

LUMINA

Gold Coast
Health and
Knowledge
Precinct



Location, Location, Location

Part 1 | The Power of a Perfect Location

Your Guide to Landing the Next Location For
Your Health, Life Sciences, or Tech Business.



Queensland
Government



The Asia-Pacific Life Sciences Industry is Thriving, Unveiling Significant Opportunities.

Small-to-medium-sized enterprises (SMEs) are joining the wave of life sciences organisations looking for prime real estate across Asia and the Pacific, in a booming and competitive market. And Australia is becoming a 'hot spot' for life sciences, with investment in the industry forecast to grow to AU\$24 billion¹ in the next decade.

What Creates a 'Hot Spot' of Life Sciences Activity?

Life science, health, and technology businesses are flocking to the Asia Pacific region, lured by advantages² including access to:



Growing markets



A destination that attracts global talent



Robust local infrastructure



Cutting-edge technology



Consumer demand for quality healthcare



Growing concentration of peer organisations



High-quality talent



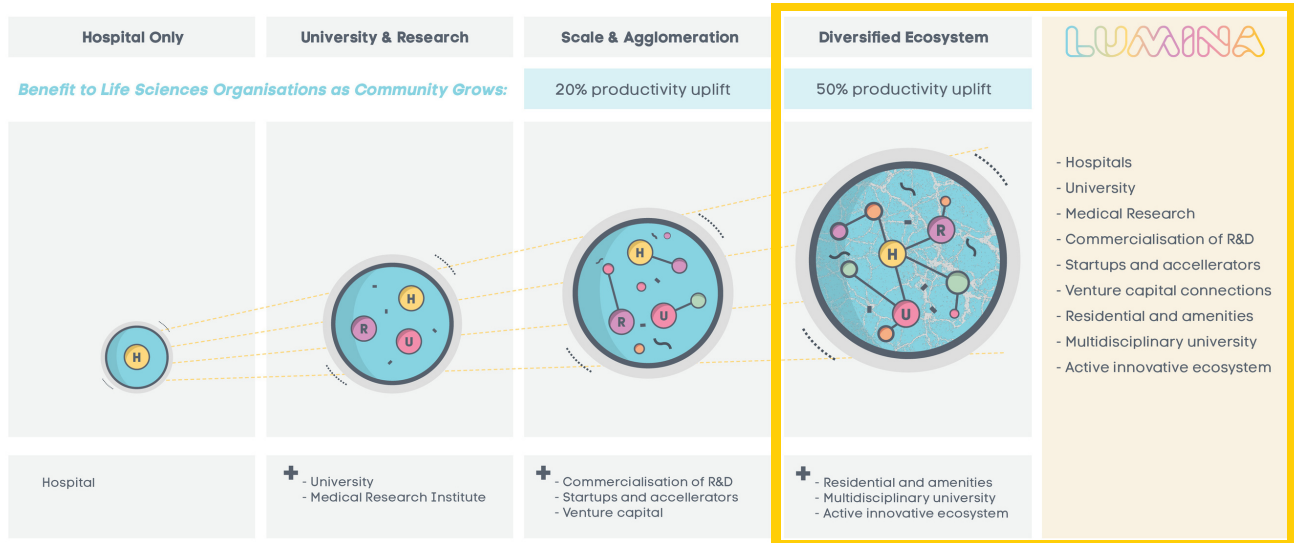
Strong R&D environments

1. CBRE Australia Major Report - 'A New Era of Growth in Life Sciences - Australia Overview', August 2021. P.29.

2. JLL Research Report - 'Life Sciences in Asia Pacific - a booster for growth', May 2022. P.9.

The Value of Real Estate Within an 'Innovation Precinct'

Evolution in Life Science Precincts



Growing SMEs operating in the health, life sciences, and technology sectors are driving a competitive commercial real estate market – location decisions play an important role in their future success. Increasingly, this industry is being drawn together, creating connected communities in 'Innovation Precincts'. These Precincts are hyper-local geographic 'ecosystems' occupied by large anchor institutions like universities and hospitals, other companies, and start-ups, that foster collaboration by leveraging the advantages of proximity.

Innovation precincts help to:

- strengthen local and regional competitiveness,
- grow new jobs,
- create and grow new businesses, and
- bring innovations to market faster.

The GCHKP is a Mature Innovation Precinct

The 200-hectare Gold Coast Health & Knowledge Precinct (GCHKP) is Asia-Pacific's emerging health and innovation hub. It is a unique global business location for high-tech industry development, research collaboration and jobs of the future.

The GCHKP is anchored by Griffith University, the Gold Coast University Hospital, Gold Coast Private Hospital and Cohort Innovation Space - a cluster of high-growth startups and a catalyst for early industry attraction.

Established or 'mature' innovation precincts like the GCHKP are a particularly appealing destination for life science, health and tech companies. There is a significant benefit to this community – mature precincts have been shown to deliver a 50% productivity uplift³ attributable to their co-location with hospitals, research institutes and innovative commercial communities.

Be Part of a Global Network of Innovation Districts

The Gold Coast Health & Knowledge Precinct is proud to be officially recognised on the Global Institute's Network of Innovation Districts, joining an exclusive network of approximately 100 global precincts, including from Europe, North America, Latin America, the Caribbean, Asia and Australia.

The Institute was established to recognise and learn from 'best practice' innovation precincts.

Their network supports the progress of each participating innovation district, through cutting-edge research that assesses each district's strengths, and through convening peer-learning sessions.

Within the network, the GCHKP can benefit from access to learnings from other innovation precincts, such as strategic guidance on programs and governance, and collaboration opportunities that support continued growth and impact.

An Innovation Precinct Supports the Growth of Many Types of SMEs

SMEs Need Specific High-Quality Spaces to Unlock Their Growth Potential

Within these precincts, there is a broad range of real estate opportunities that accommodate the specific needs of small and medium enterprises, such as:

- Health professionals' clinics
- Technology businesses offices and specialty facilities
- Research and development laboratories
- Education and training providers' facilities

Access to the 'right' real estate plays a critical role in unlocking growth opportunities and gaining a competitive advantage. Superior working environments and quality real estate assets also help attract and retain top talent.

What's on a Prime Location 'Wish List?'

The following features⁴ are high on the list of importance when considering a new location for operations:

- ✓ Proximity to Key Partners
- ✓ Flexible Space
- ✓ Cost Efficiencies
- ✓ Bespoke Fit Outs
- ✓ Green & Sustainable
- ✓ Attractive Lifestyle
- ✓ Cutting-edge R&D Facilities

The Gold Coast Health & Knowledge Precinct - Asia-Pacific's Emerging Health and Innovation Hub

The GCHKP leverages existing world-class expertise to attract investment and talent around the globe, building an exciting ecosystem backed by the city's enviable climate, environment and lifestyle.

It is the ideal location for organisations looking to grow - it is home to 15,000 workers including 1,000 researchers, 20,000 students, 2,500 residents and 50 SMEs and tech companies.



The Last Available Space to Join the GCHKP: Introducing Lumina

The Queensland Government's 9.5-hectare Lumina commercial cluster sits within the GCHKP and is dedicated to growing the life sciences, health, and technology-related businesses.

Lumina represents a unique opportunity to secure development-ready land and lease offices or labs, co-located with hospitals and Griffith University in the thriving Precinct.

As landowner, master developer and planning authority, Economic Development Queensland (EDQ) – part of the Department of State Development, Infrastructure, Local Government and Planning – is responsible for the development of Lumina over the next 10 to 15 years.

EDQ's vision for Lumina is to curate a sustainable, universally recognised health and knowledge community on the Gold Coast through facilitation of private and public investment that empowers collaboration and innovation that transforms lives.

Top 10 Reasons to Make the Move to Lumina

The growing demand for life sciences, health and tech talent, specialised spaces, and the adoption of hybrid working is leading SMEs to rethink their real estate strategy. There are many compelling reasons you should consider securing space for your growing business within the Lumina innovation hub. Lumina is a new way to work, seamlessly taking businesses from startups to scale-ups and beyond.

When you secure a space in Lumina, your business can benefit from:

1. Flexible Workspaces



Large-scale flexible working spaces are a priority in a post-pandemic environment. They help companies create hybrid work programs for their teams, which can open larger talent pools and even present relocation opportunities for employees, as well as offer an effective way to manage expenses.

2. Cutting-Edge Facilities



World-class facilities will help attract top talent and expand research in one location, without having to lease an additional space from elsewhere, driving up costs and creating research inefficiencies. Advanced technical laboratories for R&D will be available in many of the upcoming developments nearing completion and will be a core focus of several future Lumina developments.

3. Proximity to Key Partners



Lumina-based organisations can benefit from proximity to leading clinicians, patient clinical studies, researchers and academics, entrepreneurs and cutting-edge facilities. The wider GCHKP is home to Griffith University (ranked in the top 2 per cent of universities worldwide), two leading hospitals - the Gold Coast University Hospital (ranked 7th in Australia) and the Gold Coast Private Hospital, and the award-winning Cohort Innovation Space.

4. Green Certified Spaces



All new Lumina developments will be built with energy efficiency in mind to meet green industry standards. Certified environmentally sustainable business locations offer attractive financial and investment benefits, such as reduced operational costs.

5. Great Employee Lifestyle



The GCHKP is close to the world's best beaches (spanning 70km of coastline) and is set up with robust infrastructure to support travel within and to Brisbane, with 2 light rail stations, an airport, and upgrades continuing to the highway to ease traffic congestion. It is a booming region with a relaxed, coastal lifestyle that will appeal to a range of top talent.

Top 10 Reasons to Make the Move to Lumina continued...



6. Bespoke Fit-Outs

Lumina occupiers can partner with investors and developers to deliver bespoke fit-outs that meet demand for more collaborative, informal spaces, such as lounge-style spaces for impromptu meetings, and the inclusion of technologies such as smart whiteboards and teleconferencing equipment.



7. Cost-Efficient Incentives

A range of government investment attraction incentives and services that offer benefits such as lease rebates, tenancy rebates, capital and R&D incentives are available to eligible national and international companies, ranging from \$28,000 to \$350,000. For more information about the available incentives including eligibility criteria, application process and assessment, contact the GCHKP Project Office at contact@gchkp.com.au or visit gchkp.com.au



8. Training Programs, Mentors & Support

Lumina's tenants, including Cohort Innovation Space, regularly run tailored mentoring and training programs, that foster close collaboration and networking amongst residents. Griffith University within the wider GCHKP also offers a Clinician Entrepreneurship Change Agents Program and many opportunities to network with their experts.



9. Proximity to APAC Peers

A \$370 million expansion of the Gold Coast airport is well underway, making it more efficient than ever for interstate and overseas health, tech, and life science experts to travel to and from the Gold Coast. An additional international terminal was unveiled in late 2022, launching new flights direct to Singapore and Japan from the Gold Coast.



10. High-Quality Infrastructure

Beyond the \$5 billion State Government boost in targeted Precinct health, education, and transport infrastructure, ongoing Government infrastructure investment is making access and transport around the Gold Coast and connections to Brisbane better than ever. There are targeted investments in transport infrastructure (including a \$3.4 billion Gold Coast Light Rail extension), and planned improvements to the Coomera Connector, in addition to the existing main highway between Brisbane and Gold Coast (the M1).



Dedicated to Growing the Life Sciences, Health & Technology Businesses of Today & Tomorrow

High-Quality Spaces Unlock Growth Potential

Currently, two state-of-the-art multi-storey buildings, Proxima and RDX Lumina, are under construction, nearing completion (Proxima at the end of 2023 and RDX Lumina in early 2025). Both are accepting expressions of interest for leasing opportunities.

Two other substantial, DA-approved developments (North Star and the Gold Coast Life Sciences Centre) are also soon to be underway, with completion due in 2025. They are accepting leasing and strata expressions of interest to secure whole floors or smaller spaces, to house medical suites, office suites, or laboratory and research facilities.

Your Chance to Grow in Lumina's Leading Health and Life Sciences Precinct


The current boom in the APAC life sciences industry, the robust Australian health sector, and the high demand for specific space to accommodate medical offices and R&D facilities indicate that remaining locations within Lumina Gold Coast will be quickly secured over the next few years.


Lumina is welcoming expressions of interest from businesses with innovative ideas and market-ready solutions in the life sciences, health, and technology sectors, such as:

- Healthcare and specialist services and clinics
- E-health and health software, integrated healthcare and medical technology
- Medical imaging, devices, wearable technologies, and diagnostics
- Big data, data analytics, and translatable applications
- Artificial intelligence, machine learning, and robotics
- Human genomics, chronic diseases, and infectious diseases
- Pediatric health and education services
- Advanced design and additive manufacturing
- Biotechnology
- Micro and nanotechnology and next-generation molecules
- Support services and supply chains for life sciences, health, and technology-related businesses.

Contact Us Today

 1300 511 878

 lumina@dasilgp.qld.gov.au

 Luminagoldcoast.com.au



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