

The URBIS logo is located in the top right corner of the image. It consists of the word "URBIS" in a bold, white, sans-serif font, enclosed within a white rectangular border. The background of the entire image is a photograph of a library or study area. In the foreground, a young woman with blonde hair tied back is sitting on a couch, wearing a red shirt and a blue cardigan, and is focused on writing in a notebook. Behind her, a young man with a beard and brown hair is sitting, wearing a red plaid shirt, and is smiling while holding a notebook and a pencil. The background is filled with bookshelves packed with books, and a warm lamp is visible on the left side of the frame.

URBIS

URBIS STUDENT ACCOMMODATION BENCHMARKS

URBIS STUDENT ACCOMMODATION BENCHMARKS

Urbis have developed the Student Accommodation Benchmarks in collaboration with the Student Accommodation Council and the Purpose Built Student Accommodation (PBSA) sector. The new, interactive benchmarking platform tracks the Australian student accommodation sector for the first time. The data contained in this project helps investors, developers and other industry participants understand and plan for their next move in this growing asset class.

The portal provides detailed information on national student accommodation supply and performance in an easy to use interactive dashboard.

The Urbis Student Accommodation Benchmarks are the most extensive and robust benchmarks relating to student accommodation performance in Australia with the following Benchmarks included in the Dashboard:



Existing supply



Occupancy rates



Development pipeline



Contract lengths



Room mix consumption



Resident demographics



Building amenity and parking



Operating costs



Achieved room rents



Parking provision

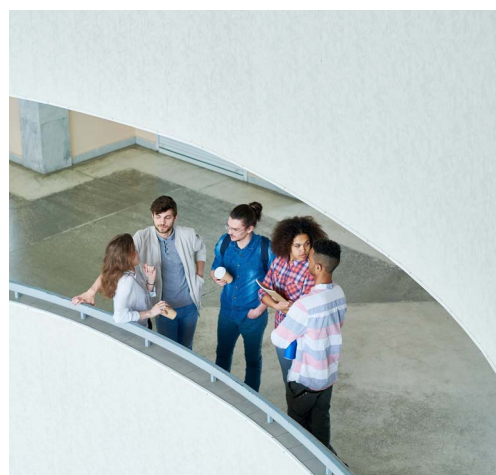
The Benchmarks provide a solid factual basis for reporting and decision-making and can be used to inform:

- Design of new developments
- Feasibility modelling
- Internal and investor reporting
- Rent setting.

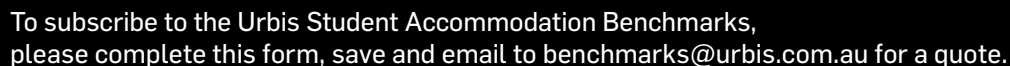
How to Access

The Benchmarks can be accessed via an interactive dashboard with all the details you need to better understand market performance against multiple metrics.

Take advantage of the opportunity to measure and drive your student accommodation portfolio performance by purchasing an annual subscription to the Urbis Student Accommodation Benchmarks Dashboard (order form attached).



Urbis Student Accommodation Benchmarks



Options	Qty	Total Cost (inc. GST)
12-month Dashboard Subscription (includes 5 users)		
Additional Users		
For any custom data requests, please email benchmarks@urbis.com.au		

Total	
-------	--

Contact name	Position
Company	
Address	
ABN/ACN	
Phone	Email
How did you find out about the benchmarks?	
News article ☐ Urbis contact ☐ Urbis website ☐ LinkedIn ☐ Other ☐	

Your payment reference

☐ Visa ☐ Mastercard		Amount	Card number																
Name on card			Signed												Expiry				

Yes, I have read and agree to the terms and conditions relating to the purchase and use of the Urbis Student Accommodation Benchmarks publication. I am an authorised representative of the above mentioned organisation.

Signed _____ Date _____



By placing your order, you agree to and are bound by the following:

Conditions

Urbis Ltd retains copyright in the information published in the Urbis Student Accommodation Benchmarks.

Purchasers and users of the Benchmarks are required to agree, as a condition of use, to the following:

1. Not to reproduce, transmit or copy any part of the Urbis Student Accommodation Benchmarks without the prior written permission of Urbis Ltd.
2. Users may reference specific results and Benchmarks from the Urbis Student Accommodation Benchmarks without infringing copyright. All references to results from the Benchmarks, whether for internal use or for external publication, must be sourced as follows: 'Urbis, Urbis Student Accommodation Benchmarks'.

Pricing policy

The Urbis Student Accommodation Benchmarks are the premier annual benchmarks for the composition and performance of Australian student accommodation.

Urbis produces the Benchmarks each semester in order to build the collective knowledge of the student accommodation industry in Australia. The production of the Urbis Student Accommodation Benchmarks is the result of co-operation between Urbis and major owners and operators of Australian student accommodation. These owners and operators provide, on a confidential basis, the relevant information for individual student accommodation buildings in a format specifically designed to enable input into the Urbis Benchmarks and thus allow valid comparison.

Significant time and resources are invested by the owners/operators to undertake this survey and that effort is rewarded by way of free access to the Benchmarks Dashboard for the contributors to each category. The objectives of the Urbis Student Accommodation Benchmarks Pricing Policy are to:

- a. Recognise the contribution of student accommodation owners & operators to the production of this information.
- b. Maintain equity in treatment of all owners, operators and other relevant parties.
- c. Enable Urbis to produce the Student Accommodation Benchmarks on a sustainable financial basis.

In relation to Pricing, our policy is that Urbis will:

- a. Provide all Eligible Contributors who contribute data for their full portfolio with complimentary access to the dashboard.
- b. Make access to the Urbis Student Accommodation Benchmarks dashboard commercially available to all parties involved in the student accommodation industry at a price that enables Urbis to recover the annual cost of production and on-going development.
- c. Charge all organisations the same published price for all Urbis Student Accommodation Benchmarks reports.

Data and Intellectual Property

- a. Nothing in the Agreement affects any rights of or title to any existing intellectual property rights. In particular, Urbis and its licensors will retain all rights and title in respect of the Urbis Student Accommodation Benchmarks and associated data products (the Benchmarks Data).
- b. The Client is only permitted to access, reproduce and use the Benchmarks Data for the purpose of informing its internal business decision making process, and all other uses are expressly prohibited. The Benchmarks Data are confidential to Urbis, and the Client must keep them confidential.
- c. The Client must not: (i) modify, translate, adapt or create derivatives works of the Benchmarks Data; (ii) sub-license, disclose, sell, distribute, publish, transmit or otherwise make available to any third person any part of the Benchmarks Data, or any information or data derived from or combined with the Benchmarks Data (including as an online service); (iii) use or provide the Benchmarks Data on a "white-labelled" basis, or for the benefit of any third person; or (iv) remove or alter any copyright notice and other acknowledgements from the Benchmarks Data.
- d. The Client acknowledges that data is provided by third parties and Urbis does not guarantee the completeness or accuracy of the Benchmarks Data.
- e. The Client is solely responsible for assessing the Benchmarks Data and making its own decisions in respect of such information. To the extent permitted by law, Urbis does not accept any liability for any loss, damage or cost which the Client may incur from the use or reliance of the Benchmarks Data.
- f. The Client may from time to time provide feedback to Urbis on Urbis's products and services. Urbis may at its absolute discretion use and implement such feedback (including for all other Clients of Urbis) without the prior consent of, or the need to account to, the Client.