

Project Prospectus & Plans

The Boathouse *Precinct*

A vibrant new chapter at the Port of Airlie –
establishing The Boathouse Precinct as a signature
luxury lifestyle destination.



Project Overview

Welcome to **The Boathouse** *Precinct*

The Next Chapter in the Revolution of Port of Airlie.

For many, “The Boathouse” has been synonymous with premium coastal living, referring to the apartments that overlook the marina and retail below.

Today, we have the opportunity to elevate this setting further by introducing The Boathouse Precinct: a branded lifestyle destination that seamlessly combines dining, retail, and wellness experiences in one cohesive environment.



This project is about transformation, not replacement. By building on the prestige of the Boathouse brand and evolving it into a luxury precinct, we ensure continuity for residents while shaping an identity that resonates with owners, tenants, and visitors alike.

Each decision in this project has been shaped by one guiding principle: **the legacy of owners, tenants, and locals remains at the heart of this journey.**

This development is designed to safeguard long-term property values, create sustainable rental yields, and position the precinct as one of the Whitsundays' most recognisable destinations.

Timing

Stage 1 scheduled for early 2026, aligned with the quietest trading period to minimise operational disruption.

Value

No cost to residential owners, increased investment in the retailer precinct resulting in enhanced property values, reduced vacancy risk, secure and consistent rental returns.

Identity

Through this extension, The Boathouse Precinct will emerge **as the luxury lifestyle hub of the Port of Airlie**, a destination that uplifts everyone connected to it.



*Resident
Balcony Views*



Site & Location



The Opportunity

The Whitsundays continues to thrive as a global travel and lifestyle destination, known for its natural beauty, resort-style experiences, and premium appeal. Within this context, Port of Airlie is uniquely placed as both a gateway and a destination in its own right.

The opportunity before us is to transform the existing retail footprint beneath the Boathouse apartments into The Boathouse Precinct, a signature luxury lifestyle precinct that will set a new benchmark for Airlie Beach and beyond.

In short, the extension ensures The Boathouse Precinct is future-proofed: aligned with lifestyle trends, positioned for long-term growth, and ready to serve as a beacon for the Port of Airlie.



For Owners

This project secures the long-term value of your investment. By introducing a curated retail, dining, and wellness mix, the precinct will remain relevant, attractive, and competitive, ensuring consistent demand from tenants and visitors alike. Owners benefit from the new precinct across an uplift in reputation that comes with being part of a landmark destination.

For Tenants

Premium spaces, premium positioning. The new tenancies are designed to appeal to high-quality operators who align with the Boathouse brand. Every fit-out will be held to a high standard through lease conditions, ensuring consistent presentation and reputation. Tenants benefit from being part of a precinct with a strong, recognisable identity and a loyal visitor base.

For Visitors

The Boathouse Precinct will deliver a luxury lifestyle experience unlike anything else in the Whitsundays. Outdoor activation, shaded social spaces, wellness hub and premium hospitality offerings will encourage longer stays and repeat visits. Visitors will be drawn to the energy of the precinct, making it a destination to enjoy, return to, and recommend.

An experience like no other

The Boathouse Precinct is being created as a hub where both tenants and visitors thrive. Its curated mix of **dining, retail, and wellness** offerings ensures a vibrant, year-round destination that attracts repeat visitation and strong tenant demand.

\$1.596B

Tourist Spend*

188,000

International
Visitors*

742,000

Domestic
Visitors*

*Statistics from Tourism Whitsundays, December 2024



For Tenants

High-quality spaces, supported by clear lease standards, provide operators with the ideal setting to showcase their brands. Retailers and hospitality providers will benefit from a precinct identity that resonates with both locals and international visitors, ensuring steady footfall and strong commercial appeal.



For Visitors

The precinct has been designed as an experience. Outdoor terraces, shaded gathering areas, and landscaping create spaces that are social, relaxed, and memorable. Dining and wellness offerings provide diversity and appeal, encouraging guests to stay longer, return frequently, and share their experiences.



A Place to Belong

For both tenants and visitors, The Boathouse Precinct will stand as a curated hub where culture, cuisine, and wellbeing intersect. It is designed not only as a place to visit but as a place to be proud of; one that strengthens Port of Airlie's identity as a lifestyle destination of global standard.

Boathouse Precinct

Proposed Overall Precinct Plan

AVAILABLE FOR LEASE

F12B/F15

192sqm internal + existing 101sqm external licensed area

F8

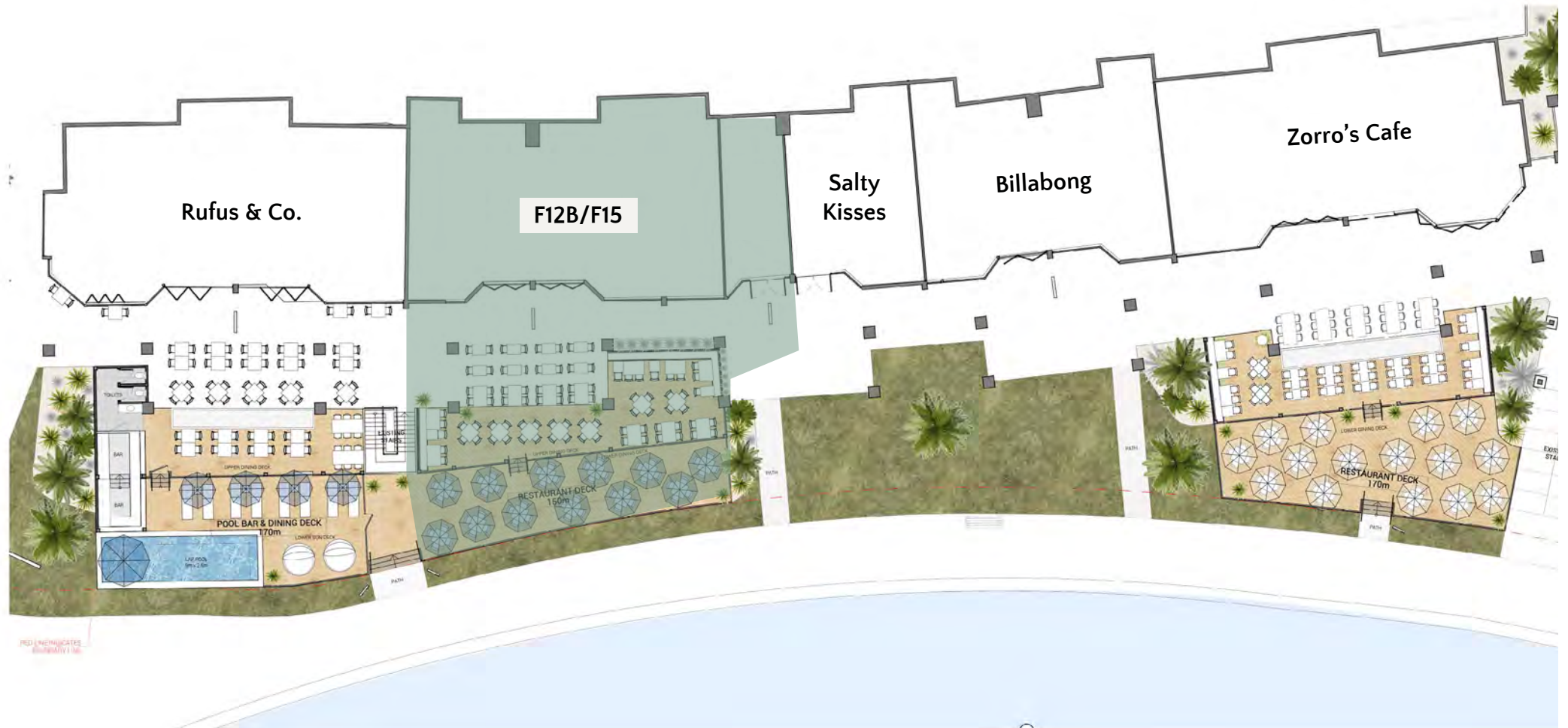
164sqm internal + 99sqm external licensed area



Boathouse Precinct

Proposed Decking Floor Layout - Left Side Apartments

AVAILABLE FOR LEASE



Boathouse Precinct

Proposed Decking Floor Layout - Right Side Apartments

AVAILABLE FOR LEASE



La Marina, Bar & Restaurant

Proposed Venue Decking Layout



Mana Bathhouse

Proposed Venue Decking Layout



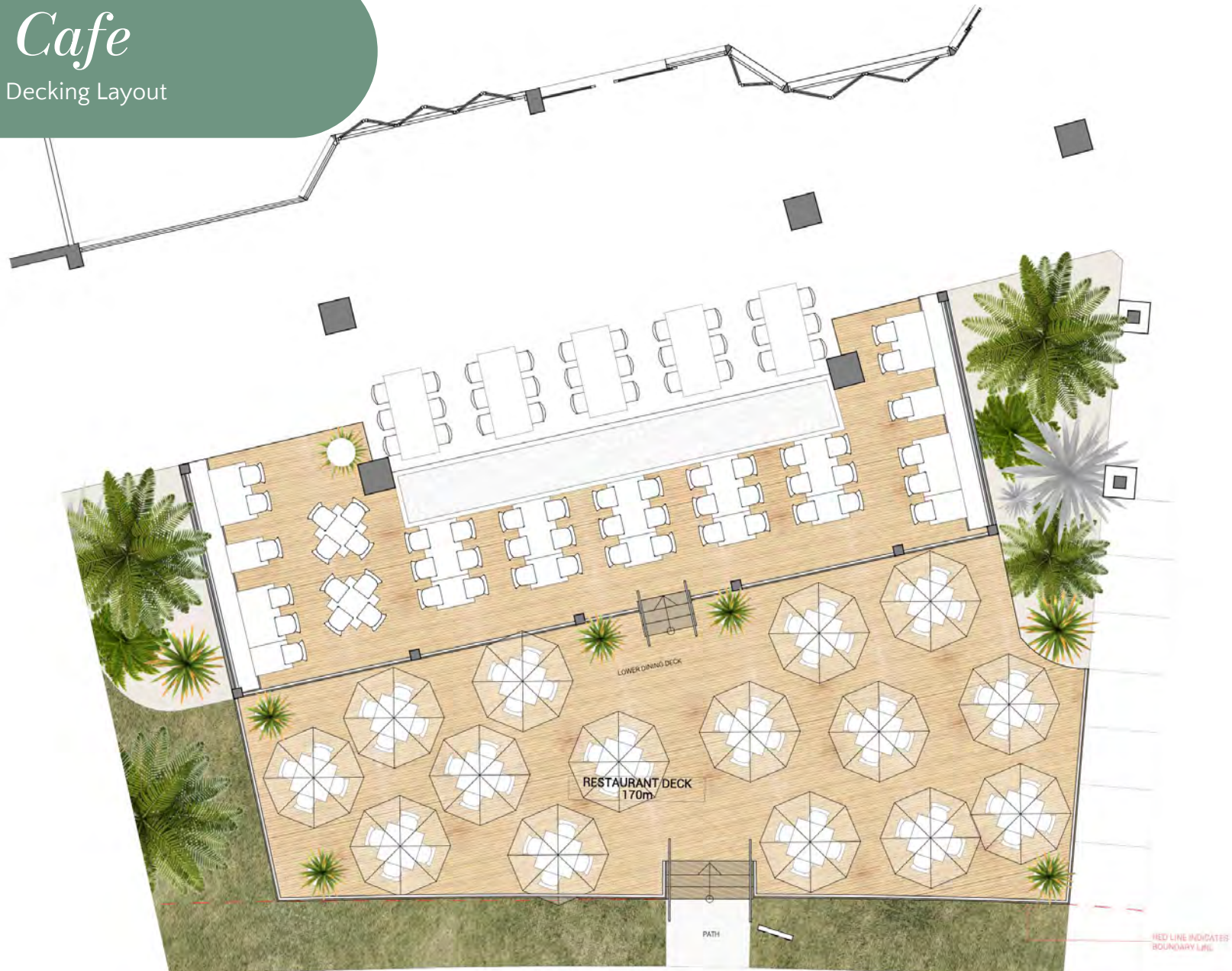
Deck - Ramp

Proposed Deck Ramp



Zorro's Cafe

Proposed Venue Decking Layout



Rufus & F12B/F15

Proposed Venue Decking Layout

F12B/F15 AVAILABLE FOR LEASE



Governance & Assurance

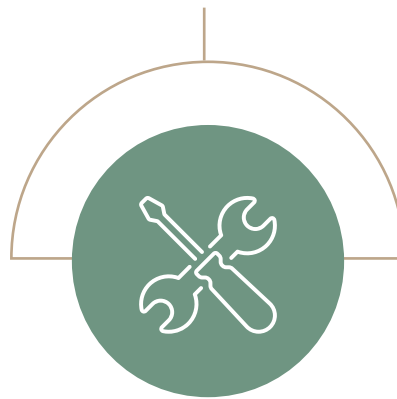
Confidence in a project of this scale comes not only from vision but from the systems that support it. The Boathouse Precinct is underpinned by a robust governance and assurance framework that protects owners, supports tenants, and ensures the precinct can thrive for decades to come.

Compliance



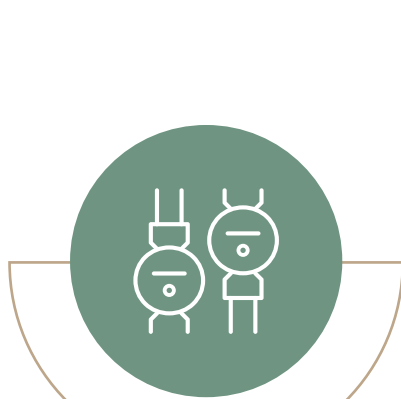
All construction will be undertaken in strict accordance with Australian Standards and the National Construction Code, ensuring full compliance with accessibility, fire safety, and structural integrity requirements. Comprehensive fire protection systems, accessibility audits, and safety certifications will be conducted by an accredited private certification company. All approvals and certifications will be finalised prior to handover to guarantee the safety, functionality, and long-term performance of the buildings.

Maintenance



Maintenance responsibilities are clearly defined. Tenants will be contractually responsible for the upkeep of their spaces, supported by lease conditions that safeguard presentation standards. The wider precinct infrastructure has been designed for durability and ease of access, with dedicated spaces provided for heavy machinery to support future maintenance works. This ensures that upkeep is straightforward, cost-effective, and well-planned. The retail precinct owner will continue to pay costs for management and upkeep of common areas and will oversee tenant compliance with the manager.

Utilities



To ensure clarity and fairness, utilities have been designed with separation and transparency at their core. Each retail tenancy will be individually metered, covering both internal and external spaces. Shared costs are modelled on clear, equitable frameworks, giving owners confidence that their contributions are fair, transparent, and predictable.

Security



Safety is central to the experience of all who live in, work at, or visit The Boathouse Precinct. The current security protocols will continue during and post the project with increased security such as security cameras. Compliant pool fencing and additional secure fencing will also provide a secure, comfortable environment for residents, tenants and visitors alike.

Ownership



The ownership structure remains balanced and fair. While retail and residential stakeholders will continue to jointly own the common property, all above-ground structures will sit with the retail entity under a proposed 10 + 10 year agreement. This reflects the significant investment being made and provides long-term certainty for all stakeholders, reinforcing confidence in the project's structure.

Welcome to The Boathouse Precinct



*Put simply,
The Boathouse Precinct
will be a place of pride,
growth, and vibrancy.
A precinct that benefits
everyone connected to
it, owners, residents,
tenants, and visitors
alike.*

A Lifestyle Benchmark

The Boathouse Precinct will set a new standard for premium mixed-use destinations in the region. With its combination of fine dining, wellness facilities, and boutique retail, the precinct will offer variety and vibrancy without sacrificing quality. Every detail, from acoustic treatments to landscaping, is designed to ensure a premium, harmonious environment.

A Curated Hub

The precinct is not simply a collection of tenancies, it is a curated hub. Each operator will be carefully selected to align with the precinct's brand, ensuring synergy across dining, retail, and wellness. This curation creates an experience greater than the sum of its parts: a precinct identity that is recognisable, reputable, and highly desirable.

A Landmark Identity

By retaining the Boathouse name, the project ensures continuity while elevating the brand into something larger, The Boathouse Precinct. For residents and owners, this enhances prestige. For tenants, it provides powerful brand association. For visitors, it delivers an experience tied to the reputation of Airlie Beach as a luxury lifestyle destination.

A Resilient Asset

The extension secures long-term returns. It attracts quality tenants with premium spaces, uplifts property values for owners, and reduces vacancy risk through its curated model. For the wider community, it provides a destination that encourages tourism and repeat visitation, strengthening the economic and cultural fabric of the Port of Airlie.



The vision for The Boathouse Precinct is ambitious, exciting, and carefully planned. With design development complete, governance frameworks established, and timing secured, the project is ready to move forward.

Together we can create:

- » A lifestyle precinct that enhances property values and safeguards investments.
- » A curated retail and hospitality hub that attracts high-quality tenants and brands.
- » A premium visitor experience that strengthens Airlie Beach's reputation.
- » A resilient, future-proof asset that delivers benefits for decades to come.

We are committed to ***open communication, transparency, and collaboration*** throughout the process. Regular updates will be shared, body corporate liaison will remain active, and stakeholders will be consulted at key stages.

Together, we can shape The Boathouse Precinct into a place that uplifts everyone connected to it, a destination that reflects not just where we are today, but where we want to be tomorrow.



The Boathouse Precinct is more than a project.

It is a vision for the future of Port of Airlie, designed to respect its past while elevating its future. From the very beginning, our intention has been clear: to create a destination that delivers value, enhances lifestyle, and builds pride for everyone connected to it.

We know the success of this project depends on more than design and construction, it depends on the support and alignment of owners, residents, tenants, and the community. Your voice, your endorsement, and your confidence are what will bring this vision to life.

This prospectus has been prepared to give you both reassurance and excitement: reassurance that every element has been planned with care, and excitement about the opportunities ahead. Together, we can create a precinct that sets new benchmarks for luxury, liveability, and long-term success in the Whitsundays.

*We invite you to join us in
shaping the next chapter -*

The Boathouse
Precinct



The Boathouse *Precinct*

Visit our website to see more
www.theboathousevision.com