



PROPERTY
INVESTOR REPORT



ABOUT US

As a Mirvac customer we already know you expect the best. Our goal is to exceed those expectations.



**real estate
services**
by mirvac

Real Estate Services by Mirvac offers a total property management solution, dealing only with Mirvac properties. Our experienced team of leasing agents and property managers are the best in their respective fields with a clear advantage – intimate knowledge of Mirvac properties and exclusive access to conduct tenant inspections up to 12 weeks prior to settlement.

With on-site offices at Mirvac properties and a site office located at 12 Ebsworth Street, Green Square, we understand the local area intimately and are able to show properties to perspective tenants six days a week and deal immediately with tenant requests.





Artist impression. Architecture, services, landscaping and furnishings are indicative only and subject to change. Views depicted are indicative only.



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OUR CUSTOMER PROMISE

Effective property management is about much more than merely collecting the rent. To maximise your return on investment we take a proactive approach, constantly tracking market movements and benchmarking our performance to target zero vacancy.

PROACTIVE MANAGEMENT

We actively pursue maximum returns and zero vacancy targets through proven and effective marketing, defined maintenance and inspection schedules, and accessible leasing and management teams.

FOCUS ON OUR CLIENTS

Communication is key to a good client relationship. We seek to personalise the experience, keeping you informed knowing that your property is being expertly managed as if it were our own.

A TRUSTED BRAND

Mirvac is a byword for quality with 50 years as one of Australia's most trusted brands. Our reputation extends throughout Australia and overseas, delivering an unrivalled reach to new and existing customers.

PROPERTY INSPECTIONS PRIOR TO SETTLEMENT

We have exclusive access to properties up to 12 weeks prior to settlement, optimising our ability to secure a quality tenant as soon as your sale completes.



MARRICK & CO, MARRICKVILLE

Our leasing team conducts early inspections with prospective tenants by private appointment, providing timely pre-approval, and establishing a respectful relationship with tenants. This personalised one-on-one service is another reason why Mirvac properties are in high demand by quality tenants. The results speak for themselves - 90% of our landlords have a qualified tenant ready to move in within a week of settlement.



HAROLD PARK, FOREST LODGE

HOW WE FIND THE RIGHT TENANT

We target prospective tenants locally, nationally and internationally. By providing an unmatched client experience we have found tenants are willing to pay a premium, maximising our investors' returns.



DATABASE

We actively canvas and market to our growing database.



ON-SITE LEASING OFFICE AT GREEN SQUARE

Enables walk-in enquiries to be catered for immediately.



ON-SITE SIGNAGE

Exclusive to Mirvac developments, on-site signage ensures local prominence.



DIRECT MARKETING

Targeted, tailored marketing to relocation agents and business HR departments.



WEBSITE

Our website provides prospective tenants a central location to search for their next Mirvac property with floorplans, professional imagery, and local information.



ONLINE PROFILE

Real Estate Services by Mirvac secures premium listings on both realestate.com.au and domain.com.au.



EBSWORTH , GREEN SQUARE



ST LEONARDS SQUARE, ST LEONARDS



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PROPERTY MANAGEMENT

The team at Real Estate Services by Mirvac are your one stop shop for all your property management requirements.



90 DAY WARRANTY INSPECTION

Facilitate 90 day warranty inspection through qualified building inspector. (fees apply)



PRE-SETTLEMENT INSPECTION

Facilitate and complete your pre-settlement inspection. (no fee)



MANAGE PAYMENTS

Payment of your council rates, water rates and strata levies.



MAINTENANCE

Repairs – organise and coordinate repairs or maintenance as required.



FINANCIAL REPORTS

Provide you with Monthly, Quarterly and Annual Tax summaries. (no fee)



RENTAL PAYMENTS

Rental funds are paid within 24 hours of being paid to our offices.



INSURANCE

Landlord loss of rent, malicious damage, indemnity, theft etc. (fees apply)



SMOKE ALARMS

Maintenance packages will be made available to assist with compliance matters.

TAILORED FOR YOUR INVESTMENT

Green Square is City of Sydney's first new planned town centre in 100 years, offering the best of everything, including truly world-class places for leisure, retail and cultural connection.

In this remarkable new urban oasis, nature is close at hand and sustainability integral to every design, and at the heart of it all, The Frederick, Portman on the Park & Portman House by Mirvac.

A sophisticated living experience rising 23 storeys, The Frederick elevates living to remarkable new heights. A unique collaboration between award-winning architects, Smart Design Studio and Mirvac Design.

Portman on the Park was designed by award winning Sydney architects CO-AP in collaboration with Mirvac Design. Taking inspiration from the iconic row houses of New York City and London, Portman on the Park comprises a series of separate yet interconnected buildings, rising 12 storeys high and designed to enhance both community connection and luxurious privacy.

Portman House expresses the vigour and optimism of its Art Deco antecedents. Saluting the '30s era apartments designed by some of Australia's most celebrated modernist architects, Portman House offers a boutique scale rising to 12 storeys.



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RENTAL ESTIMATE

These estimates are based upon recent lease transactions within the adjoining Mirvac buildings in Green Square.

Rental estimates	Current market
1 Bed	From \$700pw – \$900pw
2 Bed	From \$900pw – \$1,350pw
3 Bed	From \$1,400pw – \$1,700pw (excluding penthouses)

Disclaimer: Real Estate Services by Mirvac is not a provider of financial or investment advice and this information should not be relied on as such. Although all care has been taken in arriving at these figures, we stress this is an opinion of reasonable asking price and not to be taken as a sworn valuation. Estimate rental returns are for the period of 1st January 2023 - 31st March 2023.

SYDNEY'S FIRST TOWN CENTRE TO BE BUILT IN 100 YEARS

\$13 BILLION

Invested by 2036 in 278 hectares that delivers 30,500 new residential dwellings.

\$540 MILLION

Invested by the City of Sydney.

\$2.2 BILLION

Market trade area (MTA) retail spend is estimated by 2036 and is currently estimated at \$691 million.

61,000 PEOPLE

Are expected to live in Green Square by 2030.

Source: Green Square Market Profile, Urbis 2017



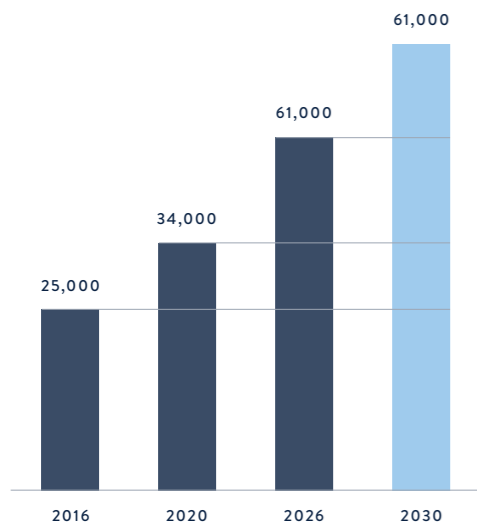
Disclaimer: Future master plan map. Map is not to scale. The map is indicative of current and proposed future amenity, infrastructure, and roads and is subject to change. **Some proposed amenity is being delivered by third parties and is subject to development approvals, statutory approvals and construction. Timings and outcome are outside of Mirvac control and subject to change and delay. Parts of the land surrounding the development shown do not form part of Mirvac Development Site (External Areas). External Areas may not be complete at the time of settlement. Distances are approximate only and are calculated via the shortest route on Google Map.

GREEN SQUARE GROWTH

Green Square trade area is expected to increase by 7% year on year. This is well above the Greater Sydney average of 1.7%.

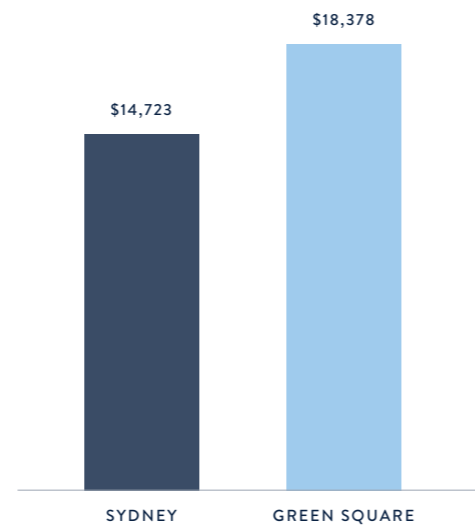
DWELLING GROWTH

\$13 billion invested by 2036 in 278 hectares that delivers 30,500 new residential dwellings.

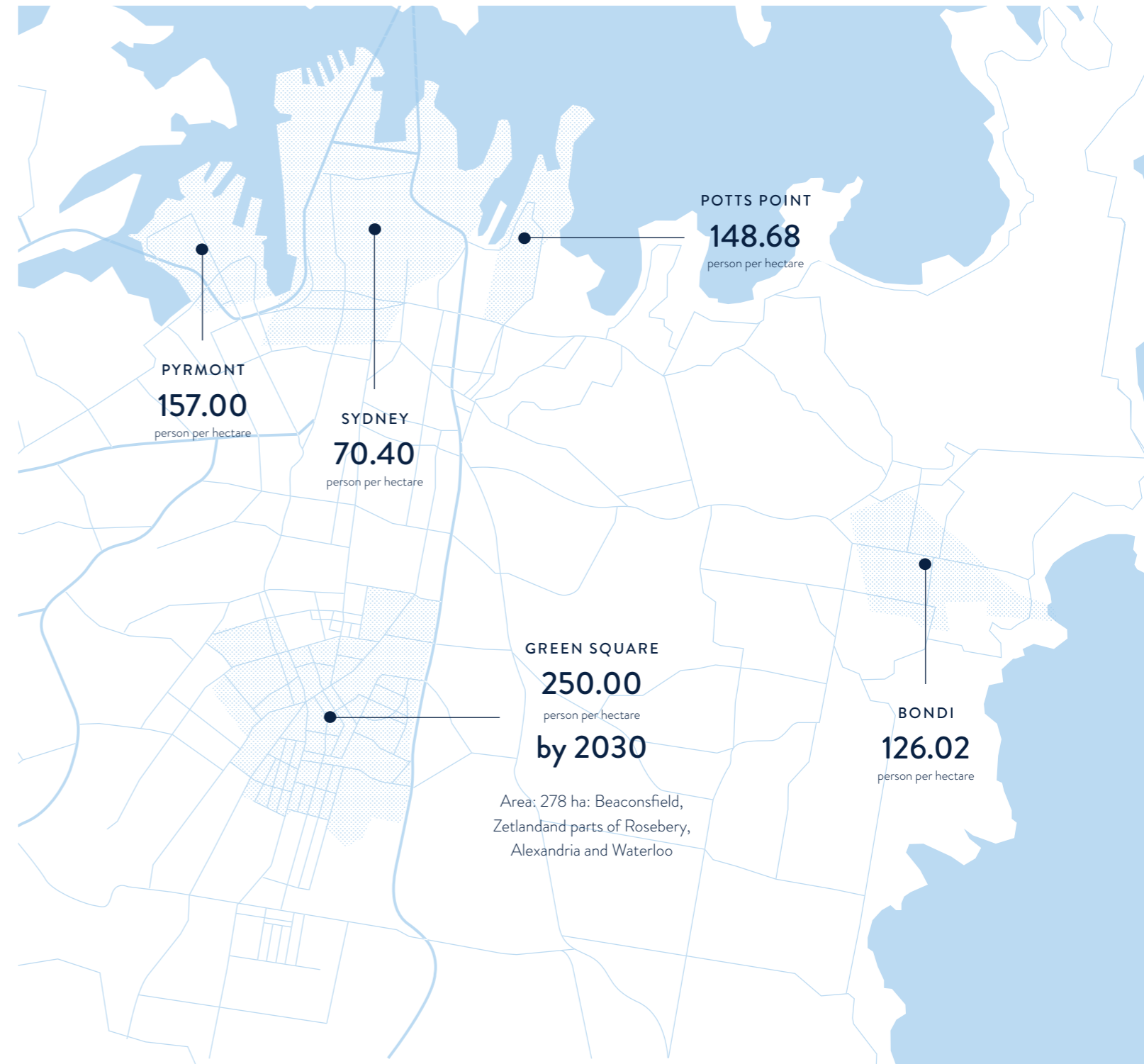


RETAIL SPENDING

Existing residents of Green Square spend 22.1% more than the Sydney Retail Spend Average.



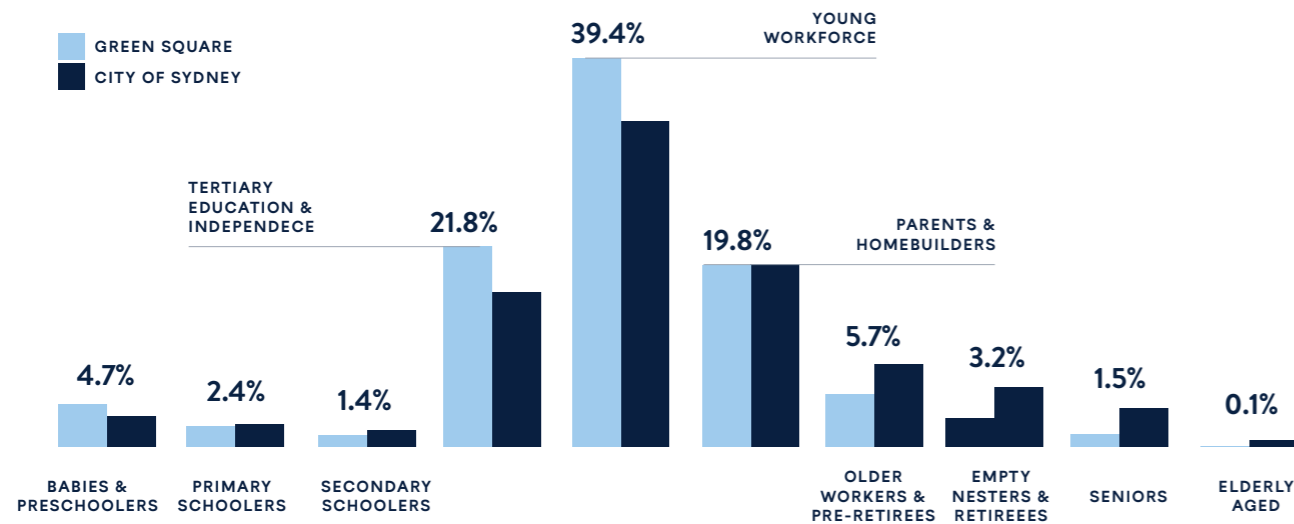
GREEN SQUARE IS AUSTRALIA'S FASTEST GROWING NEIGHBOURHOOD



Source: ABS Census of Population & Housing, Profile ID, Location IQ, Reference document for indepth information: Economic Assessment, Green Square Town Centre, 2021 (for Mirvac by Ethos Urban)

RESIDENTS PROFILE

Tenant profiling is crucial to our proactive approach to leasing. We know where they're relocating from, their occupation and lifestyle preferences.



Source: Green Square Market Profile, Urbis 2017

AN 18 HOUR VILLAGE



RESIDENTS



WORKERS



FRIENDS & FAMILY



TRAVELERS



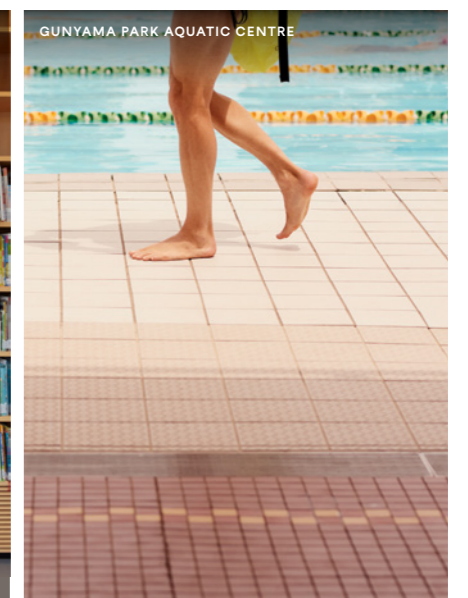
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AMENITY

FIND YOURSELF AT THE HEART OF IT ALL

On the rise, Green Square is one of Sydney's most connected and coveted suburbs. A cultural, educational and arts hub that's the envy of many with its award-winning library, aquatic and recreation centre, creative arts centre, parks and primary school on the way.





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REASONS TO INVEST

The current vacancy rate in Zetland is

0.5%

compared to the greater Sydney at 2.23%.

Source: www.resbymirvac.com/portfolio

The median time on market for rental properties is

23 DAYS

within the Zetland suburb for October 2022 in unit sales.

Source: <https://www.realestate.com.au/nsw/zetland-2017/>

The annual growth rate for new apartments within Zetland is

4.6%

per annum, above the Sydney average of 3.8%.

Source: Pricefinder

The projected Zetland area population growth rate is

2.7%

compared to the greater Sydney area of 1.4% per annum.

Source: Urbisreport

Zetland has a current rental yield of

5%

for apartments as of October 2022.

Source: https://sqmresearch.com.au/graph_vacancy.php?postcode=2017&t=1

In Zetland the percentage of dwellings rented is

70.5%

compared to 27.2% that are owner occupied.

Source: <https://www.realestate.com.au/nsw/zetland-2017/>



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INVEST IN QUALITY

Enjoy spaces that blend both sanctuary and style through beautifully considered, premium finishes. Since the design development of the three buildings began, we have followed a regime of testing, checking and double checking at every milestone, ensuring the critical elements of construction meet national standards – and the expectations of our customers, constructed of only honest, hardworking and durable materials.

EXCLUSIVE RESIDENTS' AMENITIES

WELLNESS STUDIO

Whether it's time out for yoga, Pilates, or an intense gym workout, the private wellness studio is an inspiring and elegant space to enhance your physical fitness and emotional wellbeing in equal measure.

BUSINESS STUDIO

The ideal environment for better work-life balance – the business studio offers a perfectly curated setting for private meetings, focused thinking and networking.

LANDSCAPED PODIUM

At the heart of Portman on the Park, The Frederick & Portman House are their unifying shared spaces. A north facing landscaped courtyard provides a shaded green sanctuary, ideal for quiet commune or a barbeque with friends.





THE EASTBOURNE, MELBOURNE



QUAY GRAND, SYDNEY



PIER, BRISBANE



WALSH BAY, SYDNEY

QUALITY AND CARE IN EVERY LITTLE DETAIL

THE MIRVAC
DIFFERENCE



For over 50 years we have been reimagining urban life in Australia – creating exceptional living experiences through the pursuit of quality and care in every little detail.

**AWARD WINNING EXCELLENCE SINCE 1972,
WE HAVE WON OVER 800 AWARDS INCLUDING:**



**PCA
2020**

Winner Best Development
Best Masterplanned
Community



**SIR ZELMAN COWEN
AWARD 2020**

Public
Architecture



**UDIA
2020**

Excellence in High
Density Development



**URBAN TASKFORCE
2020**

Australia Development
Excellence Award



**GOOD DESIGN
AWARDS 2020**

Gold Winner

It's in the detail.



REIMAGINING URBAN LIFE SINCE 1972

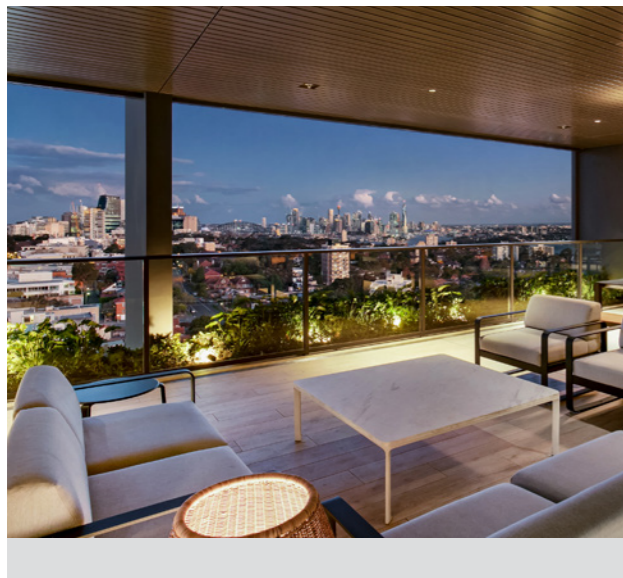
OUR DEVELOPMENTS



PAVILIONS
SYDNEY OLYMPIC PARK



OVO
GREEN SQUARE



ST LEONARDS SQUARE
ST LEONARDS



HAROLD PARK
FOREST LODGE



CREST
GLEDSDOOD HILLS



THE MORETON
BONDI



THE AVENUE
SCHOFIELDS



THE FINERY
WATERLOO



BRIGHTON LAKES
MOOREBANK



MARRICK & CO
MARRICKVILLE

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