

15%_{p.a}
Investor Return

Preferred Equity Investment Opportunity

Luxury Apartment Development

58 Campbell Parade, Bondi NSW 2026



Investor Return

15% per annum return, paid upon project completion



Residential

Development Approval Held



18 month

Investment Term



\$50,000

Min Investment



Investment Available

Up to \$3,450,000



Pre-sale achieved

with contracts waiting to be exchanged.

Funds will be utilised to recapitalise the development of 7 luxury apartments and support working capital requirements

Deal Summary

Funds will assist with the recapitalisation and delivery of the Project, which relates to construction of seven ultra-luxurious apartments overlooking Bondi Beach, each with sweeping ocean views and premium finishes. These exclusive residences offer expansive terraces, high-end interiors, and state-of-the-art amenities for a sophisticated coastal lifestyle. The project combines stunning architecture with Bondi's relaxed charm, setting a new standard for beachside luxury living.

Bondi Beach is one of the most iconic and high-demand beachfront markets in Australia. High-end buyers in this area prioritise bespoke, luxury living, which aligns with the project's design and marketing strategy.

The project allows potential buyers to participate in the design process, a strategy aimed at attracting affluent purchasers seeking a personalised luxury home. CBRE is the appointed sales agent and has been actively marketing the project. To date, there is a pre-sale on the Penthouse for \$22m with Contracts waiting to be exchanged and the balance of 10% deposit paid.



Builder/Architect Details

The architect is MHN Design Union, a Sydney-based firm with a distinguished record in crafting bespoke residential and multi-residential projects. Known for their modern aesthetic and meticulous approach, MHNDU designs aim to harmonize with their surroundings while providing a sense of calm and retreat for residents.

The builder is HSN Construction has been appointed as the head contractor. HSN Construction is the construction arm of HSN Property Group. They are a high-end residential and commercial property developer and builder based in Sydney with over 20 years of experience and a strong portfolio of completed projects that range from \$25m to over \$100m.



Sponsor

Fenbury is the Sponsor and a boutique developer specialising in exclusive residential and mixed-use developments led by the founder, Sammy Soliman. He has over three decades of experience in the industry and had negotiated and acquired diverse projects ranging from \$150m to \$500m. His project portfolio also extends across award-winning hotel redevelopments, and multiple large-scale high-rise developments.

Important Information

Primestock Securities Limited ABN 67 089 676 068, AFSL 239180 (Prime) provides information on this opportunity to Wholesale Clients to allow them to make their own assessment of the opportunity and, if they wish to invest, Prime may assist with the investment application.

By receiving this opportunity, you confirm you satisfy the requirements to be classified as a Wholesale Client. If you do not satisfy this requirement, please destroy this document.

Prime is not the issuer of the product.

Unless your Prime financial adviser has separately provided you with advice on this investment, Prime does not provide any recommendation or statement of opinion on the investment or any documentation provided by the issuer in respect of the investment (Issuer Documents). Prime takes no responsibility for the information in the Issuer Documents including where the information is misleading, out of date, incomplete or inaccurate in any respect. Prime has not performed its own due diligence to verify the Issuer Documents.

Prime has relied on the Issuer Documents in preparing this flyer and this flyer is a high-level summary only of the information in the Issuer Documents. Prime provides no warranty, express or implied, or any representation as to the accuracy, reliability or completeness of the information contained within this flyer. This includes but is not limited to any financial projections, estimates or any other information contained within this flyer. Prime has no responsibility to inform you of any matter that subsequently comes to its notice, which may affect any of the information contained in this flyer and assumes no obligation to update and reissue this document following publication.

Any person considering an investment must not rely on the information in this flyer and is required to undertake their own due diligence, research, and analysis in order to make a decision on whether to invest. Historical performance is often not a reliable indicator of future performance. Any investment is made at your own risk and Prime will not be liable for any loss you suffer as a result of the investment.

This flyer does not take into account your personal needs, individual objectives or financial situation. You should obtain independent financial and legal advice before making a decision to invest. If you want advice from your Prime adviser on whether or not this investment is appropriate to your objectives, financial situation and needs, please contact your adviser.

To the maximum extent permitted by law, Prime, its employees, officers and agents and their related entities:

- provide no representations or guarantees regarding the performance or success of the investment, any income or capital return or taxation consequences of making an investment; and
- will not be liable for any errors in, or omission from, this flyer or for any resulting loss or damage suffered by any person as a consequence of relying upon this flyer

The information in this document contains general advice and is provided by Primestock Securities Limited ABN 67 089 676 068, AFSL 239180 ('Prime'). That advice has been prepared without taking your personal objectives, financial situation or needs into account. Before acting on this general advice, you should consider the appropriateness of it having regard to your personal objectives, financial situation and needs. The investments referred to in this document are available for Wholesale Clients only. You should obtain and read information provided by the relevant product issuer before making any decision to acquire any financial product referred to in this document. Please refer to the FSG (available at www.primefinancial.com.au/fsg) for contact information and information about remuneration and associations with product issuers. This information should not be relied upon as a substitute for professional advice, and we encourage you to seek specific advice from your professional adviser before making a decision on the matters discussed in this document. Information in this document is current at the date of this document, and we have no obligation to update or revise it as a result of any change in events, circumstances or conditions upon which it is based.
