

JINDING TIMES



DECEMBER 2025



SHAPING COMMUNITIES: PROGRESS ACROSS OUR PORTFOLIO

Artist Impression, Larkview, Mt Barker

As we look toward the end of another productive year at Jinding, it's pleasing to reflect on the momentum underway across our business and communities.

A standout milestone has been our expansion into South Australia with the official launch of Larkview in Mount Barker. Local buyers have responded exceptionally well to the vision for this new community, making Larkview our strongest-performing project of the year. This success is more than a market success, it is validation of our core belief that the best communities are born from a deep understanding of local

needs and aspirations.

Across our portfolio, this belief takes physical form. Construction continues to shape our communities. Townhome building is advancing at Harriott, while housebuilding is now underway at Broadstead, marking an exciting step for Kilmore's evolution. Looking ahead, construction will begin at Dunhelen in Greenvale and at Larkview next year too.

The market dynamic has evolved, with key indicators now pointing towards a period of sustained growth. With interest rates beginning to ease, confidence is surging back to the property sector, particularly in Melbourne,

which is now widely recognised as one of the most undervalued capital city markets in Australia. We are seeing enquiry and sales activity lift as buyers re-enter the market, keen to secure property ahead of further growth.

Our Real Estate division has continued to harness the momentum in the property market, delivering standout results and setting new benchmarks. High-touch client experiences and innovative digital campaigns have driven strong volumes and attracted a new wave of premium investors, with average transaction values hitting record highs.

Meanwhile, our Investments team has secured a stake in a company reshaping entertainment casting – read on for more on that one! And finally, we were proud to be recognised by The Australian as one of the Best Places to Work.

Thank you to our purchasers, partners and community members for your ongoing trust and support. We look forward to an exciting year ahead as we continue delivering vibrant communities that enrich lives and pursue opportunities that build an enduring future.

Jay Song
Executive Director and CEO

LARKVIEW SETS A NEW PAGE IN MOUNT BARKER

Jinding's entry into South Australia has exceeded market expectations, with our Larkview community in Mount Barker delivering the strongest month of land sales in our company's history.

In September, we contracted 35 lots — a milestone driven by strong support from local buyers who share our vision for a leafy, connected

neighbourhood that enhances Mt Barker's natural charm and welcoming character.

With the first two stages now sold out, we are selling through our third stage, offering more purchasers the opportunity to call Larkview home.

Construction will commence in the new year, marking an exciting next step as we continue to invest in and grow our presence in South Australia.



HARRIOTT'S HILLTOP PARK OPEN FOR EPIC PLAY TIMES!

Armstrong Creek locals welcomed the start of spring and warmer weather with the opening of Harriott's landmark Hilltop Park!

With walking paths, a half basketball and netball court, a 670-metre fitness circuit and scooter pump track, it has plenty to offer everyone, with swings, climbing structures and a sandpit also keeping kids entertained.

One of the park's standout elements is an

educational tribute to local birdlife, inspired by the neighbouring Sparrovale Wetlands (Ngubiti yoorree), a Ramsar-listed habitat for migratory birds. Play zones reflect the epic East Asian–Australasian Flyway journey, culminating in a tower shaped like wetland reeds with views across to the protected reserve.

Designed by Spiire and built by local firm BC Garden Construction, the park was shaped through community consultation and was opened in September with a fantastic community day!

HARRIOTT CHARMS WODONGA COUPLE

When their children moved a few hours away, long-time Wodonga residents Adam and Leanne began thinking about relocating. With one child in Melbourne and the other in Mount Duneed, they were drawn to Harriott's proximity to the city and coast.

"We had a look (at Harriott) and bought our block the same day. We just fell in love with it right away," said Leanne.

"Harriott feels very natural, coastal, quiet and we love the location — central to Barwon Heads, Torquay and Geelong and still close to Melbourne.

We really like that it is out of the busy tourist area and has the beautiful wetlands and natural surrounds."

The couple are embarking on building a double storey home with plenty of room for their two kids when they come to visit, and future grandkids.

"Not driving three or four hours to see family is going to be fantastic. And my husband is a mad Geelong supporter so he is going to be in heaven. I love the beach so I'll be down there all the time. I am really looking forward to having a more active lifestyle."





Broadstead is one step closer to reality with the first two stages of the project achieving practical completion, enabling housebuilding to start in early 2026.

This is an exciting milestone for so many purchasers, as well as the community of

Kilmore, representing its evolution and growth.

The team has also been busy creating a new entrance for the community, connecting Broadstead to Kilmore and extending the town's footprint.

With infrastructure and amenities continuing to develop, Broadstead is shaping up as a vibrant extension of Kilmore.

LOCAL RESIDENTS DRIVE DUNHELEN SALES

Jinding's newest Melbourne development Dunhelen is proving popular with local residents in tightly-held Greenvale who are looking to upgrade while staying in the suburb they love.

Since launching last year, Dunhelen has welcomed a steady stream of buyers, with activity accelerating over the past three months as interest rates begin to ease.

Among the first purchasers is long-time Greenvale resident Shital Chandra, who has lived locally for more than a decade and was determined not to leave the area she values for its quiet streets, greenery and proximity to the city, airport and major amenities.

"I was following the development from when the site was sold, and called Jinding to ensure I was on the database," she said.

Shital and her husband Rikesh have secured land opposite the historic homestead and plan a spacious multi-generational, double-storey "forever home," complete with an atrium. Their decision reflects Dunhelen's appeal: leafy streets, strong design guidelines and generous green spaces that build on the character that makes Greenvale special.

"When we were looking we were really clear our next home had to be in Greenvale, it had to be a good developer and it had to have parks and open space. It is a lot to ask, but Dunhelen will deliver this," she said.



DUNHELEN IS A FAMILY AFFAIR



When it came time to buy her first property, Mickleham professional Sharah Mae Sarmiento had one key criteria – it needed to be near family.

And with one of her older sisters living in Aspect beside Dunhelen, Jinding's Greenvale community was the logical choice.

"We were invited to an event at the sales office and we realised that we would be able to walk to my sister's place!" she said.

"Dunhelen is comparable pricewise to other developments, so we purchased a corner lot and I'll be so close to my family!"

In fact, Sharah and her

husband live with her other sister in Mickleham, who has also purchased in Dunhelen so all three siblings can live close to each other.

"John and I have only been in Australia for three years, whereas my sisters have been here for 10 years already. We moved out from The Philippines in 2022 and we love being near each other," she said.

"One of the reasons we bought here – apart from being close to family – is to be closer to my work at Sunshine Hospital. I can save 20 minutes a day on my commute, which is fantastic," she said.



Real Estate VIP Tour in Queensland

Over the past months our Real Estate division has achieved a number of standout results, further cementing our expertise in global sales and project marketing.

Our signature high-touch exclusive client experiences and innovative digital campaigns have driven volume and attracted a new calibre of premium investment. Our average transaction value reached record highs, including multiple sales above \$3 million – signalling the demand for high-end Australian property.

Our strategy has delivered these concrete highlights:

Market-leading VIP tours conversions: Seven international tours delivered 87 confirmed deals and \$76 million sales – a clear demonstration of our unmatched ability to curate, qualify and close

High-impact digital launch: The Rivergreen Hamilton Stage livestream webinar drove immediate sales, totalling over \$42 million

Robust pipeline creation:

Targeted campaigns for Collins Wharf and Mirvac's Harbourside produced 21 combined reservations and EOIs, building a healthy pipeline for future settlements

Exceptional settlement performance:

For The Queensbridge Building, we are forecasting a 95%+ settlement rate on over 80 sold lots, underscoring the quality and commitment of our buyer network.

These results reinforce

Jinding's proven formula:

Precision strategy, premium client engagement and measurable sales velocity that delivers enduring value.

We are channelling this energy into the burgeoning house-and-land segment. With the Brisbane 2032 Olympics on the horizon and underlying market fundamentals remaining robust, Queensland presents a powerful growth opportunity. We are excited by the potential and the opportunity to set new benchmarks here, replicating our premium sales success for a new wave of development.

CULTURE SHINES AT JINDING

At Jinding, culture isn't an afterthought – it's our foundation. We're a team that backs each other, grows together, and celebrates shared success.

Our greatest asset are our people and throughout the year we come together to connect and celebrate the wins. Mid-year we looked back on the financial year's achievements at our EOFY party, then focused on wellbeing with RU OK? Day activities.

But the highlight was celebrating our ninth anniversary in October with our own Amazing Race challenge. What we all loved about this event was how it showcased our core values in action:

Integrity as teams followed the rules set out for play

Execution when it came to solving challenges together

Collaboration, which flowed seamlessly

Quality when it came to the delivery and execution of every task, and finally

Entrepreneurship in finding innovative paths forward.

This year has reminded us of our greatest investment – our people. Thank you for making our first nine years so memorable. Here's to the talent and teamwork that will define the decade ahead.



JINDING CROWNED A BEST PLACE TO WORK



Jinding was recognised earlier this year as one of 'The Best Places to Work'.

This award by The Australian, and powered by WorkL, celebrates our focus on fostering an inclusive, supportive and high-

performing culture where every team member can thrive.

Our people are the heart and driving force behind our success, and it is exciting to see their commitment officially recognised.

CONTACT US

Head Office
Level 53, Rialto South Tower
525 Collins Street Melbourne
VIC 3000

+61 3 9457 8588
info@jinding.com.au
jinding.com.au