ADELAIDE INVESTMENT PROSPECTUS

Adelaide. Designed for Life.

CITY OF ADELAIDE
ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges Kaurna people of the Adelaide plains as the traditional custodians of the land on which this publication was created.

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In 1837, Colonel William Light, the first Surveyor General of Adelaide, produced plans that would be fundamental to the new city of Adelaide’s prosperity and growth. Today, Adelaide is fulfilling his vision. It is a cosmopolitan city with experience at its heart. The City of Adelaide is South Australia’s active central hub of commercial enterprise. It is enveloped by green spaces, is committed to creativity and innovation, and offers a highly enviable lifestyle.

Through our pursuit of excellence in commerce and culture, the people of Adelaide have cultivated a vibrant city landscape rich in experiences for residents, workers and visitors alike. Building on our successes, Adelaide offers a unique and desirable lifestyle - a claim proven by our continued status as one of the world’s top ten most liveable cities - and thrives because of our innovative approaches to prosperity and wellbeing. Adelaide today is home to many exciting growth sectors and is increasingly becoming a preferred destination for businesses, students, residents and visitors.

Council is unwaveringly committed to giving businesses what they need to build a prosperous future in our city through strategic investments that attract private enterprise and ventures, more visitors, grows the residential population, and creates jobs. Our Ten Gigabit Adelaide project is an Australian first, providing unparalleled access to low-cost high-speed data networks and will become the backbone for the city’s growth and prosperity.

In addition, Adelaide’s surrounding Park Lands and picturesque squares provide the lungs and recreation spaces for our community. The Park Lands also give Adelaide an enormous head-start in our ambition to become carbon neutral while supporting our reputation as a city that is designed for life.

The City of Adelaide welcomes you on our path to growth and we look forward to working with you to realise your investment vision.

SANDY VERSCHOOR
Lord Mayor of Adelaide

Scan the QR code to discover Adelaide
ADELAIDE: A TRULY COMPETITIVE CITY

Global services company KPMG has named Adelaide as Australia’s most competitive city to do business. Our city has constantly offered investors a stable and low-risk investment opportunity in one of the world’s most liveable cities. Today, Adelaide is leading the way in capitalising on future industries and technologies within a rapidly changing global economy. The city welcomes like-minded companies focused on using innovation to support growth. We are well and truly open for business.

INNOVATION

Adelaide is pursuing all available opportunities to become one of the world’s smartest cities. We are embedding 21st century digital technology into our city’s functions, services and infrastructure to drive economic growth and generate new standards in the way people live, learn, work and do business.

This includes the Australian-first Ten Gigabit Adelaide fibre optic network, smart parking technology and smart lighting infrastructure, as well as automated waste bins and a network of sensors that will help us manage energy consumption, carbon emissions and people movement.

Adelaide’s potential as a smart and connected city was recognised when global technology giant Cisco nominated Adelaide as its first ‘Lighthouse City’ in the southern hemisphere. Furthermore, Adelaide has recently been named among the world’s top 7 Intelligent Communities by New York-based international think-tank, the Intelligent Community Forum (ICF).

SUSTAINABILITY

Adelaide has long been a leader on climate change action. In 2015, the City of Adelaide and State Government established Carbon Neutral Adelaide to formalise their city’s aspiration of becoming one of the world’s first carbon neutral cities. The Carbon Neutral Adelaide Partners are a broad and active leadership community of over 175 organisations who are innovating, advocating, collaborating and commercialising Adelaide’s transition to a low carbon economy.

Our recycling, renewable energy initiatives and water efficiency standards have led the nation and, in some cases, the world. In 2017-18, more than 51 per cent of South Australia’s electricity was generated from renewable sources and is expected to rapidly rise to 80 per cent in 2020.

The City of Adelaide is part of the United Nations Paris Conference of Parties (COP21) Compact of Mayors, which strives to limit global warming to less than 2°C by the mid-21st century.

Top 7 Global Intelligent Communities of 2020

AUD$19.45b value of the City of Adelaide economy* (18% of South Australia’s GSP)

1.35m people living in Adelaide metro (+16% forecast by 2041)**

#1 for employee retention rates among Australian capital cities

60% more affordable office spaces compared to Sydney

Lowest residential property prices among Australian mainland capitals

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* National Institute of Economic and Industry Research (NIEIR) [2018]
LIFESTYLE
Adelaide is consistently rated as one of the top ten most liveable cities in the world by the Economist Intelligence Unit. Designed with our citizen’s wellbeing and quality of life in mind. This philosophy continues today as we create a place where people aspire to live, work and play.

The quality of our health system and schools ensure both bodies and minds are nurtured. Safe streets, stunning Park Lands and a Mediterranean climate contribute to an environment that appeals to residents, students and visitors. Residents enjoy an unprecedented level of accessibility, with work, study and adventure all within short walking distance.

Adelaide boasts a vibrant and diverse culinary landscape. Award-winning dining establishments prosper alongside boutique cafés and more than 70 small bars in entertainment precincts and activated laneways. For fresh gourmet produce, there is no equal to the iconic Adelaide Central Market.

CREATIVE
Adelaide is the first and only UNESCO City of Music in Australia. The accolade recognises the quality and range of our music culture on a global scale. Our thriving live music scene showcases performances ranging from intimate shows at local establishments to opera and orchestras.

More than 400 internationally recognised arts and sports events are staged in the city alone each year, including the Adelaide Festival, Adelaide Fringe, WOMADelaide, Superloop Adelaide 500 and the Santos Tour Down Under.

Situated along North Terrace, Adelaide’s cultural boulevard, the South Australian Museum is one of the most visited museums in Australia while the Art Gallery of South Australia welcomed a record-breaking one million visitors in 2019.

315,469
average daily visitors*

115,250
employed in the city*

24,794
city residents (+2.7% YOY)**

21 minutes
shortest average work-commute time on the mainland

10 minutes
commute from CBD to Adelaide International Airport

* Annual Report 2017-18, City of Adelaide [2018]
** Regional Population Growth, Australia, 2017-18, Australian Bureau of Statistics [2018]
BUILDING A PROSPEROUS FUTURE

In the central business district and across greater Adelaide, new and proposed infrastructure is addressing the needs of a globally connected city.

The city of Adelaide has undergone a period of unprecedented development in recent years, led by several major private and public capital projects, infrastructure upgrades and improved public transport services. The Adelaide Festival Plaza, Adelaide Oval, Adelaide Casino and Adelaide Convention Centre are part of a renewed Riverbank sports and recreation precinct, attracting millions of visitors each year.

At the northern end of North Terrace is Lot Fourteen, Australia’s first creation and innovation neighbourhood which will span across seven-hectares. As a new focal point for the digital industry and the catalyst for significant employment and economic benefits for the state, the site will be the springboard for creation and innovation, establishing Adelaide as the destination of choice for progressive companies. This is underpinned by the AUD$551 million Adelaide City Deal and anchor institutions such as the new Australian Space Agency, SmartSAT CRC, Australian Institute of Machine Learning, and the Massachusetts Institute of Technology (MIT) as it’s fourth global location for its prestigious Living Lab which will call Lot Fourteen home.

On the western end of North Terrace lies Adelaide’s AUD$3.8 billion BioMed City, one of the largest life-sciences clusters in the Southern Hemisphere. BioMed City comprises the spectacular South Australian Health and Medical Research Institute (SAHMRI) building, the world-class Royal Adelaide Hospital and two university campuses aligned with global health, research and training needs.

The health and medical research precinct will soon welcome the Australian Bragg Centre for Proton Therapy and Research located in a purpose built AUD$300 million research facility.

Adelaide Airport has commenced a AUD$165 million expansion to its main terminal, to be completed by 2021. The expansion will significantly improve the arrivals and departures experience for international passengers and is expected to attract more international carriers to the city.

The health and medical research precinct will soon welcome the Australian Bragg Centre for Proton Therapy and Research located in a purpose built AUD$300 million research facility.

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**AUD$3.6b**
Existing and planned developments in the CBD Infrastructure

**AUD$330m**
Adelaide Casino expansion

**AUD$610m**
Adelaide Festival Plaza redevelopment

**AUD$3.8b**
Adelaide BioMed City; one of the largest health and life sciences clusters in the Southern Hemisphere

**AUD$165m**
Adelaide International Airport expansion

**AUD$551m**
Adelaide City Deal to boost economic growth, tourism and innovation.

**AUD$1.92b**
Revenue raised by international education 2018–19 (+17% YOY)*

* International Trade in Goods and Services, Australia, Australian Bureau of Statistics [2019]
Adelaide’s scale, size and layout enhances the agile implementation of smart city initiatives such as the revolutionary Ten Gigabit Adelaide network.

Ten Gigabit Adelaide is an Australian first. This transformational project allows city-based businesses to connect to a dedicated fibre-optic network and access a range of cloud-based services at phenomenal 10Gbps symmetrical data speeds that bypass traditional internet connections, with exclusive access and connectivity to other city-based businesses.

We have partnered with TPG Telecom and are rolling out the Ten Gigabit Adelaide infrastructure to 1,000 commercial buildings across the CBD and North Adelaide. When complete in 2020, it will provide up to 3,500 businesses with a strong competitive advantage to attract and generate investment, reinforcing our reputation as a business-focused, connected and entrepreneurial city.

Our smart city agenda and the Ten Gigabit Adelaide network are unleashing a wide range of possibilities for high-growth, data-reliant businesses and organisations. Backed by a positive economic environment, the cutting-edge infrastructure is positioning Adelaide and our businesses for accelerated growth globally.

Ten Gigabit Adelaide complements the Adelaide Free WiFi network and the State Government’s GigCity initiative, providing internet with 1Gbps download and upload speeds for startups, entrepreneurs and businesses in dedicated innovation precincts. These initiatives are further supported by the Federal Government’s National Broadband Network rollout, providing highspeed broadband to every home and business in Australia.

“The Ten Gigabit Adelaide service was a standout choice in terms of speed, reliability and cost. When we tested, it ran 18 times faster than our previous connection which is extraordinary.”
Sean Bates, ICT Business Manager
My Plan Manager

“Ten Gigabit Adelaide provides us with scalability, flexibility and it gives us certain confidence to go forward and create business networks knowing that we have a reliable data network behind us.”
James McPherson, Director
Meertens Chartered Accountants

Scan the QR code to learn more about Ten Gigabit Adelaide

Scan the QR code to hear from Adelaide businesses who have made the switch to Ten Gigabit Adelaide
SPEED AND COST COMPARISON TODAY

As more businesses become connected to Ten Gigabit Adelaide, the city will lead the way as one of the fastest and most affordable connected cities in the world.

BENEFITS FOR BUSINESS

- Symmetrical 10Gbps data speeds, providing improved productivity and operational efficiencies
- Exclusive access to a community of other city-based businesses and organisations, creating endless opportunities for collaboration, innovation and sharing of resources and data
- Access to the latest business data applications, services and tools
- Greater ability to attract and retain talent
- A distinct competitive edge over businesses that are not connected to the network
- Reduces costs for communication requirements, data infrastructure and connectivity
- Increases global competitiveness by quickly and securely exporting services to the world
- Makes connected buildings more attractive to tenants.

Comparison costs of Adelaide city based on 500 businesses being connected to Ten Gigabit Adelaide*

Average Connection Speed Mbps

Average Cost per Mbps ($)

<table>
<thead>
<tr>
<th>Country</th>
<th>December 2017</th>
<th>June 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Iran</td>
<td>15</td>
<td>10</td>
</tr>
<tr>
<td>Egypt</td>
<td>12</td>
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<td>Australia</td>
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<td>Brazil</td>
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<td>India</td>
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<td>8</td>
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<td>United States</td>
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<tr>
<td>South Korea</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Sweden</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

Ten Gigabit Adelaide will establish a new global benchmark

Business access points

10 GigaBits per second access to each business. Can add more as required.

Businesses that connect to the Ten Gigabit Adelaide network will be able to choose from the latest and proven business data capabilities, applications, services and tools from multiple retail providers. Services will include:

- Secure corporate network links – enabling remote connection of office communication systems, locally and beyond
- Voice and video communication systems
- High-speed and direct connection to the internet/ISP services
- Direct cloud connectivity
- Access to a 10Gbps port starts from $399.

Each service in the Ten Gigabit Adelaide suite has its own, dedicated and uncontested connection, meaning businesses can access via a clean, super-fast, low-latency connection.

TEN GIGABIT ADELAIDE SERVICES

Businesses choose one or many services. Each service with a fast, clear and reliable path.

<table>
<thead>
<tr>
<th>Services Suite</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private network links</td>
</tr>
<tr>
<td>Cloud connections</td>
</tr>
<tr>
<td>Adelaide business to business</td>
</tr>
<tr>
<td>Voice and video</td>
</tr>
<tr>
<td>Internet</td>
</tr>
<tr>
<td>Special services</td>
</tr>
<tr>
<td>Tailored connectivity</td>
</tr>
</tbody>
</table>

* Data supplied by Pernix Pty Ltd. Datasets analysed from multiple sources including Ookla / Speedtest, Akamai, AkTickety

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OUR ECONOMY AT A GLANCE

A ‘Great Wine Capital of the World’
producing 60% of Australia’s premium wine production and 60% of its exports.

The world’s largest lithium ion battery
setting new records in supporting traditional electricity generation.

Australia’s renewable energy capital
South Australia’s total renewable energy generation continues to rise and has reached a world-leading 51% with forecasts to be 80% by 2022**.

Leaders in business conferences
the Adelaide Convention Centre is Australia’s newest and most technologically advanced conference venue. In 2019, 45,973 delegates visited across 77 conventions.

AUD$50b
future submarine project

15%
growth in student enrolments in the last 5 years***

43,868
international university students enrolled in 2018

AUD$4b
invested in 20 windfarms as of 2018

Full time labour costs
8.5%
below Australian average

55 international flights
into Adelaide each week across ten airlines* connecting 300+ destinations

AUD$7.8b
total visitor expenditure year ending September 2019*
+13% YOY

13,600
international seats each week*

470,000
international visitors to Adelaide each year as of December 2018*

Inbound tourism 2013-2017
China +122%
US +78%
UK +14%
SINGAPORE +36%*

13th largest economy in the world
30 years of uninterrupted annual growth

World’s sixth-largest pool of funds under management and the largest in the Asian region
Rated AAA
by all three global rating agencies

* Tourism Research Australia, Austrade [2019]
** National Energy Guarantee, Department of the Environment and Energy [2018]
*** International Education 2030, Department of Trade, Tourism and Investment [2019]
From contemporary art, music, film and sport to museums and vast botanic gardens, Adelaide visitors and residents can experience a wide range of artistic disciplines throughout the year. Each outstanding in its own way, these inspired pursuits fuse the community together and capture the creativity that beats at the very heart of the city.

The South Australian Museum and the Art Gallery of South Australia are among the most visited in Australia, celebrating expression, culture and history.

Adelaide is known as “Australia’s Festival City” and proudly presents over 400 nationally and internationally recognised events each year including the Adelaide Festival, Adelaide Fringe, WOMADelaide and iconic sporting festivals such as the Superloop Adelaide 500 and the Santos Tour Down Under.

The program of festivals attracts international visitors and participants from across the globe, contributing significantly to the cultural environment and economy of South Australia.

South Australia drives 44.1 per cent of the nation’s festivals ticket sales, generating thousands of jobs and contributing to an economic impact of ‘new money’ in excess of AUD$100 million locally. Various Adelaide festivals experienced their most successful year to date in 2019. Adelaide Fringe ticket sales increased by 17 per cent, with over 825,000 tickets sold.

The Santos Tour Down Under, the first cycling event to join the UCI World Tour outside of Europe, was recognised as one of Australia’s best major events at the 2018 Qantas Australian Tourism Awards.

The clustering of event activity has created a vibrant event-tech capability in South Australia, with highly skilled teams working locally and exporting expertise globally.

ARTS, CULTURE & ENTERTAINMENT

400+ major internationally and nationally recognised events

AUD$2.6b interstate expenditure

+19% YOY*

825,000 number of tickets sold at Adelaide Fringe Festival 2019

AUD$70.7m economic impact of Santos Tour Down Under 2019

Adelaide Cabaret Festival largest Cabaret Festival in the world

Adelaide Guitar Festival most significant guitar festival in the southern hemisphere

AUD$109m in visitor expenditure from top 11 festivals each year

Adelaide Fringe world’s second-largest annual arts festival

* National Visitor Survey, Tourism Research Australia [2019]
THE NEXT GENERATION ECONOMY

South Australia’s economic strengths in agriculture, research and education, manufacturing and technology are now the foundation of future-focused industries vital to the global economy.

Long-standing expertise and market intelligence are enabling South Australian industry to thrive in areas such as defence, renewable energy, food and wine production, and life sciences.

Business is supported by a focus on sustainability, technology and innovation that has attracted investors and multinational giants such as Cisco, Boeing, Technicolor and NEC.

Our state is supported by a safe and low-risk Australian economy. With one of the most transparent and well-regulated business environments in the world, Australia’s political stability and regulatory framework provides investors with confidence and security.

DEFENCE

Over the next 20 years, South Australia will be home to the largest share of the nation’s total defence material spend. The headquarters for the majority of Australia’s defence manufacturing and technology research, development and investment organisations are situated in Adelaide and its surrounds.

South Australia has secured the Federal Government’s AUD$50 billion Future Submarine program – the largest defence procurement in Australia’s history – as well as the Future Frigate, Jindalee Operational Radar Network and other projects.

Furthermore, our state will be home to the nation’s AUD$230 million Centre for Defence Industry Capability, making it the heart of Australia’s defence innovation.

MEDICAL RESEARCH

Adelaide BioMed City is one of the largest life-sciences clusters in the southern hemisphere. The Royal Adelaide Hospital is at the centre of a precinct that brings together clinical care, research and development, education and business development. Adelaide has been a hub of health-related science for decades. That expertise – combined with our strengths in education and training, IT and manufacturing – is now stimulating lifesaving discoveries in pharmaceuticals, medical devices, clinical trials and commercialisation, digital training and healthcare.

RENEWABLE ENERGY

The world’s largest lithium-ion battery, Hornsdale Power Reserve, will soon expand by 50 per cent with extra Tesla powerpacks delivering another 50MW/64.5MWh. The expansion is supported by the State Government’s Grid Scale Storage Fund complementing a commitment to boost grid stability and lower business and household power bills. The South Australian government has set a target of net 100 per cent renewables by 2030, a goal it is well on its way to achieving with wind and solar accounting for around 55 per cent of total generation. These groundbreaking solar, wind farm and other renewable energy projects support Adelaide’s focus on sustainability.

WORLD CLASS EDUCATION

The international education sector is the state’s largest service export and continues to experience rapid growth, as students from around the world seek to capitalise on the renowned education offering and career opportunities in burgeoning industries. South Australia has three internationally recognised research universities; the University of Adelaide, the University of South Australia and Flinders University, all of which have campuses in the Adelaide CBD. Each leverages strong reputations in academic excellence with future-focused institutes, cooperative research centres and active research commercialisation departments which nurture entrepreneurship.
FOOD AND WINE

South Australia is responsible for over 60 per cent of Australia’s total wine exports, with internationally acclaimed wine regions Barossa Valley, Clare Valley, Adelaide Hills and McLaren Vale surrounding the city.

South Australian producers capitalise on our clean environment, naturally rich soils, and advanced manufacturing systems to export premium food and wine to global markets including Asia, Europe and the Middle East.

In the city, the acclaimed Adelaide Central Market fuses a culturally engrained appreciation for high quality produce with heritage and community.

As one of the largest undercover fresh produce markets in the southern hemisphere, it is South Australia’s most visited tourist attraction with over nine million visitors every year.

CREATIVE INDUSTRIES

Adelaide’s well-established reputation as city that champions creativity has seen local talents flourish on an international scale and attracted global companies to its centre.

In South Australia, creative minds are exploring fast-emerging possibilities in art, design, music, advertising and publishing. Design firm Woods Bagot is changing physical landscapes at home and around the world. Others like Rising Sun Pictures, Kojo, Team Cherry and Mighty Kingdom are setting new standards in what is possible in visual effects, film-making and gaming.

Paris-based Technicolor has recently joined Adelaide’s burgeoning visual effects (VFX) ecosystem, establishing its first southern hemisphere VFX centre in the CBD. The company is expected to inject AUD$250 million into the local economy over the next decade.

Partnerships between universities and research centres, industry and government generate innovations that produce economic benefit, solve problems, and produce real world outcomes for the community. We are ideally placed to serve Asia’s technological transformation in fields such as photonics, nanotechnology, robotics and cybersecurity, with peak bodies such as Simulation Australasia headquartered within Adelaide.

TOURISM

Tourism has gained extraordinary momentum in the last few years, driven by the city’s growing international reputation for delivering world-class and authentic visitor experiences. National and international tourists have flocked to the city to enjoy Adelaide’s expansive festivals and events program, dynamic culinary offerings and some of the world’s most spectacular natural environments.

Adelaide acts as the ultimate springboard to South Australia’s picturesque regions, with pristine beaches, wine destinations and rugged terrain all within a short drive.

The fertile soil of the Adelaide Plains on which Adelaide sits provides an abundance of fresh produce to the city’s award-winning restaurants while the close proximity to four globally renowned wine regions has cemented our reputation as Australia’s food and wine capital.
ADELAIDE ACQUIRES ‘MISSION CRITICAL’ STATUS

Babcock Australasia is a leading engineering support services company which operates in the defence, nuclear, telecommunications, transport, emergency services, minerals and energy and educations systems across the globe.

Babcock Australasia has established its Australasian headquarters in Adelaide as well as its Mission Critical Services Australasian head office.

The relocation of the Mission Critical Services Australasian head office from Brisbane to the Adelaide CBD created 48 highly skilled jobs. Operations and services delivered range from emergency medical, search and rescue, law enforcement and surveillance operations to providing emergency and mission critical helicopter support for governments and private companies, such as offshore drilling rigs.

ADELAIDE’S COLOURFUL FUTURE

Technicolor recently established its first southern hemisphere VFX centre in Adelaide. Joining outlets in New York, Los Angeles, Montreal, Vancouver and Montreal, the AUD$26 million studio operating under Mill Film has 300 employees and aims to expand to 500 within the next five years.

Technicolor has worked on movies such as Wonder Woman, The Martian, Blade Runner 2049 and 2018 Best Picture Oscar-winner The Shape of Water. Chief Executive Officer Frederic Rose says Technicolor selected South Australia because of the ready and available creative talent, the potential partnerships with leading universities, and a mature infrastructure critical for high-end VFX projects.

The South Australian Government’s investment arm, has supported the project, which is expected to inject more than AUD$250 million into the state’s economy over the next decade. Technicolor will join VFX firm Rising Sun Pictures (Gravity, Harry Potter); facilities house Kojo (Wolf Creek television series, Mortal Kombat); and television CGI firm Resin (Philip K Dick’s: Electric Dreams) in having operations in Adelaide.

MISSION CONTROL, WE HAVE LIFT OFF!

The Australian Space Agency national space control centre was established in the heart of city, cementing Adelaide’s global reputation as a hub of space and defence innovation.

Situated in Lot Fourteen, Australia’s first creation and innovation neighbourhood, the Agency further propels South Australia’s thriving space industry, which currently consists of more than 60 space related organisations and employs over 800 people.

The presence of the Space Agency will enable local businesses to capitalise on the US$345 billion global space industry. In addition to tripling the space industry’s revenue to AUD$12 billion, the Agency also aims to create 20,000 jobs by 2030, representing opportunities to significantly stimulate growth in local employment whilst attracting leading experts from across the globe to live in Adelaide.

The Defence and Space Landing Pad was established in 2018 to further support the relocation of international companies to South Australia. This provides affordable, short-term office facilities and relationship building opportunities with a panel of accredited local professional service businesses to provide free advice and assistance to support international companies with their relocation and business development plans.
### Major Developments

#### Under Construction

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<thead>
<tr>
<th>Project</th>
<th>Type</th>
<th>Height (Approx)</th>
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<tbody>
<tr>
<td>1 21/4 North Terrace</td>
<td>Hotel</td>
<td>55m</td>
</tr>
<tr>
<td>2 TRYP by Wyndham</td>
<td>Hotel</td>
<td>44m</td>
</tr>
<tr>
<td>3 Sky Apartments</td>
<td>Residential</td>
<td>74m</td>
</tr>
<tr>
<td>4 Central Market Arcade Redevelopment</td>
<td>Mixed Use</td>
<td>120m</td>
</tr>
<tr>
<td>5 Travelodge Hotel</td>
<td>Hotel</td>
<td>70m</td>
</tr>
<tr>
<td>6 42-56 Franklin Street</td>
<td>Commercial</td>
<td>98m</td>
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#### Proposed

<table>
<thead>
<tr>
<th>Project</th>
<th>Type</th>
<th>Height (Approx)</th>
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<tbody>
<tr>
<td>1 Monument East Terrace</td>
<td>Residential</td>
<td>63m</td>
</tr>
<tr>
<td>2 200 East Terrace</td>
<td>Residential</td>
<td>28m</td>
</tr>
<tr>
<td>3 2–6 Hutt Street</td>
<td>Residential</td>
<td>54m</td>
</tr>
<tr>
<td>4 51 Hutt Street</td>
<td>Residential</td>
<td>49m</td>
</tr>
<tr>
<td>5 188 Grenfell Street</td>
<td>Mixed Use</td>
<td>46m</td>
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<tr>
<td>6 27–29 Twin Street</td>
<td>Student Accommodation and Retail</td>
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<td>7 200 North Terrace</td>
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<td>8 Tribe Hotel</td>
<td>Hotel</td>
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<td>9 203 North Terrace</td>
<td>Student Accommodation</td>
<td>108m</td>
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<td>10 Palladio Apartments</td>
<td>Residential</td>
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<td>11 91–95 Halifax Street</td>
<td>Mixed Use</td>
<td>21m</td>
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<td>12 Gawler Chambers</td>
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<td>52.5m</td>
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<td>13 Queen Adelaide Club</td>
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<td>14 ADC Head Office</td>
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<td>89m</td>
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<td>15 Hyatt Regency Adelaide</td>
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<td>16 75–79 King William Street</td>
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<td>17 Park Terrace</td>
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<tr>
<td>18 SIXTY2CURRIE + Q7 Hotel</td>
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<td>21 76–88 Wright Street</td>
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<tr>
<td>22 Quest</td>
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</tr>
<tr>
<td>23 KT18 Modular Hotel</td>
<td>Hotel</td>
<td>80m</td>
</tr>
<tr>
<td>24 54–58 Elizabeth Street</td>
<td>Student Accommodation</td>
<td>59.5m</td>
</tr>
<tr>
<td>25 Australian Bragg Centre for Proton Therapy &amp; Research</td>
<td>Health and Medical Research</td>
<td>60m</td>
</tr>
</tbody>
</table>

Visit the Adelaide Development Activity Tracker for an interactive map of the latest developments: saplanningportal.sa.gov.au

Data as at February 2020
We provide focused services and specialised advice during all stages of your investment. From initial conversations about opportunities to the expansion of your multi-site business, our investment team can help you capitalise on our networks.

We have close ties to South Australian Government agencies responsible for our health, defence, wine, agriculture and other industries, and with those that determine the infrastructure South Australia needs to support growth.

Our fast, connected services include:

- A dedicated contact in our investment team for all your project needs
- Project and case management support
- Links to grants, sponsorships, incentives and other funding that may be available
- Access to government and business partners
- Policy and regulatory assistance
- Connections to the technology, suppliers, research and workforce you need
- Help to find and settle into the best premises, in the best location, for your business.

Our team exists to help you succeed in Adelaide – and to use your Adelaide location to reach and flourish in markets around Australia and the world.

**STRATEGIC PROPERTY CASE STUDIES**

**211 Pirie Street**

Ongoing investment activity on Pirie Street continues towards the East End, with the City of Adelaide considering redevelopment opportunities of City Beach, 211 Pirie Street, as part of its Strategic Property Review. The 1,569 sqm strategic land holding comprises of three street frontages and is currently occupied by Volleyball SA. The site is located within the Capital City Zone which seeks high-density mixed-use development.

**88 O’Connell Street, North Adelaide**

88 O’Connell Street is in the heart of North Adelaide, situated only two kilometres from the CBD. The significant space is within walking distance to Adelaide Oval, the Riverbank precinct and Adelaide Park Lands.

O’Connell Street’s extensive commercial property offerings include over 200 retail shops, and chic office spaces, all located just around the corner from some of Adelaide’s most beautiful and historic residences.

The 129-metre frontage is bordered by four public roads and may accommodate retail, commercial, entertainment and dining options, tourist accommodation or a residential development.

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**Central Market Arcade redevelopment**

The Central Market Arcade Redevelopment will be a catalyst for enriching the city. The redeveloped arcade will be a flagship mixed-use development of national significance and elevate the precinct as a major destination embracing culture, art, retail, and tourism. The arcade will promote the market district as the premier precinct showcasing the very best of South Australian food, wine and produce.

The City of Adelaide has entered into a partnership to redevelop the arcade with leading developer ICD Property, Nanshan Singapore, Sinclair Brook and architecture firm Woods Bagot.

The projected value of the completed development is $400 million. The City of Adelaide’s circa $28 million investment demonstrates its commitment to the market district by creating enhanced public amenities and valuable assets for ratepayers.

When complete, the development is projected to attract an additional one million people per annum to the market district, in addition to the nine million currently visiting.

Work to date across both sites highlight how the City of Adelaide’s planning, legal, property and management expertise can support investors in fulfilling their business targets in South Australia.
The City of Adelaide is committed to fostering new business. Call on our investment team to help you at any and every stage of your investment cycle.

We look forward to welcoming you to Adelaide.

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Scan the QR code to visit the Invest Adelaide website
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