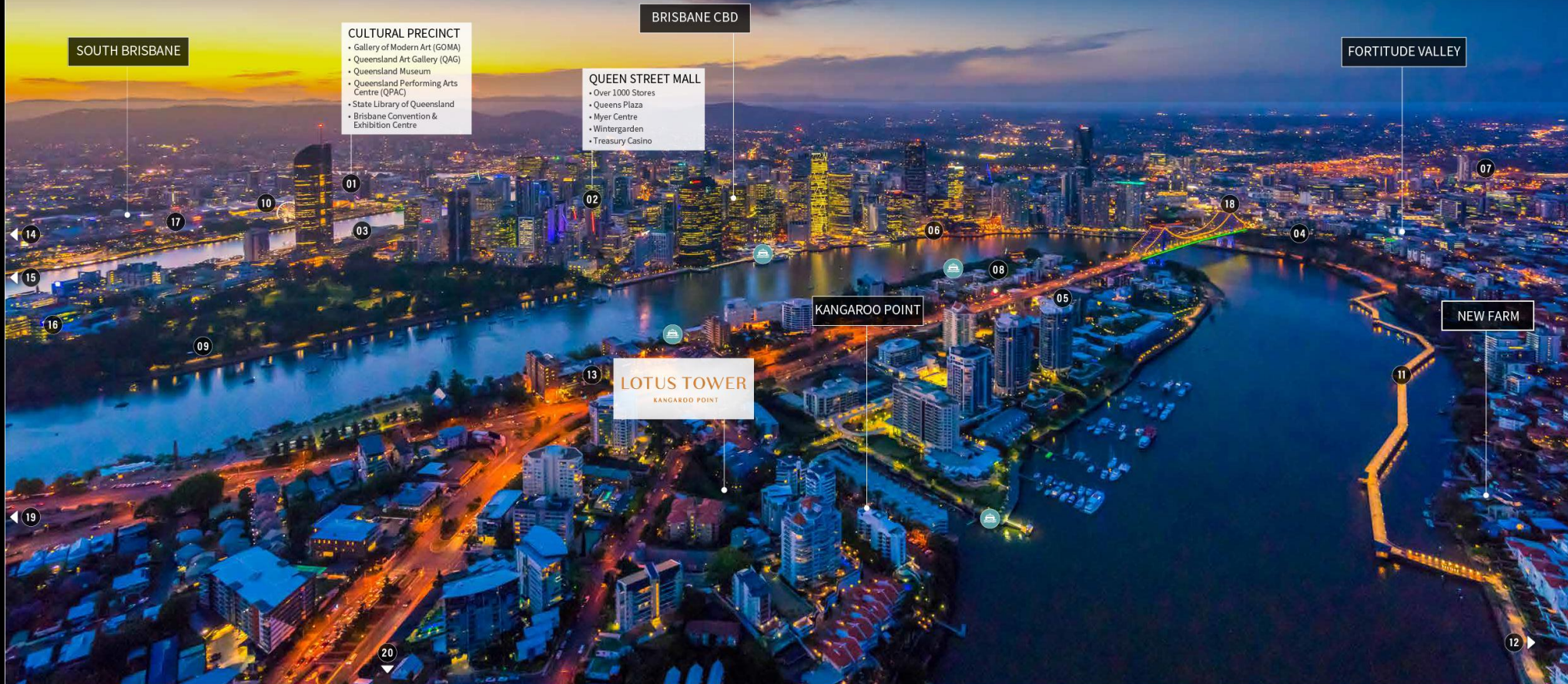




A LIFESTYLE INVESTMENT ALL MAPPED OUT

- | | | | |
|--------------------------------|--------------------------|-----------------------------------|----------------------------|
| 1 Dockside Cafes & Hotel | 8 Queen Street Mall | 15 Brisbane State High School | + Mater Hospital |
| 2 Story Bridge Hotel | 9 Botanic Gardens | 16 Queensland Tafe | 🚗 City Cat and City Hopper |
| 3 St Vincents Private Hospital | 10 QUT Gardens Point | 17 Somerville House | 🚊 Train |
| 4 Mowbray Park | 11 Cultural Centre | 18 St Laurence's College | |
| 5 James Street Precinct | 12 South Bank Parklands | 19 The Gabba | |
| 6 New Farm Park | 13 IGA & Retail Precinct | 20 East Brisbane State School | |
| 7 Brisbane Powerhouse | 14 Australia Post | 21 Anglican Church Grammar School | |

WALKABILITY & ACCESSIBILITY



ENTERTAINMENT, SHOPPING & DINING

- 01 South Bank Cultural Precinct
- 02 Queen Street Mall
- 03 Queen's Wharf Precinct (Future)
- 04 Howard Smith Wharves (Future)
- 05 Story Bridge Hotel and Restaurant
- 06 Eagle Street Pier Dining Precinct
- 07 Brisbane Showgrounds

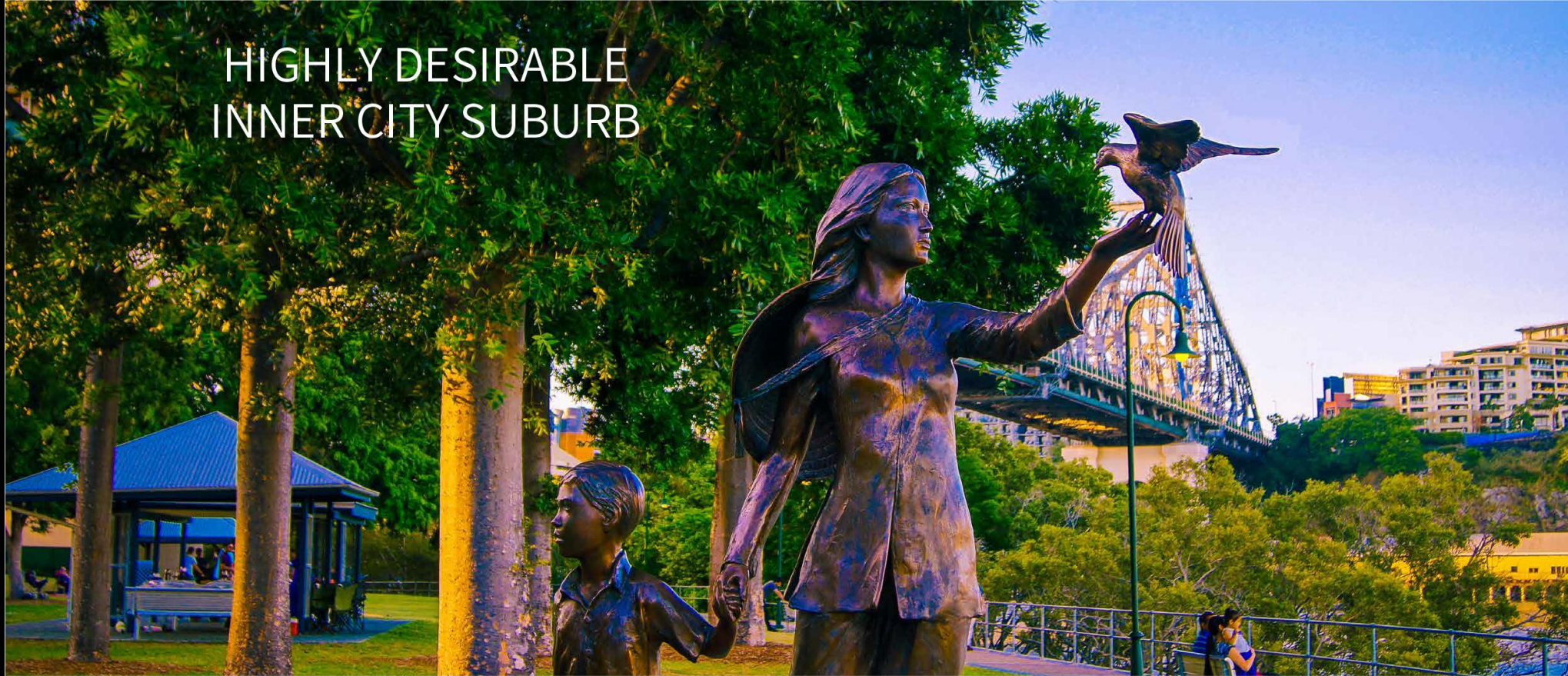
RECREATION & GREEN SPACE

- 08 Kangaroo Point Cliffs Park
- 09 City Botanic Gardens
- 10 South Bank Parklands
- 11 The Brisbane Riverwalk
- 12 New Farm Park
- 13 St Vincent's Hospital
- 14 Mater Hospital Precinct
- 15 Lady Cilento Children's Hospital

EDUCATION

- 16 Queensland University of Technology
- 17 Griffith University
- 18 All Hallows' School
- 19 St Joseph's Primary School
- 20 Shafston College

HIGHLY DESIRABLE INNER CITY SUBURB

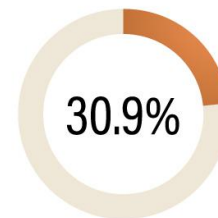


THE IDEAL INVESTMENT OPPORTUNITY

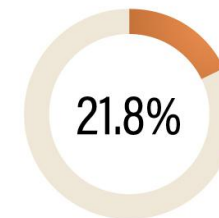
Kangaroo Point attracts a unique demographic that largely consists of young professionals aged 35 years and under. This is largely due to the suburb's close proximity to the Brisbane CBD and major transport nodes, offering easy access to a range of business and lifestyle options. With a large percentage of the suburb's population being young professionals, most Kangaroo Point residents prefer to rent

rather than own a property. Lotus Tower is set to attract substantial interest from a younger demographic looking to live in a convenient location who can't necessarily afford to own an inner city property. This demand for rental residences presents the perfect opportunity for investors looking to receive a steady rental return.

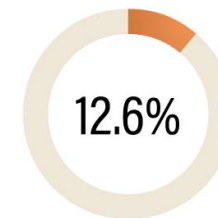
THE LIFESTYLES AND PEOPLE OF KANGAROO POINT



INDEPENDENT YOUTH



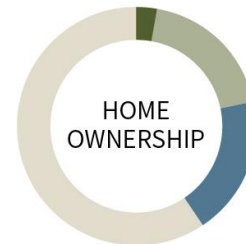
MATURING AND ESTABLISHED
INDEPENDENCE



OLDER INDEPENDENCE

Source: realestate.com.au

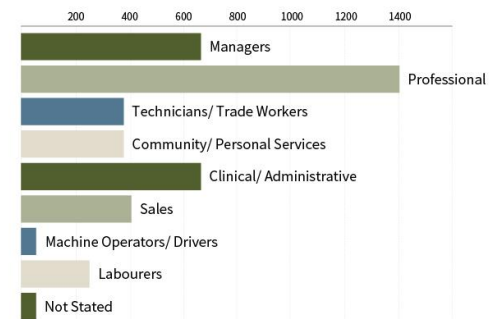
KANGAROO POINT: THE FACTS



- Other – 2%
- Being purchased – 19%
- Fully owned – 19%
- Rented – 60%

OCCUPATION

Number of positions





ABOUT R&F PROPERTIES

R&F Property Australia was introduced to the Australian property market mid-2014. With offices based in Melbourne and Brisbane, R&F Property Australia seeks to make its mark on the property development industry through utilising decades of experience to construct quality buildings perfectly suited to the local market.

Our goal is to revitalise areas that no longer deliver a service to our ever-growing population. Our process involves carefully selecting a parcel of dormant land and giving it a purpose by transforming it into a functional, liveable and superb looking space.

Founded in Guangzhou in 1994, R&F Properties is one of the leading property developers in China. Today the company holds a remarkable property portfolio in many areas outside of its central developments in Guangzhou, with Australia being its most recent.

INNOVATION & VISION

The company's robust position in the property market is evident and these expansion plans have driven the size and scope of our business to another level. In addition to developing and selling quality private residential properties, the group also:

- Develops, sells and leases commercial and office spaces.
- Engages in other ancillary property-related services including architectural and engineering design.
- Engineering supervision, property management.
- Property agency services.
- Recently diversified our property portfolio by developing hotels and shopping centres.

Now, R&F Property Australia strives bring this same innovative forward-thinking to develop better cities here in Australia by catering for the local property market. Through carrying an outstanding vision, we have been growing with the world.

LOTUS TOWER

KANGAROO POINT

CAPITALISES ON ITS LOCATION

Lotus Tower pays homage to the beauty and tranquillity that nature provides. This is achieved through open living spaces and carefully considered features that allow natural light to activate each residence. Lotus Tower's urban location allows residents to easily connect with the energy of the city while the interiors reflect pure, serene living inspired by nature.



VIEWS TOWARD BRISBANE CITY
INDICATIVE ARTIST IMPRESSION



INDICATIVE ARTIST IMPRESSION



INDICATIVE ARTIST IMPRESSION

THE RESIDENCES

Lotus Tower offers a fusion of layouts and styles that have been designed to suit a range of lifestyles and living preferences. Each residence offers privacy, comfort and tranquillity with all of the ingredients needed for everyday living. This 21-storey masterpiece includes:

- A collection of sophisticated 2 & 3 bedroom villas fronting Lambert Street with direct access to a range of retail and dining opportunities metres away.
- 1 & 2 bedroom apartments offering all of the conveniences that urban living provides without paying a premium price.
- 2 & 3 bedroom residences starting from level 13. These residences provide a more elevated, luxurious way of life with access to all resident amenities including the rooftop facilities.
- A collection of prestigious 3 bedroom penthouses, with luxurious finishes throughout delivers the most opulent living experience including spectacular views across Brisbane city.

THE AMENITIES

All residents have access to a range of communal facilities that consist of a pool, sundeck and a large outdoor lounge area set amongst beautifully landscaped gardens. Lotus Tower also features a number of indoor facilities including a gym, sauna, dining area, library and lounge area. They also have access to the rooftop facilities showcasing panoramic views across Brisbane. The rooftop features a private outdoor kitchen and dining area with a spa and barbecue spaces.

LOTUSTOWER.COM.AU

36 LAMBERT STREET,
KANGAROO POINT, BRISBANE 4169

SALES & DISPLAY OFFICE

25 DONKIN ST
WEST END, BRISBANE 4101

DESIGN BY ELENBERG FRASER

MANAGED BY PDS GROUP

Important Disclaimer

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