

THIRDI GROUP CAPABILITY STATEMENT 2019

NO PRINT



CREATING LEGACIES WE ARE PROUD OF THROUGH #INNOVATIVEBRILLIANCE



THE STORY

A little over 12 years ago, three young men joined forces with a single vision, to create one of Australia's leading property development and investment firms.

This vision is now shared by a team of dedicated professionals, a national network of investor clients and international business partners that are all committed to creating a sustainable and scalable property business, built on innovative brilliance.

These three men, albeit a little older and wiser, recognise that it wouldn't be possible to achieve success without their amazing team of innovators and collaborators; and it has been the creation of this team, that has so far been their greatest success.

To meet our team, visit thirdigroup.com.au

A new generation of
INNOVATION

Thirdi Group (pronounced 'Third Eye') is a diversified property development & investment company with an enviable track record in successfully delivering large-scale residential, commercial and seniors living projects throughout Australia.

With a current development pipeline exceeding \$950 million, Thirdi Group's experience and drive to deliver outstanding communities are key reasons for our ongoing success.

Recognised as an industry leader in how we combine traditional property development & investment strategies, with in-house developed technologies. We are proud of our innovative approach to property development.

By combining our experienced network of financiers, builders and consultants with Thirdi Group's strong leadership, integrity, innovation, humility, and passion, Thirdi Group is fast becoming one of the Australia's strongest performing property development companies.

Enjoy reading our capability statement, we hope that we get the chance to meet with you soon!

COMPLETED

THE PALMS, WYHALLA

FLINDERS VIEW ESTATE, PORT AUGUSTA

FOREST VIEW ESTATE, GUNNEDAH

HILL VIEW ESTATE, GLADSTONE

THE AVENUE, ORANGE

WARATAH APARTMENTS, NEWCASTLE

ROCKY CREEK ESTATE, NARRABRI

TATTERSALLS ON WATT, NEWCASTLE

THE CLIFTON, TOOWOOMBA

THE PALMS, TOWNSVILLE

THE BELLE APARTMENTS, BELMONT

ASHMORE PARK, KELLYVILLE

WAREHOUSE, WATERLOO

RINATO, ST PETERS

THE HUXLEY, NEWCASTLE

SOHO, SURRY HILLS

CAVALLO, KENSINGTON

WEST APARTMENTS, WICKHAM

ICONIC, WATERLOO

IN THE MAKING

PARAGON, PYRMONT

MOUNT STREET RESIDENCES, PYRMONT

GENTRY, ALEXANDRIA

EATON ON UNION, NEWCASTLE

STELLA ON HANNELL, NEWCASTLE

CANOPY, SUTHERLAND

KURRABA RESIDENCE, KURRABA POINT

THE MEREWETHER RESIDENCES, MEREWETHER

COVE, CASTLE COVE

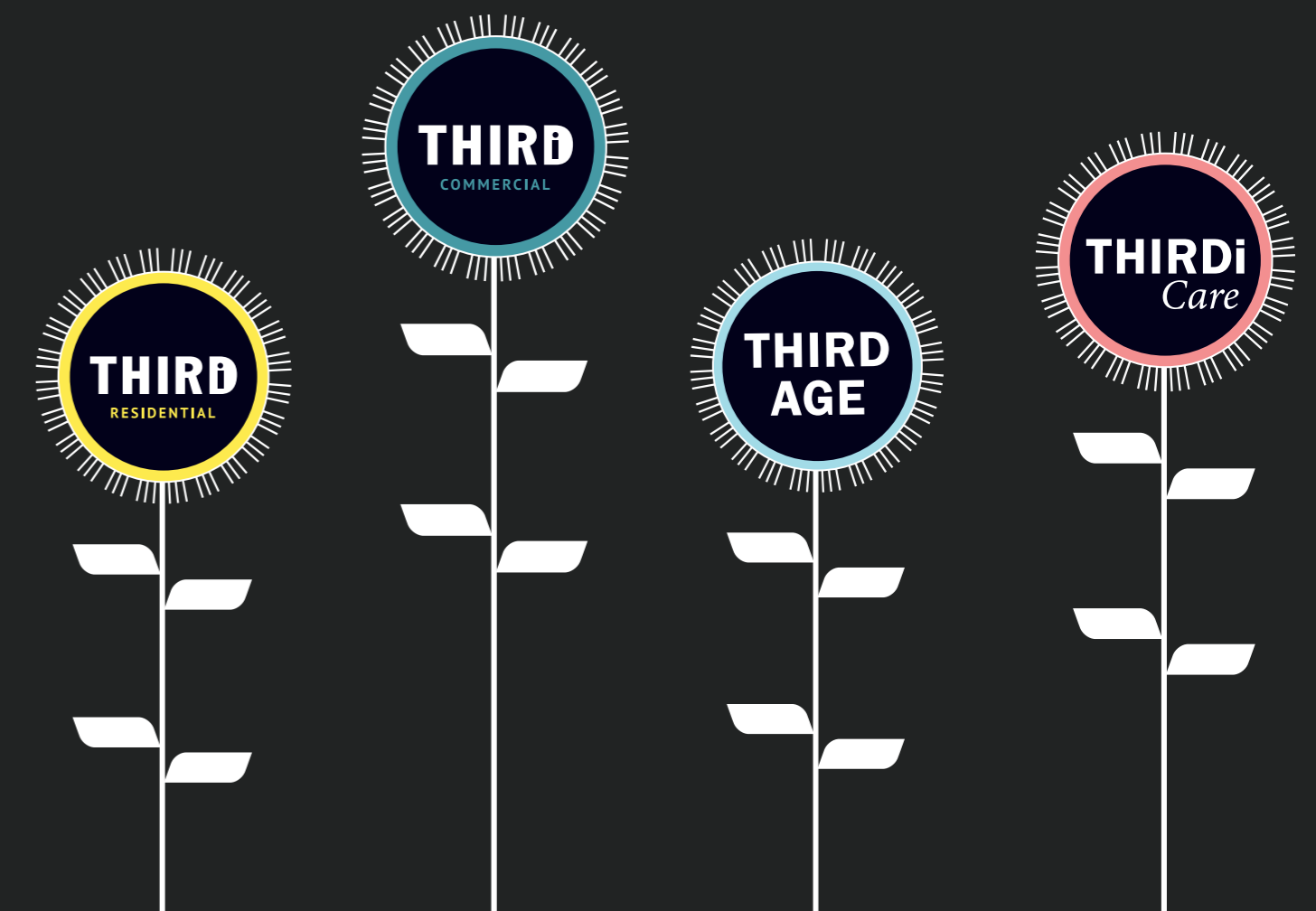
PRECINCT 21, TOWNSVILLE



KEYS TO SUCCESS

Thirdi Group's success lies in how our divisions seamlessly work together to deliver outstanding results for our joint venture partners, business partners and clients.

Thirdi Group has created a vertically integrated development team, that has the ability to deliver developments from acquisition through to completion and on-going management.





The Thirdi Residential Development division of Thirdi Group is responsible for the development management of our residential projects, from acquisition through to completion.

Our delivery team and the resources we offer the market provide our investors and business partners with the knowledge and expertise to reduce risks and maximise returns in our projects.

Thirdi Group's directors and senior executive team each bring significant personal industry experience to the company. We pride ourselves on our current and past residential projects, that have consistently exceeded the highest expectations of our valued clients.



Thirdi Commercial is the Commercial & Industrial development division of Thirdi Group and is responsible for the development management of our commercial and industrial projects, from acquisition through to completion.

Our developments vary from boutique spaces to large scale mixed-used, commercial and warehouse conversions, all managed internally by our expert team of project managers, construction managers, site superintendents, planners and administrative teams.

Our delivery team includes a number of industry recognised executives, that have helped deliver some of Australia's largest residential and commercial projects. They are also supported by a team of international bilingual project managers that are fluent in Mandarin and Japanese, ready to assist our international business partners in understanding the status of their project's delivery.



Your
Friends.
Your
Family.
Your
Home.



ThirdAge Villages is the exciting collaboration between Thirdi Group and one of the worlds most respected retirement executives, Michael Eggington.

The combination of Michaels 30 years' experience in creating and running successful villages throughout Australia, New Zealand and more recently the UK & Europe, with Thirdi's track record of delivering high-end residential developments, creates the perfect partnership to deliver something truly

special in retirement living throughout Australia and beyond.

We intend to disrupt the Seniors Living development space and offer a range of properties, products and services never seen before. Our spaces will be architecturally inspired and use the latest innovations in design and amenity, to make them some of the most desirable villages on the market.

www.thirdagevillages.com.au



Thirdi group have committed to providing specialist disability accommodation within our developments. We believe there is significant demand for individuals who currently can't be housed, due to a lack of suitable product being available or are dissatisfied with their existing living conditions.

This prospect of being able to gain access to new and innovative housing is extremely exciting, it will allow us to better support our community's accommodation

demands and place more people in much needed supportive communities.

People with disabilities may experience isolation from social and cultural events and civic, political and economic opportunities. We have a responsibility as a community to reduce barriers to participation.

Thirdi has defined our objective in this area to create "inclusive and accessible communities".



ARTi

ARTi is an example of Thirdi Group's commitment to continually push the boundaries of innovation and deliver outstanding experiences to our clients and joint venture partners.

ARTi stands for 'Augmented Reality Thirdi'. It is fast becoming one of the world's leading applications in the delivery of Augmented and Virtual Reality experiences for the property development industry.

ARTi is based in Australia, but it has already generated client interest in America, Asia Pacific and Europe. It will revolutionise the way off the plan property is bought and sold in the future.

www.artiinc.com.au



IN SYNC

inSync Property is Thirdi Group's Property Management division. It specialises in the management of our client's investment properties that are located around Australia.

By remaining inSync with all of our client's property management needs, we have been able to grow exponentially over the past 7 years to now support over 300 clients.

Our delivery team of senior and junior property managers is world class and is building a strong reputation with our building partners, as one of the best performers in the industry.

www.insyncproperty.com.au



PROJECTS

Thirdi Group has over \$950 million in current projects either in planning or under construction across Australia. We are delivering a range of residential and commercial properties including land subdivisions, house and land packages, luxury townhouses, seniors living and master planned apartment developments.

It's our simple philosophy of '*investing where investments are being made*', that has helped our company secure its place as one of the fastest growing development firms within Australia.



KURRABA

R E S I D E N C E S

KURRABA ROAD, KURRABA POINT

The Kurraba Residences are located in one of Sydney's most sought after suburbs, Kurraba Point.

Loacted on Sydney's iconic Harbour and set amongst beautiful parks and nature reserves, Kurraba Residences will have some of the best views on offer in the Lower North Shore.

Designed by award winning architects, SJB, Kurraba Residences will set the benchmark of harbour side living in Sydney and offer residents a mix of 2, 3 & 4 bedroom apartments.

Currently in planning with North Sydney Council, Kurraba Residences are set for release in late 2019.

Kurraba Residences consists of the following property types:

- 8 X Two Bedroom Apartments
- 22 X Three Bedroom Apartments
- 1 X Four Bedroom Penthouse Apartment

Number of Lots: 31

Status: DA Lodged

for more information visit, kurrabaresidences.com.au



P A R A G O N

108 MILLER STREET, PYRMONT

Paragon of Pyrmont is a timeless inner city development, offering its residents the absolute pinnacle of luxury living in the heart of one of the world's most desirable cities.

Renowned architect SJB, had a vision to create a contemporary precinct that sets new standards of living within Pyrmont. The exterior masterfully blends nordic copper, bronze screening and floor-to-ceiling glazing, creating a façade that will house some of the most desirable premium residences and apartments in Pyrmont.

With only 26 homes on offer, Paragon melds sophisticated, meticulous design with state-of-the-art appliances and home automation, through collaborating with some of australia's leading brands and products.

A 'piece of perfection' is simply the perfect way to sum up this development and what it offers its owners and residents.

Paragon consists of the following property types:

- 4 X One Bedroom Apartments
- 7 X Three Bedroom Apartments
- 12 X Three Bedroom Luxury Townhouses
- 1 X Four Bedroom Luxury Townhouse
- 2 X Five Bedroom Luxury Townhouse
- 2 X Commercial Suite

Value: \$115,000,000

Number of Lots: 28

Status: Under Construction

Est end date: Q4 2019

for more information visit, paragonofpyrmont.com.au



MOUNT ST RESIDENCES

108 MILLER STREET, PYRMONT

Exuding size, style and grace, The Mount Street Residences bring something truly unique to the Pyrmont market. With only 5 timeless inner city, 4 bedroom, 2 car townhouses brought to the market, these Residences offer arguably the largest and most impressive townhomes within the Pyrmont peninsula.

Award winning architect SJB melds sophisticated meticulous design, with state-of-the-art appliances and home automation. These terraces come equipped with beautifully designed, oversized rooftop living and outdoor entertaining areas.

Mount Street consists of the following property types:

- 5 X Four bedrooms, two car townhouses

Value: \$22,000,000

Number of Lots: 5

Status: Under Construction

Est end date: Q4 2019

for more information visit, mountstreetresidencespyrmont.com.au



136 Waratah Street, SUTHERLAND

Canopy is set in the heart of the Sutherland district. Infusing suburban lifestyle with urban luxury in a thriving community, Canopy brings new life to Sydney living.

Designed with easy living in mind, Canopy is crafted to perfection. From the refreshing leafy exterior to the artfully thought out interiors. The kitchens are fitted with the highest quality materials, complete with eloquent light grey stone bench tops and splashbacks featuring soft charcoal veins, complimented by warm timber oak floors.

Location is a huge selling point as Canopy is close to large shopping centers, beaches, waterways, cafes, local shops and national parks. Sutherland is also home to its own train & bus station, for convenient access to the city as well as other neighboring suburbs.

Canopy consists of the following property types:

- 12 X Four Bedroom Apartments
- 5 X Three Bedroom + Study Apartments
- 4 X Three Bedroom Apartments

Value: 24,820,000

Number of Lots: 21

Status: Under Construction

Est end date: Q4 2019

for more information visit, canopysutherland.com.au



GENTRY

ALEXANDRIA

37-39 William St, ALEXANDRIA

The Gentry Alexandria consists of 37 beautifully designed Torrens Title Terraces, housed within a heritage listed facade. Each home spans across 4 levels of luxury living, including 3 bedrooms, 2 bathrooms and a private roof top garden terrace, with a barbeque entertainment area and spa.

Celebrating its industrial past, The Gentry's award winning design team, internationally renowned Architects SJB and Interior Designers Lawless & Meyerson, have ensured each terrace features raw, natural and solid materials, to deliver a home that not only beautifully balances the old with the new, but one that will also last the ages.

Centrally located in the Inner South of Sydney, on the door step to some of the best amenities, Alexandria is fast becoming one of the most desirable suburbs in Sydney to live, work and play. The Gentry isn't just a new development, it is a true testament to the suburbs ongoing 'Gentry-fication'.

Gentry consists of the following property types:

- 37 x Three Bedroom Apartments

Value: \$83,400,000

Number of Lots: 37

Status: Under Construction

Est end date: Q4 2019

for more information visit, thegentryalexandria.com.au



EATON
ON UNION

7 Union Street, WICKHAM

There's no place quite like Newcastle's WestEnd. Once the beating heart of the city's heavy industry, the WestEnd has emerged as Newcastle's newest cultural hub, packed with an eclectic mix of history, character and modern, urban chic.

Masterfully designed exterior complemented by modern, easy living interiors, Eaton on Union sets the standard of living in Newcastle.

Significant thought was put into the creation of the seamless union of the indoor and outdoor living to maximise as much of what Newcastle has to offer. The carefully planned integration of these spaces, expressed through the 'floor to ceiling' glass sliding doors and windows, will allow you to really be a part of the best views in Newcastle.

Eaton consists of the following property types:

- 54 X One Bedroom Apartments
- 53 X Two Bedroom Apartments
- 5 X Three Bedroom Apartments

Value: \$62,000,000

Number of Lots: 112

Status: Under Construction

Est end date: Q2 2020

for more information visit, westendnewcastle.com.au



stella

O N H A N N E L L

38 Hannell Street, WICKHAM

Introducing Stella; Thirdi's newest residential development in the heart of Newcastle's thriving WestEnd. Comprising two residential towers offering a mix of 1, 2 and 3 bedroom apartments, with many boasting some of the best views of Newcastle Harbour and City.

Stella on Hannell features modern, open-plan designs with spacious outdoor areas and access to a stunning podium garden. It's exactly what you, and the city of Newcastle, have been waiting for.

The fittings and finishes used in Stella are made of the most premium products available. From the designer matte black fittings in the bathroom, to the thick stone slab kitchen benchtops and splash backs. Stella feels like a step up from any other home on the market. Premium range appliances have been carefully chosen to match the interiors and include internationally renowned brands. You can be certain that when you buy a Stella home, you'll constantly be surrounded by stellar quality.

Stella consists of the following property types:

- 45 X One Bedroom Apartments
- 92 X Two Bedroom Apartments
- 10 X Three Bedroom Apartments
- 2 X One Bedroom + Study Apartments
- 3 X Commercial Suites

Value: \$106,000,000

Number of Lots: 152

Status: Under Construction

Est end date: Q2 2020

for more information visit, westendnewcastle.com.au



ICONIC

830 ELIZABETH STREET, WATERLOO

ICONIC consists of 1, 2 and 3 bedroom apartments, including a range of exclusive penthouse apartments with private terrace gardens. Masterfully designed architecture and interiors by SJB and styling by Coco Republic, the finishes of these apartments are second to none.

Instrumental in its conception and delivery, SJB and Coco Republic have created a home that appeals to even the most discerning purchaser. Every detail, every fixture and every fitting has been discussed, reviewed and approved in order to deliver a property that has set a new standard of living in Waterloo.

Each apartment has been designed to be inviting with open plan living areas offering a highly functional and exquisite space. The seamless integration of indoor and outdoor living maximises its leafy surrounds and this combined with the vertical gardens cascading down the new façade, has made ICONIC one of the greenest developments in Waterloo.

ICONIC consists of the following property types:

- 8 X Studio Apartments
- 22 X One Bedroom Apartments
- 26 X Two Bedroom Apartments
- 6 X Three Bedroom Apartments
- 4 X One Bedroom Penthouse Apartments
- 6 X Two Bedroom Penthouse Apartments
- 4 X Three Bedroom Penthouse Apartments
- 4 X Retail Spaces

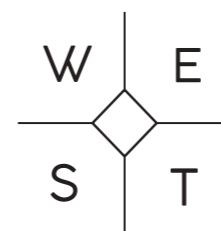
Value: \$107,388,800

Number of Lots: 80

Status: Completed

Date of Completion: August 2018

for more information visit, iconicwaterloo.com.au



3-13 CHARLES STREET, WICKHAM

The West Apartments was the first development in the WestEnd Precinct, to lead the way in the revitalisation of Newcastle.

The West Apartments is another successful collaboration between Basebuild and Thirdi Group. With the completion of their project 'Tattersalls on Watt' in Newcastle's CBD and 'The Huxley', West Apartments offered owner-occupiers and investors alike a masterfully designed and constructed property.

At the forefront of Wickham's urban renewal, West Apartments is made up of some of the best 1, 2 and 3 bedroom apartments brought to the Newcastle market.

All apartments are elevated and offer unique views of Newcastle's skyline featuring large open-planned living areas, flowing onto generous outdoor entertaining areas.

West Apartments consists of the following property types:

- 42 X One Bedroom Apartments
- 76 X Two Bedroom Apartments
- 4 X Three Bedroom Apartments
- 4 X Commercial Suites

Value: \$59,200,000

Number of Lots: 126

Status: Completed

Date of Completion: May 2018

for more information visit, westendnewcastle.com.au



CAVALLO KENSINGTON

47-53 ANZAC PARADE, KENSINGTON

When you combine our masterfully designed exterior, with our beautifully thought out interiors, other developments fall short in comparison. Externally the Cavallo façade immediately draws admiration, with the perfect blend of glass, steel cladding, brickwork and render, delivering an architecturally pleasing and timeless building.

Significant thought was put into the creation of our outdoor areas to maximise views but not jeopardise privacy. To achieve this, our team have created a range of steel louvres, landscaped areas and balcony walls at precise angles to deliver some of the best views in Kensington.

This boutique development of just 34 apartments sets a new benchmark of living in Kensington.

The Cavallo consists of the following property types:

- 3 X One Bedroom Apartments
- 27 X Two Bedroom Apartments
- 3 X Two Bedroom Penthouse Apartments
- 1 X Commercial Suite

Value: \$31,000,000

Number of Lots: 34

Status: Completed

Date of Completion: April 2017

for more information visit, cavallokensington.com.au



RINATO

ST PETERS

44-56 MAY STREET, ST PETERS

Rinato is a boutique development consisting of 49 residential terraces and modern apartments, in addition to 11 creative commercial suites.

The name of the development was derived from the Latin term “Rinato” meaning “Reborn or Renew”. This development is centrally located in the emerging ‘St Peters Triangle’, which has become one of the best residential addresses in the booming Inner Western suburbs of Sydney.

Located on the western fringe of St Peters, Rinato is only 12 minutes drive (6.4 km) to the city centre and is earmarked for significant growth, as this part of Sydney continues to transform itself from a blue-collar industrial area, to a blue chip urban village.

One of Rinato’s standout features is its location. It is a one minute walk to Sydney and Camdenville Park and a 4 minute walk to St Peters train station. The local coffee and food scene of King Street also makes it desirable for both owner-occupiers and renters alike.

The Rinato site is of particular significance to this new residential precinct, as it is one of the largest single development sites within The Triangle.

Rinato consists of the following property types:

- 20 X One Bedroom Apartments
- 20 X Two Bedroom Apartments
- 6 X Two Bedroom Apartments (Across two levels)
- 3 X Three Bedroom Terraces (Across three levels)
- 11 X Commercial Suites

Value: \$40,388,800

Number of Lots: 60

Status: Completed

Date of Completion: June 2016

for more information visit, rinatostpeters.com.au



PROJECT MILESTONES

Over the past 12 years Thirdi Group has successfully created and delivered more than 1000 homes and investment properties across Australia.

As we continue to invest in innovation and attract industry leaders to our business, the future is a bright one and we look forward to the next 12 years of working with our fantastic clients and business partners.

— 2007 TO 2016 —

THIRDi
founded

THE PALMS
2007

NEXTHOTSPOT CREATED
2008

FLINDERS VIEW ESTATE
2009

THIRDI PM
2009

FOREST VIEW ESTATE
2010

HILL VIEW ESTATE
2010

THE AVENUE
2010

WARRATAH APARTMENTS
2011

ROCKY CREEK ESTATE
2011

INYSNC PROPERTY
2011

TATTERSALLS ON WATT
2012

DUPLEX INVESTMENTS
2013

CLIFTON, TOOWOOMBA
2013

PALMS TOWNVILLE
2014

BELLE APARTMENTS
2016

ASHMORE PARK
2016

WAREHOUSE
2016

RINATO, ST PETERS
2016

THE HUXLEY
2016

SOHO
2016

CAVALLO
2016

2016

THE WESTEND PRECINCT

Secured several strategic sites to create a new precinct in Newcastle.
Project Type: New Construction
Location: Wickham, Newcastle

WEST APARTMENTS

Project Type: New Construction
Location: Wickham, Newcastle
Launch: 2016
Status: Completed

ICONIC, WATERLOO

Project Type: Adaptive Reuse
Location: Waterloo, NSW
Launch: 2016
Status: Complete

2018

CANOPY SUTHERLAND

Project Type: New Construction
Location: Sutherland, NSW
Launch: 2018
Status: Estimated Completion Q4 2019

STELLA ON HANNELL NEWCASTLE

Project Type: New Construction
Location: Newcastle, NSW
Launch: 2018
Status: Estimated Completion 2020

2007

2016

2017

2017

PARAGON, PYRMONT

Project Type: New Construction
Location: Pyrmont, NSW
Launch: 2017
Status: Est Completion Q4 2019

MOUNT STREET RESIDENCES

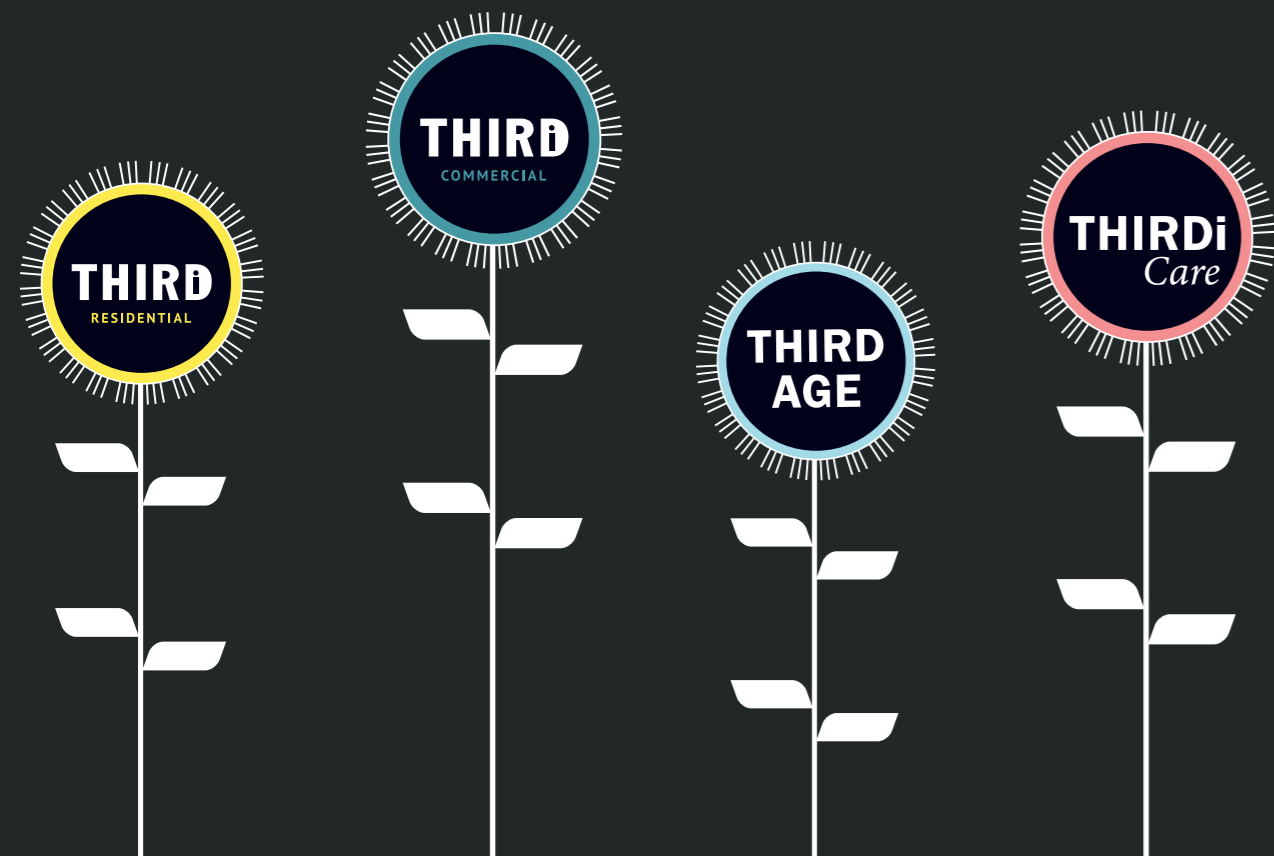
Project Type: New Construction
Location: Pyrmont, NSW
Launch: 2017
Status: Estimated Completion Q4 2019

GENTRY, ALEXANDRIA

Project Type: Adaptive Reuse
Location: Alexandria, NSW
Launch: 2017
Status: Estimated Completion August 2019

EATON ON UNION NEWCASTLE

Project Type: New Construction
Location: Newcastle, NSW
Status: Estimated Completion 2020



CONTINUING TO CREATE COMMUNITIES & LEGACIES WE CAN BE PROUD OF.

DIVERSIFICATION STRATEGY COMMENCED...

- THE MEREWETHER RESIDENCES
MEREWETHER

Project Type: New Construction
Division: Thirddage Villages
Location: Merewether, NSW
Status: DA Lodged
- PRECINCT 21, TOWNSVILLE

Project Type: Refurbishment
Division: Thirddi Commercial
Location: Townsville
Status: In Planning
- COVE, CASTLE COVE

Project Type: New Construction
Division: Thirddi Residential
Location: Castle Cove, NSW
Status: DA Lodged
- KURRABA RESIDENCES
KURRABA POINT

2019 **Project Type:** New Construction
Division: Thirddi Residential
Location: Kurraba Point, NSW
Status: DA Lodged



