





# Contents

## Contents

Proven Track Record .....	3
Corporate Directory .....	4
A Message from the Chief Executive .....	6
A Message from the Managing Director .....	7
A Message from the General Manager Victoria and Queensland .....	7
Satterley .....	8
Strong Governance.....	9
Leadership at Satterley .....	10
Nigel Satterley AM - Property Council Hall of Fame Inductee.....	11
Corporate Structure .....	12
Satterley Never Stops.....	14
The Board.....	15
Why Invest in Australia?.....	16
The Satterley Difference .....	17
Community Creation.....	18
44 Years of Satterley Communities.....	20
Communicating our Sustainability Journey .....	23
Environment at Satterley .....	24
Communities at Satterley.....	25
Governance at Satterley .....	25
Telethon Homes (WA) and My Room Home for a Cure (VIC) .....	26
The Satterley Investment Model .....	27
Developing Long Term Partnerships .....	29
Satterley + DevelopmentWA .....	30
Our Strategy.....	32
The Investment Cycle.....	33
Equity Partners .....	35
Satterley Project Management.....	36
Comprehensive Financial Reporting.....	37
Acquisition and Investment Strategy .....	38
Investing in Australian Residential Land Development .....	39
Award-winning Estates.....	43



A photograph of four people in a community setting. On the left, a man with dark hair and a grey cardigan over a plaid shirt is smiling. Next to him is a woman with dark hair tied back, wearing a teal cardigan, also smiling. To her right is an older woman with white hair and glasses, wearing a grey cardigan, who is gesturing with her hands while speaking. On the far right is an older man with white hair, wearing a blue and white plaid shirt, looking towards the group. They are outdoors with a stone wall and greenery in the background.

## Proven Track Record

- *Created 200 communities*
- *Sold more than 100,000 lots*
- *Won more than 100 prestigious industry awards and accolades*



# Corporate Directory

## BOARD OF DIRECTORS

Russell Gibbs  
**(Chairman)**



Nigel Satterley AM HonDBus ECowan  
**(Founder and Chief Executive)**



Tony Carr  
**(Non-Executive)**



Mark Hunter  
**(Non-Executive)**



Greg Meyerowitz  
**(Non-Executive)**



Brendan Acott  
**Managing Director**



## EXECUTIVE LEADERSHIP TEAM

Nigel Satterley AM HonDBus ECowan  
**(Founder and Chief Executive)**



Brendan Acott  
**Managing Director**



David Creasy  
**Chief Financial Officer**



Jack Hoffmann  
**General Manager VIC and QLD**



## CORPORATE OFFICES

West Australia – Head Office & Treasury  
Level 3, 27-31 Troode Street,  
West Perth WA 6005

Post: PO Box 1346  
West Perth WA 6872

Phone: +61 8 9368 9000  
reception@satterley.com.au

### Victoria

Level 10, 5 Queens Road,  
Melbourne, VIC 3004

Post: PO Box 33244, Domain LPO  
Melbourne, VIC 3004

Phone: +61 3 9223 6700  
info@satterley.com.au

### Queensland

Lobby 1  
Level 2, 76 Skyring Terrace  
Newstead, QLD 4006

Post: PO Box 3323  
Newstead, QLD 4006

Phone: +61 7 3062 9413  
info@satterley.com.au

[satterley.com.au](http://satterley.com.au)





*Trust,  
transparency  
and strong  
financial  
performance  
are the  
keystones of  
Satterley.*







# A Message from the Chief Executive

On behalf of the Satterley Board and the executive management team, I am pleased to present an overview of Satterley and our successful, proven investment model.

This book provides a snapshot of our 44-year history in the house and land development industry, creating award-winning masterplanned residential communities across Western Australia, Victoria, and Queensland. It outlines our core values and demonstrates our high standard of governance, transparency, and financial controls.

I am proud to look back on the company's humble beginnings in 1980 and consider where we are positioned today as Australia's largest private residential land developer.

Satterley's deep understanding of Australian property market cycles and our ability to be agile and responsive to changing market conditions has seen us continue to prosper through challenging periods such as the COVID pandemic.

We continue to experience growth through increasing our landbank in key growth corridors across the country. Our strong focus on acquisitions ensures we remain well-positioned to provide a sound investment return to our partners. In the past two years acquisitions and new projects have included land in Tarneit, St Helena, Pakenham and Donnybrook in Victoria and Madora Bay, Wanneroo, Harrisdale, North Ellenbrook and Piara Waters in Western Australia.

We continuously strive to create the most desirable communities in Australia, with the wellbeing of our residents at the heart of everything we do. Our communities combine leading design principles, innovation, environmental sustainability and community integration to produce thriving neighbourhoods.

The success of our approach is reflected in the continued recognition received from the industry with more than 100 prestigious state, national and international industry awards received for our developments to date.

I am pleased to announce that as of late 2023 Satterley has entered into a service contract arrangement with the highly respected land developer LWP, which will see LWP's WA projects delivered under the Satterley banner, with Satterley providing project management services and acting as selling agent for the remainder of the project's life.

Satterley is committed to a sustainable future, and we remain focused on setting new standards in environmentally responsible development and redefining truly sustainable communities — playing a role in the global climate challenge.

I encourage you to read on to learn more about Satterley and the short and long-term investment opportunities available to you.

We look forward to building on our success and delivering value for our stakeholders.

*Nigel Satterley AM*



# A Message from the Managing Director

I am delighted to have recently commenced as Managing Director of Satterley, as part of the transaction between Satterley and LWP Group (LWP) in October 2023.

The structure has led to the evolution of the Satterley brand through taking on delivery of LWP's Western Australian projects. Satterley and LWP had a strong alignment of investors, stakeholders, systems, and processes, allowing for a seamless transition to the new operating model.

We have both been highly successful as separate entities – and it made sense to combine our strengths and capabilities to optimise our operating platform as we take our business into the future.

Combining our award-winning teams establishes a powerful platform in the urban development landscape in Australia.

We look forward to continuing to deliver Australia's finest urban developments for all stakeholders, and the success we will create together as our new team.

*Brendan Acott*



# A Message from the General Manager Victoria and Queensland

I have dedicated 13 years to Satterley, the last 11 of which have been in the capacity of General Manager for Victoria and Queensland. My enduring commitment lies in steering a high-performing team to facilitate the realisation of acclaimed master-planned communities.

The meticulous oversight of investments on behalf of our existing and prospective capital partners is a responsibility that I approach with utmost seriousness. I firmly believe that our success in this area is a key factor in maintaining Satterley's competitive edge.

The recent business expansion resulting from the transaction with LWP is a strategic move that has significantly broadened our project footprint across Australia, positioning us as an even more formidable force in the industry.

Anticipating the continued growth and evolution of our portfolio nationwide, I am eager to see Satterley persist as a preferred development and investment partner. Our ongoing commitment to excellence ensures that we remain at the forefront of the industry, offering unparalleled value to our partners and stakeholders.

*Jack Hoffmann*





# Satterley

## *Partnering for Growth Building Communities*

Satterley develops some of Australia's most beautiful masterplanned residential communities, creating homes for families and building wealth for our investor partners.

Controlling a landbank of projects of around 25,000 lots, with a development end value of over \$10 billion (AUD), Satterley offers expertly managed investment opportunities in Australia's residential real estate market.

With more than 44 years' experience developing multi award-winning, market-leading residential communities, Satterley honours its promise to maximise long-term profit and returns to our investor partners.

Our business model relies on enduring relationships with our partners, investors, bankers, suppliers, our team, and contractors.







## Strong Governance

*Trust, transparency and strong financial performance are the keystones of the Satterley business.*

Chief Executive Nigel Satterley AM leads an expert team to maximise financial benefits for our partners and create beautifully landscaped, safe and engaging neighbourhoods for our buyers of all ages.

In addition to selling land, Satterley has expanded its operations to builtform, providing quality, affordable two and three bedroom townhouses, cottages and low-rise apartments.

Satterley operates in three Australian states, dominating the West Australian land market and rapidly gaining market share in Victoria and expanding operations in Queensland. Its active portfolio of communities includes 19 West Australian estates, nine in Victoria and three in Queensland.

The company employs more than 120 people at offices in Melbourne, Brisbane and Perth.



# Leadership at Satterley

*Nigel Satterley AM*

Integrity, trust and an indefatigable personal energy have seen Satterley founder and chief executive Nigel Satterley create one of Australia’s largest and most successful property development companies.

In a career rich in industry and government accolades, Mr Satterley’s business achievements, contributions to the property development industry and his charitable involvements were celebrated at the highest level when he was made a Member of the Order of Australia.

He is a sought-after expert on Australian residential housing markets and cycles, taking on advisory roles to the Australian Federal Government and working with all levels of government to improve housing affordability.

In 2015 he was honoured with a Doctor of Business by Edith Cowan University in WA for his contributions to the WA business and housing sectors and his philanthropic activities in the community.

Mr Satterley’s energy and drive continues to shape and grow Satterley. When possible, he divides his time between the Perth, Brisbane and Melbourne offices, visits each of his estates at least monthly and is regularly found on the weekend meeting buyers at his estates.

He is single-minded in his vision to achieve successful outcomes for his company, his investor partners, and the buyers who make their homes and raise their families in Satterley’s masterplanned communities. Since founding his namesake business in 1980, Mr Satterley’s strategic direction, development innovations, and hands-on approach have forged a business with an annual project land sales turnover around \$950 million (AUD).

He is most proud of the long-standing personal relationships he has forged with his investor partners, several of whom have been part of the Satterley story since its inception and continue to actively invest in new estates including six large-scale WA Government joint ventures.

## ACCOMPLISHMENTS

- 2023 25<sup>th</sup> Inductee to Property Council of Australia Hall of Fame
- 2019 Foundation Board Member of the National Portrait Gallery
- 2015 honoured with a Doctor of Business, Edith Cowan University
- 2013 Councillor WA Police and Community Youth Centres (PCYC) WA
- 2012 Patron of the St John of God Hospital South West Coronary Care and Cancer Centre
- 2011 Member of the Federal Government’s Advisory Committee for Housing Assistance Reform
- 2010 Appointed National Board Member of the Property Council of Australia
- 2010 Member of the National Supply Council of Australia
- 2009 West Coast Eagles Life Member
- 2009-2017 Chairman of the Residential Development Council of Australia
- 2008-2021 Patron of the Telethon Speech & Hearing Centre
- 2007 West Coast Eagles Football Club No 1 ticket holder
- 2006 Member of the Order of Australia (AM)
- 2006 Patron of University of Western Australia Town Planning Chair
- 2006 Urban Development Institute inaugural Distinguished Service Award
- 2003 Real Estate Institute of WA Kevin Sullivan Memorial Award for individual excellence and services to the housing industry







## Nigel Satterley AM – Property Council Hall of Fame Inductee

In May 2023, Chief Executive Nigel Satterley AM became the 25th Australian to be honoured with an induction into the prestigious Property Council of Australia Hall of Fame. Property Council Chief Executive Mike Zorbas expressed that Nigel's inclusion in the Australian Property Hall of Fame serves as a fitting recognition of his pioneering contributions and lasting impact on the industry.

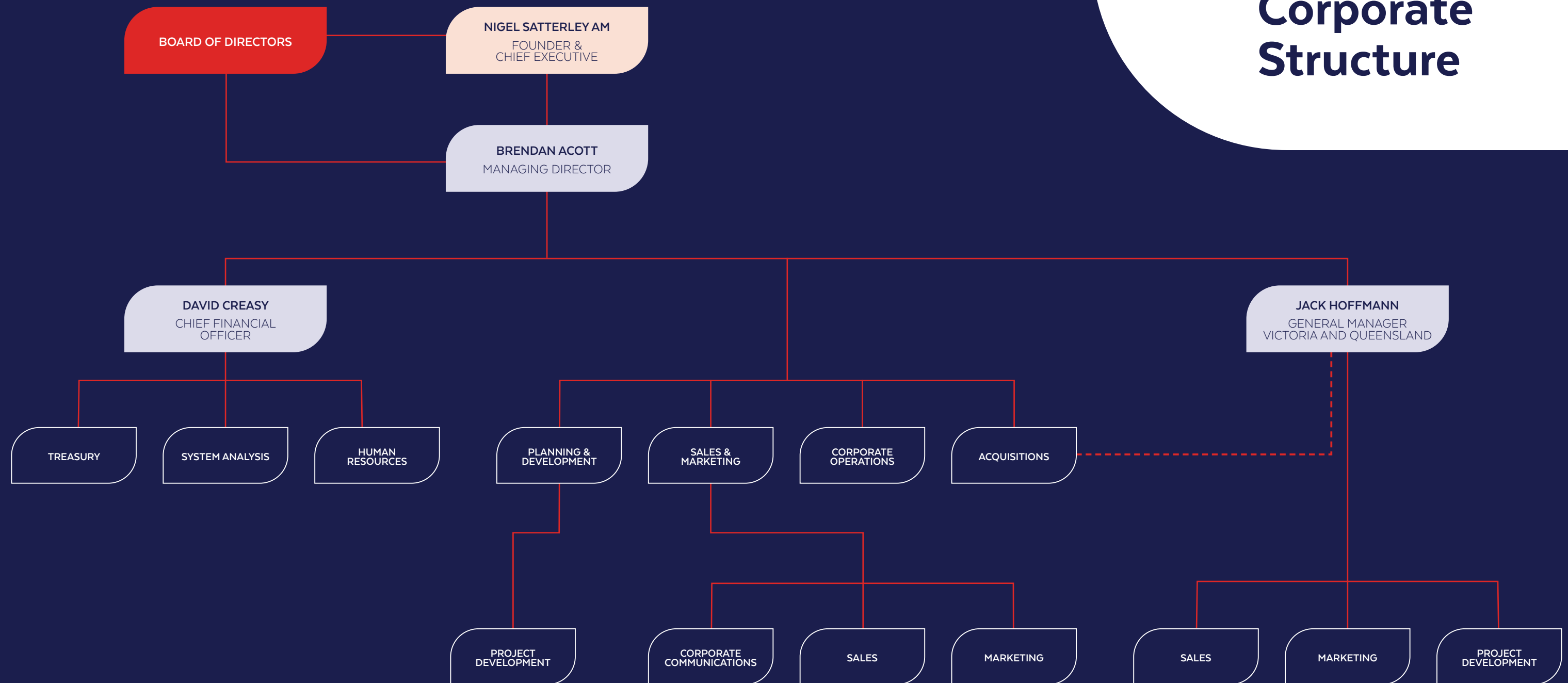
"Nigel Satterley can rightfully take his place alongside esteemed Hall of Fame members who have made enduring contributions to our industry and the community," Mr Zorbas said.

"Nigel's unwavering vision, dynamism and dedication have been driving forces behind the creation of great communities across the country. From humble beginnings, Nigel has grown Satterley into the largest independent land developer in the country, with hundreds of thousands of Australians now calling a Satterley community home."

Nigel said of his induction, "Creating communities for Australians to build their homes and their lives is a unique pleasure in our industry – one that I am very proud of. Being recognised for creating these communities is a great privilege."



# Corporate Structure





*"Satterley is more than a land developer. We strive to build the most desirable and connected residential communities in Australia."*

- Nigel Satterley AM







# Satterley Never Stops

Satterley has a dedicated team of property and finance professionals working to deliver superbly presented masterplanned estates on time and on budget.

Satterley's team is multi-disciplined, with depth and breadth of experience, strong industry knowledge, and a focus on mitigating risk while delivering value.

Satterley values workplace diversity and loyalty, with 45% of staff working with the company for more than five years and some for 10-20 years. A robust corporate structure supports and drives the vision of founder Nigel Satterley.

Professional disciplines represented in our wider team include town planners, chartered accountants, registered builders, engineers, valuers, project managers, property developers, marketing and communication specialists, sales professionals and commercial negotiators.

Satterley is completely independent, with no financial interests in any consulting disciplines or civil contractors, ensuring that the most suitable people are used on every job.



# The Board

The Satterley Board of Directors provides the privately owned company with a contemporary and transparent model of the highest corporate governance.

The board's key role is to provide strategic direction for Satterley's business operations, drawing on its members' experience in accounting, property development and finance.

The board ensures high standards of corporate governance and adds a layer of overarching guidance for management.

The Satterley Board has six members: Chief Executive Nigel Satterley, Chairman Russell Gibbs, Non-executive directors Mark Hunter, Tony Carr, Greg Meyerowitz and Brendan Acott.

The board meets 10 times per year.



**NIGEL SATTERLEY AM**  
**FOUNDER AND CHIEF EXECUTIVE**

Nigel Satterley AM founded Satterley in 1980 and has more than 50 years' experience in homebuilding, real estate and property development. Mr Satterley is a sought-after industry expert on Australian residential housing markets and cycles, taking on advisory roles to the Australian Federal Government and working with all levels of government to improve housing affordability.

In 2006, Mr Satterley received membership of the Order of Australia for his contribution to land development, urban renewal programs, philanthropy and sport.

In 2023, Mr Satterley became the 25<sup>th</sup> Australian to be inducted into the Property Council of Australia Hall of Fame.

*See page 17 for a detailed biography.*



**TONY CARR**  
**NON-EXECUTIVE DIRECTOR**

Tony is a certified practicing accountant with more than 30 years' experience in the land development, residential and commercial building industries.

In addition to his board role, he was the former deputy managing director and chief financial officer at Satterley for 17 years and was accountable for company secretarial matters, banking relationships and corporate governance.



**GREG MEYEROWITZ**  
**NON-EXECUTIVE DIRECTOR**

Greg is group risk and compliance director at APM – a global leader in human services. He held the position of assurance partner with EY for 30 years and as a senior strategic adviser for a further two years.

As the lead audit signing partner of a number of ASX100 companies, Greg provided a full suite of assurance services to some of Australia's leading public and private companies with national and international operations across a variety of sectors. He has also served as a member of the EY National Board of Directors.



**RUSSELL GIBBS**  
**CHAIRMAN**

Russell has held the position of director and chief executive officer of Hawaiian Group since 2000. Hawaiian is a privately-owned property company that owns and manages an Australia-wide portfolio of high profile commercial, retail and hospitality assets.

Among the many Board and Committee roles that Russell held, he is a past national director and state president of the Property Council of Australia, chairman of West Coast Eagles AFL Football Club and director of St Ives Retirement Villages.



**MARK HUNTER**  
**NON-EXECUTIVE DIRECTOR**

Mark is former managing director of Satterley and former senior executive of ASX- listed property firm Stockland, where he was chief executive of its national residential business operating across Western Australia, Victoria, New South Wales and Queensland.

He sat on the Federal Government's National Housing Supply Council, provided advice to the Federal Housing Minister and was Deputy Chairman of the Residential Council of Australia.



**BRENDAN ACOTT**  
**NON-EXECUTIVE DIRECTOR**


Towards the end of 2023, Brendan assumed the role of Managing Director at Satterley, following the strategic transaction between Satterley and LWP Property Group.

Brendan brings a wealth of experience in banking, finance, and commercial aspects of property development and investment. He has led significant property development investment opportunities for a large West Australian Financial Institution and was a senior executive at an ASX 300 listed property Investment Company where he was responsible for a property portfolio of more than \$500 million. Brendan has also been an executive Director of several unlisted public syndicated land development companies.



# Why Invest in Australia?

- Investing in Australia's Future
- Strong, diverse economy
- Steady economic growth
- AAA sovereign rating
- Stable currency
- Sound banking system
- Increasing population, with strong post Covid migration
- Strong housing demand and major under-supply
- World-class education and health facilities
- Political stability
- Significant Federal Government national infrastructure spending
- Strong pipeline of State Government infrastructure spending
- Rich in natural resources
- Thriving agricultural sector

A photograph of a man and a woman walking hand-in-hand on a sandy beach at sunset. The ocean is to their left, and a line of trees is to their right. The sky is a mix of blue and orange. Overlaid on the image are several thin, curved orange lines that sweep across the scene. A quote in white cursive script is positioned in the lower right area of the image.

*"I believe you can always sell well-located land no matter what the market is doing."*

- Nigel Satterley AM





# The Satterley Difference

*Multi award-winning | Industry-leading | Masterplanned*

Satterley is Australia's largest privately owned land developer. Satterley and its investment partners purchase and develop broadacre land, creating some of Australia's most attractive and popular residential communities.

In our 44 year history, Satterley has planned and created 200 individual estates and sold more than 100,000 lots - with a further 12 estates created under the LWP banner - has provided a place to call home for more than a quarter of a million Australians and celebrated more than 100 prestigious industry awards for quality, liveability and innovation.

Satterley creates masterplanned communities designed with the wellbeing of residents in mind. Each of our estates is meticulously planned with a blueprint to cater to the current and future needs of residents and to respond to the demands of modern life.

Our communities are located in high growth areas that are well connected to major road and transport networks and have easy access to amenities including education, employment hubs, retail and medical facilities.





# Community Creation

Satterley's masterplanned communities provide attractive and affordable lifestyle options for home buyers, featuring an innovative mix of housing sizes, types and styles. Homesite sizes and styles are configured to market demand and are designed to provide a range of affordable lifestyle options for all families.

Our communities are developed on land situated close to major public transport routes, with easy access to freeways, employment hubs, shops, medical facilities, schools and colleges, and sport and recreation facilities; with many located within walking distance to Australia's beautiful beaches.

We are also renowned for our superior landscaping, destination parks and creating beautiful streetscapes and recreational areas.

Masterplanned communities consistently out-sell neighbouring developments and suburbs, and generally enjoy higher rates of capital growth than their neighbours, due to the range of services and facilities they offer.

## CREATING CONNECTED COMMUNITIES

Satterley was one of the first and remains one of the few residential developers in Australia to have an in-house community development team working on the ground to bring activity and life to new neighbourhoods.

Our team is focused on bringing the community together through a variety of community events and activities, such as movies in the park, fitness classes, gardening workshops, farmer's and weekend markets, sporting clubs, nature walks, playgroups for children, walking groups, Christmas carols, Easter Egg Hunts, Australia Day celebrations and free family concerts and events.

Satterley also offers funding assistance for local sporting clubs or special interest groups through a community sponsorship program.



*We put our heart  
into creating  
meaningful  
relationships  
and connected  
communities, where  
people feel healthy,  
safe and happy.*







# 44 Years of Satterley Communities

**WESTERN AUSTRALIA**

- Alexander Heights**  
Alexander Heights Estate
- Alexander Heights**  
Alexander Parklands
- Alkimos**  
Trinity
- Applecross**  
The Estate – Duncraig Road
- Applecross**  
Majestic Point Private Estate
- Ashby**  
The Grove
- Atwell**  
Harvest Lakes
- Baldivis**  
Evermore Heights

- Baldivis**  
Tuart Ridge
- Balga**  
Celebration Gardens
- Ballajura**  
Ballajura Parklands
- Ballajura**  
Ballajura Private Estate
- Banksia Grove**  
Banksia Grove
- Bateman**  
Bateman Private Estate
- Belhus**  
The Vines
- Bellevue**  
Robinson Grove
- Belmont**  
Ascot Gardens
- Bentley**  
College Grove
- Bertram**  
Belgravia Central
- Bertram**  
Johnson Road Estate
- Bibra Lake**  
Parkway Gardens
- Bibra Lake**  
Park Waters

- Binningup Beach**  
Binningup Beach
- Bouvard**  
Lazy Crab
- Brentwood**  
Grasmere Landing
- Busselton**  
Abbey Waters
- Busselton**  
Ibis Gardens
- Busselton**  
Ibis Gardens II
- Busselton**  
Provence
- Butler**  
Brighton Estate
- Byford**  
The Glades
- Byford**  
Redgum Brook Estate
- Byford**  
Mary Ellen Estate
- Canning Vale**  
Belgravia Gardens
- Canning Vale**  
Knightsbridge Gardens
- Canning Vale**  
Kensington Gardens

- Canning Vale**  
Lansdowne Grove
- Canning Vale**  
Livingston Estate
- Canning Vale**  
Livingston Park
- Casuarina**  
Casuarina
- Clarkson**  
Catalina Central
- Clarkson**  
Catalina Green
- Connolly**  
Joondalup Development Corporation
- Currambine**  
Joondalup Development Corporation
- Dalyellup**  
Dalyellup Beach
- Denmark**  
Springdale Beach
- Dianella**  
Seven Hills
- Dongara**  
The Retreat
- Eglinton**  
Allara
- Ellenbrook**  
Ellenbrook
- Ellenbrook**  
Ellen Gardens
- Forrestdale**  
Mahala
- Forrestfield**  
The Hales
- Hamilton Hill**  
Phoenix Rise
- Harrisdale**  
Heron Park
- Harrisdale**  
College Park
- Harrisdale**  
Heron Park North
- High Wycombe**  
Jacaranda Estate

- High Wycombe**  
Little Brook Estate
- Hillarys**  
Hillarys Heights
- Hocking**  
Belvedere Hills
- Hocking**  
Macquarie Heights
- Iluka**  
Beaumaris Beach Estate
- Inglewood**  
Brighton Gardens
- Jandakot**  
Glen Iris
- Jindalee**  
Eden Beach
- Jindalee**  
Jindalee Beachside
- Joondalup**  
Joondalup Development Corporation
- Kallaroo**  
Ocean Shore
- Karawara**  
Collier Gardens Estate
- Karawara**  
Karawara Urban
- Karawara**  
Renewal
- Karrinyup**  
Lake Karrinyup Private Estate
- Kingsley**  
Kingslake Estate
- Kwinana**  
Cassia Glades
- Kwinana**  
Windsor Hills







**Lakelands**

Ocean Hill Estate

**Leda**

Leda Estate

**Leeming**

Leeming Heights

**Leeming**

Leeming Parklands Estate

**Leeming**

Beasley Park

**Lower Chittering**

Maryville Downs

**Madora Bay**

Seaside at Madora

**Mandogalup**

Florence

**Mandurah**

Parkland Estate

**Mandurah**

Lakeland Park

**Mandurah**

Coachwood Estate

**Mandurah**

Elizabeth Gardens

**Mandurah**

Riverside Rise

**Mandurah**

Country Road Estate

**Mandurah**

Woodlands

**Mandurah**

Mandurah Central

**Marangaroo**

Banksia Gardens

**Marmion**

Marmion Cove

**Maylands**

The Peninsula

**Meadow Springs**

Meadow Springs Estate

**Meadow Springs**

The Springs

**Merriwa**

Carnegie Estate

**Mindarie**

Catalina Beach

**Mindarie**

Mindarie Keys

**Mosman Park**

Buckland Hill

**Mount Claremont**

Fortview at Mt Claremont

**Mount Claremont**

St Johns Wood Estate

**Mount Claremont**

The Marlows

**Mount Claremont**

Westminster Gardens

**Murdoch**

Murdoch Private Estate

**North Ellenbrook**

North Ellenbrook

**North Shore**

Whitfords Beach

**North Shore**

North Shore Estate

**Ocean Reef**

Beaumaris Estate

**Ocean Reef**

Joondalup Development Corporation

**Orelia**

Windsor Hills

**Parmelia**

Cassia Rise

**Parmelia**

Cassia North

**Piara Waters**

Aarya

**Redcliffe**

Longview Ridge

**Redcliffe**

Flemington Chase

**Roleystone**

Araluen Country Estate

**Safety Bay**

Donald Gardens

**Secret Harbour**

Secret Harbour

**South Perth**

Mill Point, The South  
Perth Peninsula

**South Yunderup**

Austin Lakes

**Southern River**

Ambia

**Southern River**

Parklane

**Stirling**

Princeton Private Estate

**Stoneville**

Stoneville Hills

**Treeby**

Kara

**Upper Swan**

Clementine

**Urban Renewal Projects**

Orelia, Medina, Calista,  
Parmelia, Bertram, Mirrabooka,  
Como, Innaloo, Nollamara,  
Doubleview, Willagee.

**Wandi**

Honeywood

**Wandi**

Honeywood Rise

**Wanneroo**

Myella

**Wanneroo**

Regents Heights

**Wanneroo**

Regents Waters

**Wanneroo Heights**

Wanneroo Gardens

**Warnbro**

Green Meadows

**Warnbro**

Palm Springs

**Wellard**

Oakebella

**Willagee**

Gallery

**Woodvale**

Woodvale Waters

**Yanchep**

Vertex

**VICTORIA**

**Coburg**

Coburg Hill

**Donnybrook**

Heartford

**Doreen**

Riverstone at Plenty River

**Greenvale**

True North

**Mickleham**

Botanical

**Officer**

Arcadia

**Officer**

Azure

**Pakenham**

Maple Grove

**Point Cook**

Upper Point Cook

**Tarneit**

Bluestone

**Tarneit**

Habitat on Davis Creek

**St Helena**

St Helena Place

**Woodstock**

*To be named*

**QUEENSLAND**

**Narangba**

Ridgeview

**Cairns**

Smithfield Village

**Cairns**

Mt Peter Masterplanned Estate

**Ripley**

Ripley Valley





*Satterley is constantly looking for new opportunities. We've made major purchases in the Melbourne, Perth and Brisbane residential land markets in recent years, and we are looking to further expand our land portfolio and market share.*





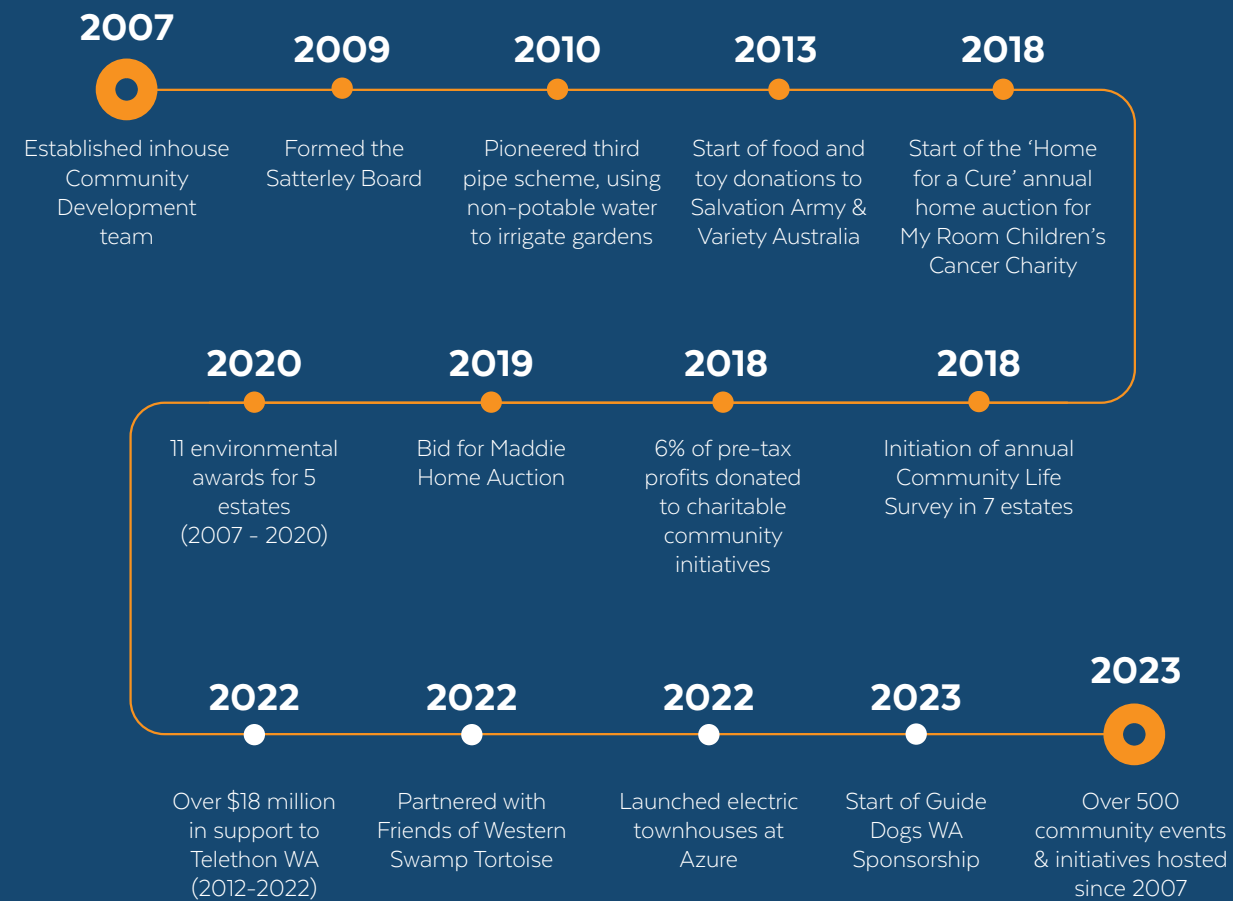
## Communicating our Sustainability Journey

*At Satterley, we are  
leaders in change.*

Satterley is committed to developing sustainable communities to meet the needs of our stakeholders. We are proud of our Environmental, Social and Governance (ESG) efforts to date and look forward to building on these through our commitment to sustainability.



## ESG Highlights - The last 15 years



## SUSTAINABLE DEVELOPMENT GOALS

The United Nations Sustainable Development Goals (SDGs) are an international consensus on sustainable development, and define global priorities and aspirations for 2030. They present an opportunity for business-led solutions and technologies to be developed and implemented to address the world's biggest sustainable development challenges. Here, we have identified our contributions to six SDGs we feel most align with Satterley's business.



# Environment at Satterley

Our commitment to responsible environmental practices has been recognised throughout our history with multiple awards from the Urban Development Institute of Australia (UDIA), the Environmental Protection Authority (EPA) and the United Nations (UN).

Our environmentally conscious approach starts with respecting the lands on which we operate and flows through to the communities we strive to create.

### 16 Environmental Awards

In 7 communities since 2007 including a National Environmental award

### Waterwise Garden Design

Native vegetation and rainwater usage

### Solar Powered Public Lighting

In Smithfield Village since 2010

### Certified Sustainable

Our Allara Estate is certified in all six EnviroDevelopment categories

### Renewable Energy Solutions

Rooftop solar and energy upgrade packages

### Fossil Fuel Free Homes

Home electrification pilot in Victoria

### Habitat Protection & Restoration

Supporting local flora and fauna

### Open Space Provisions

Dedicated conservation area and greening of infrastructure







# Communities at Satterley

We believe in the power of communities. Communities that offer people a great place to live, a wide range of social benefits, support and meaningful connections.

We work hard to build communities that people can be proud of, supporting events and activities that make them feel like home.

Sustainable communities provide the amenities, and services that people need. That’s why many of ours feature schools, secondary colleges, shopping precincts, medical facilities, landscaped parks and significant open spaces for families to benefit from.

### Dedicated In-house Community Development Team

15+ years dedicated to the development of Satterley communities and bringing neighbours together

### Culturally Respectful

Retention of heritage artefacts and buildings in our estates

### Social Investment

Financial contributions and support to local community groups, sporting teams and businesses

### Community Engagement

Annual community pulse survey to drive customer satisfaction

### More than 40 Years of Telethon

A proud 4+ decade partnership with Telethon

### My Room - Children’s Charity

Over \$5m worth of support to children’s cancer charity since 2017

### Aboriginal Engagement

Education, cultural engagement and art at our Allara estate

### Innovative Recreational Spaces

Creatively designed community spaces that provide connection and play for families

# Governance at Satterley

Since our beginnings in 1980, Satterley has successfully developed over 200 communities and sold more than 100,000 lots around Australia. Underpinned by strong governance, transparency and financial control, we provide our partners with best practice risk management and reporting. It is this approach that has supported the growth and retention of long-term investors and project partners. Throughout our history, we have always remained agile and responsive to evolving requirements. We remain committed to investing in the people, systems and processes that support a sustainable future for Satterley.

### Experienced, Proven Board

6 member, skill-diverse Board

### Independent Project Boards

Provides strong governance to each project

### Best Practice Reporting

Industry leading reporting to investors and financial partners, including annual financial statement audits of all projects

### Risk Management

A comprehensive risk management program utilising current best practices

### AFSL Holder

Australian Financial Services Licensee (AFSL)

### Strong Banking Relationships

Trusted by major Australian banks

### Transparency

Transparent, common terms for all investors, including Satterley’s co-investment in all projects







Anthony Silvestro, Kerry Stokes AC, Fat Cat, and Nigel Satterley AM outside the 2022 Telethon Home

# The Telethon Home Project (WA) and My Room Home for a Cure (VIC)

A big part of Satterley, and what we stand for as a company, is what we give back to the community. Nigel and his family have been contributing to Telethon for over 50 years, including a 44-year history of donating land for the Telethon Home in many of our emerging masterplanned communities. Satterley is proud to be part of a tradition which makes such a difference to those children and families in need.

The 2023 Telethon Home, located in Seaside Estate Madora Bay and built by Home Group, sold for a record-breaking \$900,000, which was then topped up to a staggering \$1 million through contributions from Home Group and Satterley. In 2024 the Telethon Home moves to the semi-rural haven of Clementine Estate in Upper Swan and is to be generously built by Blueprint Homes, a leading home builder.

“Satterley is proud of its long association with Telethon, having donated land for the Telethon Home for over 40 years. The uplifting personal stories that Telethon recognises and celebrates of those who show resilience

and courage, and the support of their families and carers, represent the very best of our community. Creating thriving, happy communities is at the heart of what we do and being able to give back to the community in this way is incredibly rewarding.”  
– Nigel Satterley AM

Since 2018, Satterley has been a dedicated supporter of the Melbourne-based My Room Children’s Cancer Charity. Our commitment is marked by the donation of a piece of land each year for the Home for a Cure.

The most recent Home for a Cure was located at True North Estate in Greenvale and sold for a massive \$905,000. The auction was the centrepiece of a fundraising effort that also included a telethon hosted by Channel 9 Victoria, raising a total of more than \$3.3 million, following the auction result.

2024 will see the delivery of two exceptional homes, located in the Arcadia estate in Officer and the Botanical estate in Mickleham, which will go under the hammer.



Nigel with a model of the first Telethon Home, 1974



Fat Cat and Nigel Satterley AM make their way to the 2022 Telethon Home in Seaside Estate, Madora Bay

1974

2014



2014 Telethon Home, located in Eden Beach Estate Jindalee

2022

2023



2023 Telethon Home, located in Seaside Estate Madora Bay. L-R: Anthony Silvestro of Home Group, Kerry Stokes AC, Nigel Satterley AM and Fat Cat





# The Satterley Investment Model

- Strong investment discipline
- Active hands-on project management
- Independent builders, contractors and suppliers





*We are ambitious  
and innovative in  
equal measure, and  
we unite as one  
team to maximise  
impact for our  
customers, investors  
and partners.*



# Developing Long Term Partnerships

The Satterley business model relies on building strong, long-term relationships with our investor partners, banks, key industry figures, government agencies, suppliers, contractors, home builders and church groups.

## INVESTORS

Satterley has flourished in partnership with leading families and institutions. Satterley's first investor families continue to invest with the company more than 44 years on.

Our investors are not clients but real partners in the truest sense. Satterley is a minority shareholder in every estate syndicate, and chief executive Nigel Satterley is a member of each syndicate board, along with investor partners or their representatives.

## AUSTRALIAN BANKS

Satterley enjoys reliable access to flexible debt funding through long-term business relationships with Australia's leading banks. Satterley has banked with ANZ Bank since the company was formed, with National Australia Bank for over 33 years, the Commonwealth Bank for 18 years, Bankwest for 14 years and Bank of Queensland for 23 years

## GOVERNMENT

Contributing to Satterley's market-leading success is its in-house expertise in the timely achievement of regulatory and planning approvals. Satterley has in-depth knowledge of local, state and federal planning and environmental regulations, and maintains strong professional ties with all levels of government. Satterley currently has seven

partnership projects with the West Australian Government through DevelopmentWA resulting in the delivery of a number of residential projects. Satterley has a partnership with the City of Melville to deliver the Gallery infill project in Willagee.

Satterley has worked on numerous development ventures with the WA Government continuously for 29 years.

## INDUSTRY

Working side-by-side with industry for many years, Satterley has access to the highest quality of construction and professional services. Satterley estates are a preferred client of leading architects, engineers, planners, environment specialists, landscape designers, civil construction services and trades.

## CHURCH AND RELIGIOUS GROUPS

In a number of masterplanned communities, as a result of long term business partnerships with church and religious organisations, including both the Catholic and Anglican churches, Satterley has been able to attract low fee primary and secondary schools and colleges to construct major educational establishments.

## HOME BUILDERS

Satterley works closely with leading quality home building partners in WA, VIC and QLD to create innovative, affordable homes and provides well-located display home villages for builders. Working with builders to address housing affordability, Satterley has introduced homesites at a range of sizes and price points, to cater for all homebuyer groups and families.





# Satterley + DevelopmentWA

Satterley is proud to be the Western Australian State Government's largest development partner.

With seven current, two past and one future partnership projects with DevelopmentWA, Satterley has worked closely with the State Government for over 29 years.

In partnership with



## PINJAR

**ALLARA,**  
EGLINTON

**4**  
AWARDS

**BRIGHTON,**  
BUTLER

**23**  
AWARDS

## BULLSBROOK

**EDEN BEACH,**  
JINDALEE

## JOONDALUP

**BANKSIA GROVE,**  
BANKSIA GROVE

**1**  
AWARDS

**ELLENBROOK,**  
ELLENBROOK

**34**  
AWARDS

## MIDLAND

## PERTH

**KARA,**  
TREEBY

**MAHALA,**  
FORRESTDALÉ

## ARMADALE

**CASSIA,**  
KWINANA

## BALDIVIS

**COMING SOON,**  
CASUARINA

**DALYELLUP BEACH,**  
DALYELLUP

**17**  
AWARDS





*We take immense  
pride in our  
business -  
from our history  
to our stakeholder  
interactions,  
and the work  
we produce.*



# Our Strategy

## *A compelling opportunity*

Satterley offers its partners a transparent residential development investment model, underpinned by strong governance, with a proud 44 year history of consistent returns to investors.

As a private company, backed by high net worth Australian and international families, government partners and institutions, Satterley concentrates on long-term benefits designed to maximise profit, rather than short-term distributions.

Investment timeframes begin at three years, with most investment partners keen to pursue a longer involvement to maximise profits. Satterley targets an internal rate of return (IRR) of 15–20 per cent depending on where the project sits in the development and risk cycle, has a profit on cost hurdle of 20–25 per cent and is geared to a 45 to 50 per cent peak loan-to-value ratio (LVR).

Investment development opportunities targeted by Satterley include:

- Masterplanned communities in Australian capital city growth corridors
- Boutique residential estates in suburban infill locations
- Affordable townhouses (close to CBDs)
- Low-rise multi-residential developments
- Urban renewal projects
- Commercial developments, such as shopping centres
- Bulky good sites
- Industrial complexes







# The Investment Cycle

Satterley communities are typically developed over a 3 – 10 year period, and range in size from a few hundred homesites up to several thousand.

Satterley is constantly identifying and securing new landholdings in growth corridors for residential development.

New investment opportunities are offered to qualifying investors via an in-depth information memorandum.



*“Satterley has a disciplined development approach and a proven risk management strategy. We are experienced in achieving timely approvals, our banks like us due to low gearing and we make sensible acquisitions in the right locations.”*

*- Nigel Satterley AM*







## Equity Partners

Satterley manages the finance, planning, development and statutory approvals of residential communities and has its own in-house sales and marketing services.

Every Satterley community is established as a stand-alone investment syndicate.

Each Special Purpose Vehicle (SPV) is a stand-alone legal entity, with no cross guarantees to any other Satterley syndicated projects, assets, borrowings or investors.

Borrowings are conservatively geared at 35 – 50 per cent loan-to-value ratio (LVR), with limited recourse bank funding.

Each syndicate or SPV has its own board of directors who meet regularly. The board members include investors from each syndicate and Satterley chief executive, Nigel Satterley.

Satterley is a minority investor in each SPV on the same terms as all other investors. It is contracted by each syndicate to plan, develop and sell the estate and its homesites.

Investors contribute equity to the project syndicate as outlined in the information memorandum.



A man with a beard and a woman with dark hair are sitting at a table. The man is on the left, wearing a light pink shirt, looking towards the camera. The woman is on the right, wearing a white button-down shirt, smiling broadly. There are decorative orange curved lines in the background. The background is a bright, out-of-focus office or meeting room.

# Satterley Project Management

Satterley is contracted by each syndicate to plan, develop and sell the estate.

Satterley earns administration, project management and selling fees but does not charge upfront establishment, promoters, acquisition or performance fees.





## Comprehensive Financial Reporting

Satterley has strong internal financial controls and provides partners with comprehensive reports detailing all costs and key project performance measures.

Regular reporting to investor partners includes:

- Life of project feasibility and business plans
- Updated cash flow forecasts
- Revised life of project forecasts
- Statements of project performance
- Sales reports
- Project manager reports
- Strategic marketing analysis
- Financial year end audited accounts



# Acquisition and Investment Strategy

With an experienced six-person national team dedicated to identifying new opportunities and conducting economic research and analysis, potential developments must meet Satterley's strict criteria before proceeding.

## POTENTIAL ACQUISITIONS MUST:

- Be close to amenity including shops, hospitals, schools and colleges, parks and playgrounds, and sports and recreation facilities
- Be located in popular growth corridors, with a clear approval pathway or existing approvals
- Have access to transport corridors and public transport
- Be close to employment catchment areas
- Have public infrastructure planning provisions in place such as power, gas, drainage, water, sewerage, and roads
- Have an established house resale market in the region
- Compare favourably to existing housing product in the area





# Investing in Australian Residential Land Development

Australia's population continues to grow at a pace that outstrips the construction of new homes.

Around 80 per cent of all Australian residents choose to live in traditional, standalone homes with a garden (landed property), rather than in a high-rise apartment, flat or unit.

Providing affordable quality lifestyle choices for these new home buyers is the focus of Satterley acquisitions.

Satterley is regularly ranked in the top three or four for land sales in Australia and plans to maintain its market-leading position in Western Australia and continue to further expand our operations in Victoria and Queensland.

Australian residential development is supported by our stable Government, a sound banking industry, a strong local economy, steady annual population growth of around 400,000 people and an annual demand for new houses of around 180,000 dwellings, increasing by approximately 1.2 million people every three years.

## LONG-TERM DWELLING DEMAND IN WESTERN AUSTRALIA (PER ANNUM)

New single detached dwellings ~ 14,000.

Multi-residential dwellings – apartments, townhouses and villas ~ 3,000.

Re-builds on owner's property (infill locations) ~ 2,000.

Long-term population growth per annum (total) 30,000 – 40,000.

## LONG-TERM DWELLING DEMAND IN VICTORIA (PER ANNUM)

New single detached dwellings 20,000 – 22,000.

Multi-residential dwellings – apartments and villas 6,000 – 8,000.

Re-builds on owner's property (infill locations) 6,000 – 8,000.

Long-term population growth per annum (total) 125,000 – 135,000.

## MEDIUM-TERM ANNUAL LOT DEMAND

Western Australia 5,000 – 7,000

Victoria 18,000 – 22,000

Queensland 9,000 – 12,000









CABOOLTURE



● NARANGBA

**Ridge  
view**

NORTH LAKES

📍 **QUEENSLAND**

BRISBANE

IPSWICH

● RIPLEY

*Ripley Valley*





A man with short, light-colored hair, wearing a dark suit, white shirt, and blue patterned tie, stands on a rooftop. His hands are in his pockets. In the background, a city skyline with several tall buildings is visible under a clear sky. The image is framed by dark blue borders on the top and bottom, with thin, curved orange lines crossing the scene.

*“Property has a long history of stable and safe capital growth and provides good returns for property investors prepared to take a sensible business approach.”*

– Nigel Satterley AM



# Award-winning Estates

*Internationally recognised since 1995*

Satterley has received more than 100 industry awards, including more than 60 Urban Development Institute of Australia awards since the awards began in 1995.

## ALLARA

### 2,500-lot development

- 2019 UDIA State Winner for EnviroDevelopment (Chairman’s Choice Winner)
- 2019 UDIA State Finalist for Environmental Excellence
- 2019 UDIA State Finalist Excellence in Marketing
- 2016 UDIA National EnviroDevelopment Award (Six Sustainable Elements)

## ARCADIA

### 1,830-lot development

- 2023 Property Council State Award for Best Masterplanned Development

## ASCOT GARDENS

### 250-lot development

- 2003 UDIA State Finalist in Residential Development (over 250 Lots)
- 2002 UDIA State Finalist in Environmental Excellence
- 2002 UDIA State Finalist in Residential Development (less than 250 lots)
- 1998 UDIA State Award for Excellence in Urban Development (250 lots and under)
- 1998 City of Belmont Opportunity Award
- 1994 Landscape Industry Association Premier Estate Subdivision Award

## AUSTIN LAKES

### 5,800-lot development

- 2013 UDIA National Award for Environmental Excellence
- 2012 UDIA State Award for Environmental Excellence

## THE AVENUES

- 1996 UDIA National Award for Excellence in Urban Development
- 1996 Landscape Industry National Award for Central Park
- 1995 UDIA State Award for Excellence in Urban Development (999 lots or under)
- 1995 Landscape Industry State Award for Central Park

## BANKSIA GROVE (as LWP)

### 2,500-lot development

- 2020 UDIA (WA) Best Master Planned Development Community

## BEAUMARIS AND DISTRICT TOWN CENTRE

### 4,500-lot development

- 2023 Property Council State Award for Best Masterplanned Development
- 2022 UDIA State Award for Masterplanned Development
- 2002 UDIA State Finalist in Environmental Excellence
- 2002 UDIA State Finalist in Residential Development (less than 250 lots)
- 1994 Landscape Industry Association Premier Estate Subdivision Award

## BRIGHTON, EDEN BEACH AND DISTRICT TOWN CENTRE

### 7,000-lot development

- 2020 UDIA State Finalist for Excellence in Social and Community Infrastructure
- 2019 UDIA State Finalist for Masterplanned Development
- 2014 UDIA State Award for Excellence in Masterplanned Development
- 2013 UDIA State Award for Masterplanned Development

- 2009 UDIA National Award for Affordable Development
- 2009 UDIA State Award for Affordable Development
- 2008 UDIA State Award for Excellence in Masterplanned Development
- 2008 UDIA State Award for Excellence in Affordable Development
- 2007 UDIA State Award for Excellence in Masterplanned Development
- 2007 UDIA State Award for Excellence in Water Sensitive Urban Design
- 2007 PIA Special Commendation for Brighton Village Centre
- 2007 Water Awards – Minister’s Award for Excellence – The Green
- 2007 Water Awards – Water Innovation – The Green
- 2007 Water Awards – Conservation & Efficiency (Commercial) – The Green
- 2007 Water Awards – Waterwise Land Development – The Green
- 2007 Prime Minister’s Award for Community/Business Partnership
- 2007 TAFE Finalist in the VET in School Awards
- 2007 Finalist in the WA Environmental Awards
- 2005 Finalist in the Community Services Industry Awards
- 2004 UDIA State Finalist for Residential Development (Masterplanned Community)
- 2003 UDIA State Finalist for Residential Development (Masterplanned Community)
- 2002 Planning Institute of Australia (PIA) National Award Certificate of Merit for Urban Design
- 2002 UDIA State Finalist for Residential Development (under 250 lots)

## DALYELLUP BEACH AND TOWN CENTRE

### 3,500-lot development

- 2020 UDIA State Finalist for Environmental Excellence
- 2019 UDIA State Winner for Excellence in Masterplanned Development
- 2009 UDIA State Finalist Award for Excellence in Masterplanned Development
- 2005 UDIA State Award for Excellence Sustainable Urban Development (Land Sales)



- 2004 UDIA State Award for Excellence in Masterplanned Development
- 2003 UDIA State Award for Excellence in Masterplanned Development
- 2003 PIA Special Commendation for Structure Plan Report
- 2003 UDIA National Finalist Masterplanned Community
- 2003 FIABCI International Finalist
- 2002 Landscape Industries Association Award for Excellence in Public Open Space
- 2002 UDIA National Award for Residential Subdivision
- 2002 UDIA Finalist in the Presidents Award
- 2002 UDIA State Award for Excellence in Masterplanned Development
- 2002 PIA Certificate of Merit for Urban Design (Built Form)
- 2001 UDIA State Award for Excellence in Urban Development (over 250 lots)
- 2000 RAPI National Award, Certificate of Merit for Urban Design
- 2000 RAPI President's Award

#### **ELLENBROOK AND REGIONAL TOWN CENTRE (as LWP)**

##### **11,500-lot development**

- 2018 UDIA (WA) Award for Excellence – Small-Scale Infill Development
- 2015 International Award: FIABCI Prix d'Excellence – Master Plan
- 2011 UDIA (WA) Award for Excellence for Affordable Development
- 2010 UDIA EnviroDevelopment Certification in Eco Systems and Community
- 2009 UDIA (WA) Judges Award for Excellence
- 2008 HIA Greensmart Estate / Development of the Year
- 2008 HIA Greensmart Water Efficiency Award
- 2007 PIA (National) Certificate of Merit – Urban Design Plans and Ideas
- 2007 UDIA (WA) Inaugural Award for Excellence – Affordable Development
- 2006 WaterWise HIA Greensmart Estate
- 2006 Water Awards – Inaugural Residential Partner Award – Land Development
- 2006 PIA (WA) Special Commendation – Urban Planning Achievement

- 2006 PIA (WA) Special Commendation – Urban Design Plans and Ideas
- 2006 PIA (WA) Presidents Award
- 2005 UDIA (WA) Award for Excellence – Master Planned Development
- 2004 UDIA Inaugural Award for Urban Sustainability
- 2003 UDIA National Award for Excellence – Best Residential Subdivision
- 2002 RAPI Award for Excellence – Urban Design: Built
- 2001 RAPI Award for Excellence – Urban Design: Built
- 2001 UDIA National Award for Excellence – Master Planned Development
- 2000 UDIA (WA) Award for Excellence – Master Planned Development
- 1999 UDIA National Award for Excellence – Best Residential Subdivision
- 1999 WA Energy Efficiency Awards – Planning, Transport and Infrastructure Award
- 1998 RAPI Certificate of Merit – Urban Planning Achievement
- 1998 WA Civic Design Award – Landscape Environment Commendation
- 1998 Finalist Community Services Industry Awards: Premiers Award for Community Partnership that Supports Families
- 1998 UDIA (WA) Award for Excellence – Residential Development 250 lots or more
- 1997 RAPI Special Commendation – Urban Planning
- 1996 UDIA National Award for Excellence
- 1996 UDIA (WA) Award for Excellence
- 1996 RAPI Certificate of Merit – Planning and Development
- 1995 UDIA (WA) Award for Excellence – Residential Development greater than 1000 lots
- 1995 RAPI Award for Excellence – Community Planning
- 1995 RAPI Award for Excellence – Planning and Development

#### **EVERMORE HEIGHTS**

##### **465-lot development**

- 2013 UDIA State Finalist for Affordable Development
- 2009 UDIA State Finalist for Urban Water Excellence







#### **GALLERY**

##### **40-lot development**

- 2020 UDIA State Winner for Marketing Excellence

#### **THE GLADES AT BYFORD (as LWP)**

##### **2,600-lot development**

- 2011 HIA Greensmart Estate / Development of the Year
- 2011 UDIA EnviroDevelopment Certification in Eco Systems, Water and Community

#### **THE HALES**

##### **420-lot development**

- 2022 UDIA State Award for Residential Development

#### **HALLS HEAD AND TOWN CENTRE**

##### **8,000-lot development**

- 1999 RAPI State Award for Urban Design Halls Head
- 1988 Environmental Protection Authority Award for Environmental Excellence

#### **HERON PARK**

##### **2,100-lot development**

- 2019 UDIA State Finalist for Residential Development

#### **HONEYWOOD**

##### **2,150-lot development**

- 2019 UDIA State Finalist for Residential Development
- 2018 UDIA National Finalist; Environmental Excellence
- 2017 UDIA State Winner; Environmental Excellence
- 2013 UDIA State Finalist Residential Development over 250 lots

#### **MINDARIE KEYS**

##### **2,500-lot development**

- 1999 UDIA Presidents Award for Most Outstanding Development in Australia (Land Sales)

#### **THE NEW KWINANA / THE NEW NORTH**

##### **7,800-lot development**

- 2017 UDIA National Finalist Urban Renewal
- 2016 UDIA State Award Urban Renewal
- 2013 UDIA State Finalist Urban Renewal
- 2007 UDIA National Finalist Urban Renewal
- 2006 UDIA State Award Excellence Urban Renewal
- 2002 UDIA National Finalist Presidents Award
- 2002 UDIA National Finalist Urban Renewal
- 2001 UDIA State Award Urban Renewal
- 2001 UDIA State Award Excellence in Urban Renewal
- 2000 UDIA State Finalist Urban Renewal
- 2000 Master Builders Association Excellence Awards Alterations and Additions
- 1999 United Nations World Habitat Award “The New Kwinana”
- 1999 UDIA National Finalist Award Excellence in Urban Renewal
- 1998 UDIA State Award for Excellence Urban Renewal
- 1997 FIABCI International Finalist for Excellence Urban Renewal
- 1996 MBA Housing Excellence Award for Alterations and Additions

#### **THE PENINSULA ESTATE**

##### **255-lot development**

- 2000 UDIA State Award for Excellence in Residential Development (over 250 lots)
- 2000 UDIA National Award for Environmental Excellence
- 2000 FIABCI International Finalist
- 2000 WA Water Awards - Management of Water Resources for Residential Development
- 1999 UDIA State Award for Environmental Excellence

#### **PRINCETON**

##### **200-lot development**

- 2003 UDIA State Finalist Environmental Excellence
- 2003 UDIA State Finalist Water Sensitive Urban Design



## REGENT WATERS

### 180-lot development

- 1997 UDIA National Award for Best Small Residential Subdivision
- 1996 UDIA State Award for Best Small Residential Subdivision

## SANCTUARY WATERS

### 620-lot development

- 1998 UDIA State Finalist for Excellence in Urban Development in Residential Subdivision

## SECRET HARBOUR AND TOWN CENTRE

### 3,500-lot development

- 2003 UDIA State Finalist Water Sensitive Urban Design
- 2003 UDIA National Finalist Storm Water Industry Association, Water Sensitive Urban Design
- 2002 UDIA State Finalist for Environmental Excellence
- 2001 UDIA State Finalist for Environmental Excellence
- 2000 UDIA State Award for Environmental Excellence
- 1998 UDIA State Award for Environmental Excellence
- 1996 UDIA State Award for Excellence in Large Residential Estates

## SMITHFIELD VILLAGE

### 1,400-lot development

- 2009 UDIA State Award for Residential Subdivision
- 2009 UDIA State Award for Excellence in Environmental Sustainable Development – Land Based
- 2007 Engineering Excellence in far North Queensland – Engineering Project of the Year

## TRINITY, ALKIMOS (as LWP)

### 2,800-lot development

- 2018 UDIA (WA) Award for Excellence – Residential Development Award
- 2012 UDIA EnviroDevelopment Certification in Eco Systems and Community

## UPPER POINT COOK

### 1,800-lot development

- 2018 UDIA Victoria State Award Residential Development over 250 lots



## DISCLAIMER (IMPORTANT NOTICE)

This document is an information booklet only and is not a prospectus or disclosure document. The information contained in this document is not financial product advice, nor is it taxation or legal advice. Each Recipient should consult its own professional advisers in regard to these matters. Each Recipient must make its own independent assessment and investigation of any business opportunity contemplated and should not rely on any statement made by Satterley or the adequacy or accuracy of any Information.

Any investment opportunity in the future will be presented in an Information Memorandum (IM) and is only available for persons who qualify as “wholesale clients” within the meaning of section 761A of the Corporations Act and as “sophisticated investors” within the meaning of section 708 of the Corporations Act.

The purpose of an IM is to provide general information to prospective investors to assist them in deciding whether they wish to invest in the opportunity. All investments are subject to risks, including those described in the IM. Prospective investors should read the IM in full before deciding whether to invest in the opportunity and if in any doubt as to how to interpret or deal with the IM, or whether an investment in the opportunity is appropriate, should consult financial or other professional advisers.

Satterley Funds Management Pty Ltd ABN 38 650 476 565 (Satterley FM) is a wholly owned subsidiary of Satterley Property Group Pty Ltd ABN 38 009 054 979 the holder of Australian financial services licence number 540233, in accordance with section 911A(2)(b) of the Corporations Act 2001 (Corporations Act).

Satterley makes no representation or warranty (express or implied) as to the accuracy, reliability or completeness of the Information. Satterley and its officers, employees, agents and consultants will not have any liability (including by reason of negligence or negligent misstatement) for any statements, opinions, information or matters (express or implied) contained in, arising out of or derived from this document, or for any omissions in this document, except for any liability that cannot be excluded by law.

