

JINDING TIMES



A YEAR OF GROWTH AND NEW HORIZONS AS JINDING CELEBRATES EIGHT YEARS

As we reflect on a year of growth and achievements here at Jinding, I'm excited to share some of the milestones that have shaped our journey.

This year, we expanded our geographic footprint with site acquisitions in South Australia and regional Victoria, celebrated the completion of our first development Octave in south-east Melbourne, and strengthened our sales and investment portfolio.

Each step forward not only affirms our vision but also reinforces our commitment to delivering exceptional value and opportunities for our clients, communities, investors, staff and stakeholders.

None of these achievements would be possible without the dedication of our team, the

trust of our investors, and the support of our communities. Together, we are creating a legacy of excellence and innovation.

We have responded to the challenges of Melbourne's property market through geographic diversification that will strategically strengthen Jinding's ability to weather market shifts across Australia long-term. We have continued to deliver – bringing new lots and homes to market, including our new development Dunhelen in Greenvale. All while completing our first project Octave, and welcoming new residents to Harriott and The Patch and moving ahead with delivery of Broadstead.

Our real estate team's work connecting purchasers to property opportunities has been recognised with

numerous awards and impressive sales data.

This year also saw the expansion of our investment portfolio to include premium Tasmanian whisky, Cape Haug and legacy video game publisher and developer, MicroProse.

Looking forward, we are excited to continue this success through innovations across our business.

Thank you for being a part of our journey. We're eager to make 2025 even more transformative, and we look forward to achieving it together.

Jay Song
Executive Director and CEO

8TH	Anniversary
1	Community Completed
1	Community Launched
4	New Sites Acquired
107	Real Estate Webinars
\$445M	In Properties Sold (combined)
\$263M	In Properties Settled (combined)
6	Community Sponsorships and Industry Partnerships

Mt Barker, South Australia



NATIONAL EXPANSION TO DELIVER MORE HOMES ACROSS AUSTRALIA

Expanding Jinding's reach into new markets through a series of recent acquisitions is set to deliver more than 1900 land lots to the market across Australia.

In recent months Jinding has secured four new landmark sites that further drive our geographic diversification – expanding from Melbourne and the Gold Coast to Mount Barker in South Australia, Tatura near Shepparton, Dennington near Warrnambool and Broadford, north of Melbourne.

Jinding Managing Director of Developments Dr Andrew Ashwood said the acquisitions were part of a long-term strategy to diversify the company's pipeline and manage the risk of downturns in any one market.

"These sites are all strategically located in growth regions underpinned by strong employment, industry and population growth. The delivery of new housing, and the associated critical community infrastructure we bring, will contribute to the sustainable growth of these areas and long-term resilience," he said.

"The acquisition of these four sites further diversifies our holdings geographically, strategically positioning our portfolio for the next market cycle."

Jinding will bring some of these sites to market in 2025, providing new housing opportunities to locals in these areas.

Each project will continue to build Jinding's reputation for delivering high quality communities connected to nature and that embrace the

local fabric of their surrounds.

In particular, Jinding's Mount Barker project will be a future legacy development. One of the last development parcels of land in the region, it is situated in the heart of Adelaide's most sought-after growth corridor, enjoying stunning views.

THE ACQUISITION OF THESE FOUR SITES FURTHER DIVERSIFIES OUR HOLDINGS GEOGRAPHICALLY, STRATEGICALLY POSITIONING OUR PORTFOLIO FOR THE NEXT MARKET CYCLE.

Dr Andrew Ashwood
Jinding Managing Director
of Developments



Jinding's latest acquisitions include:

TATURA

\$257 million
43-hectare
400 lots

DENNINGTON

\$325 million
41-hectare
500 lots

MOUNT BARKER

\$227 million
22-hectare
350 lots

BROADFORD

\$490 million
137-hectare
700 lots

JINDING REAL ESTATE YEAR IN REVIEW



With offices across Australia and China, Jinding's real estate team connects purchasers to property. Working with clients who see the value in Australian real estate, and developers seeking to drive positive returns, our team has been highly sought-after in 2024.

Challenging headwinds locally have called for experts who know how to get a result. Through Jinding's various market innovations including live streams, project tours and deep content, we've been able to drive fantastic results for a range of clients, uniting buyers with sellers.

Across a variety of projects, our real estate team has sold 472 properties, totalling \$407.6 million. The team have also facilitated the settlement of

\$208.8 million in previously sold properties, with 329 units settled at a 90% settlement rate.

These results have been recognised with a range of award wins including Bridgehill Group's Platinum Sales Team Award for ALBA & LUNA, and Colliers International's 2024 Sales Champion and Project Champion for Ancora at Collins Wharf.

We must thank our many sales agents who deeply embed themselves in the projects we work on, striving diligently to understand the opportunities and to present them to customers who understand their value. We also appreciate the developers who entrust us with their project sales and marketing needs.

WHAT OTHERS HAVE BEEN SAYING ABOUT JINDING



Michelle, purchaser at Octave, Junction Village

"Octave is a hidden gem because it's got all this open land and it's a great family community. You're super close to the main arterials as well as already established suburbs.

I actually liked it due to the musical names behind the streets in the estate. Especially when we say Melody Way and my daughter is Melody. It was one of the signs for it to be the right place for us to move. Octave is still a place many of my friends love to call home."



Brodie, resident at Harriott, Armstrong Creek

"We selected Harriott as we really liked the way it is planned. The community is structured around a central park, close to shops and access to all the benefits of the Surf Coast.

We're looking forward to the estate continuing to fill out and the park being finished. To have that access and basketball court will be great. We use the central park often to walk our two German Shepherds."



Amit, purchaser & real estate agent at The Patch, Wollert

"I'm not just saying it's a great place to live because it's my job, I truly believe The Patch will be a wonderful community to be part of.

Buyers are always excited when I tell them The Patch will soon have its own school, community centre and numerous parks within the community. Everything you need will be in easy walking or driving distance."



Navdeep, purchaser at Broadstead, Kilmore

"The land in Kilmore is quite affordable compared to Wallan and surrounding areas, and we have been able to secure a large block of nearly 800sqm, which will be great for our dog to run around in.

We also love the fact Kilmore has a lot of greenery, including great walking tracks and some new parklands planned, so it's like having an expanded backyard."

**Craig Williams,
Executive Director,
Far East Consortium**

"Jinding is currently our number 1 selling agent across Australia! It is extraordinary to look back at your achievements: 647 sales across several states around Australia and now our relationship will take you across the globe. The Jinding team are a force of nature."

**James Maitland,
Managing Partner,
Salvo Property Group**

"Jinding are by far the most professional channel agency I have dealt with in my many years. Their professionalism is second to none and it's no wonder they have been the top-performing channel agency for the Stature and Moray House in Southbank."

**Nick Georgalis,
Founder & Managing Director
Geocon Group**

"The Jinding team have delivered above and beyond during our Nightfall sales campaign. Jinding continually have reinforced their standing as one of our priority channel sales partners. In terms of Nightfall, they stood out as sales champions for Geocon."



Dunhelen, Greenvale
(Artist Impression)

DUNHELEN LAUNCHES IN GREENVALE

Dunhelen is Jinding's newest community, set to feature more than 400 homes amid a leafy tree-filled landscape in the tightly held, prestigious Melbourne suburb of Greenvale.

It will feature a range of land lots and townhouses set around a historic heritage-listed mansion, extensive green links and a future proposed primary school and community hub.

Dunhelen's initial launch of a limited collection of lots in October captured strong interest from local purchasers, with a number of buyers moving quickly to secure a slice of the community. Future stages are planned for release in 2025, with lots ranging in size from 117 square metres for townhomes and up to 760 square metres for larger homes.

OCTAVE REACHES COMPLETION IN JUNCTION VILLAGE

Jinding is proud to report we have completed our first masterplanned community, Octave in Junction Village.

This amazing nature-inspired development illustrates how reframing environmental and planning challenges into opportunities can create incredible outcomes for communities.

Octave was shortlisted for the UDIA Victoria's 2024 Award of Excellence under the residential subdivision category.

Congratulations to the team on the delivery of this beautiful community spanning 371 homes and 5.7 hectares of incredible open space, including safe crossings for the Southern Brown Bandicoot.



INVESTMENT WELCOMES CAPE HAUY AND MICROPROSE



At Jinding we've always focused on identifying investment opportunities with strong potential for growth and sustainable returns. While we have traditionally concentrated on high-quality property developments, our current investment portfolio includes fintech, proptech, medtech, consumer goods and digital entertainment. This year we welcomed two new investments to the portfolio – the premium Tasmanian-made Cape Haury whisky; and legacy video game publisher and developer, MicroProse. Opportunities abound and we look forward to welcoming new investments next year.

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