



landen

Bella Vista



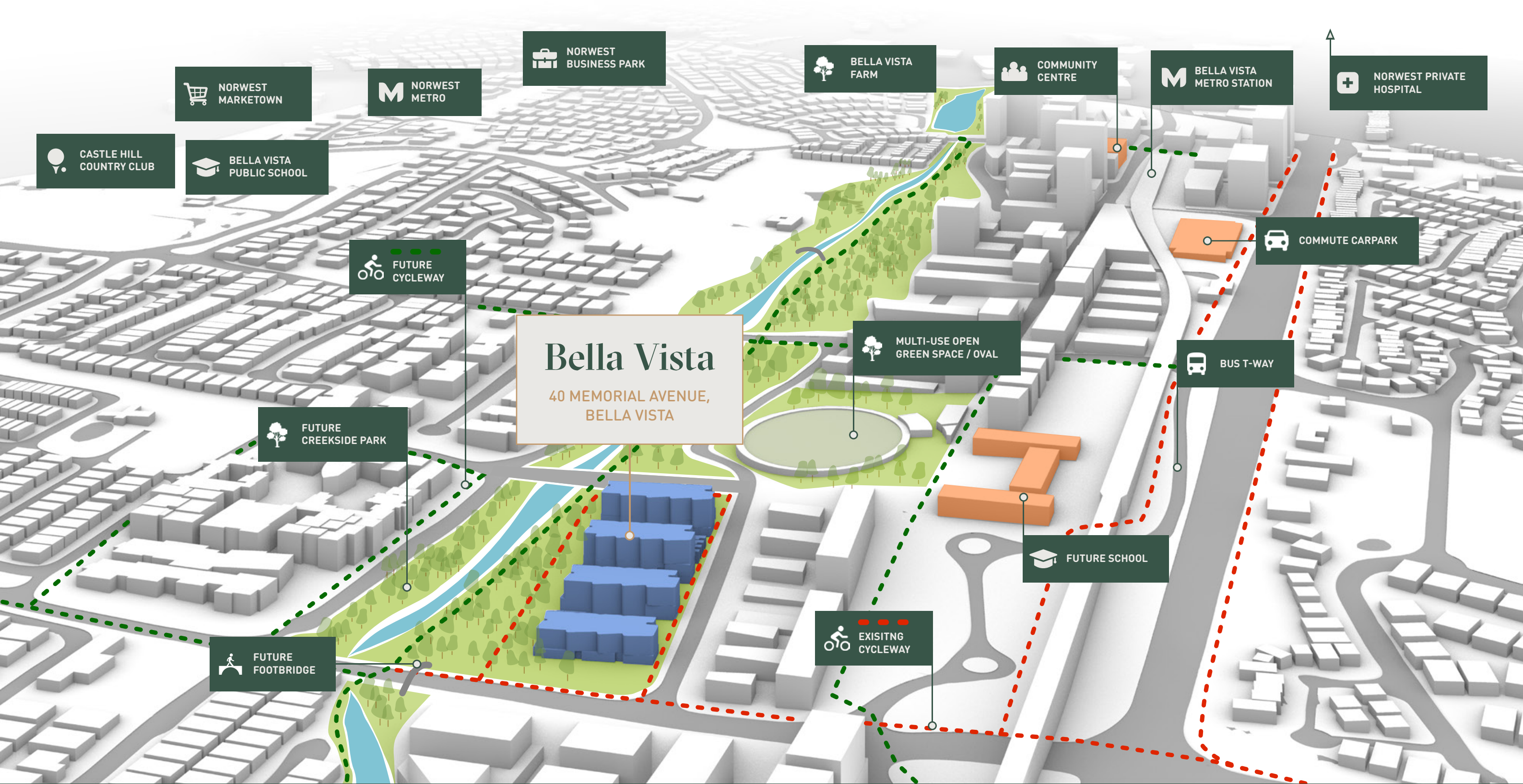
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Elegance in every detail, convenience in every moment – Welcome to Bella Vista.

Landen's Bella Vista apartment development, situated alongside the serene Elizabeth Macarthur Creek, is a key part of the master-planned Bella Vista Station Precinct. Designed by the renowned architects at Turner, the project features four apartment buildings ranging from 5 to 7 levels, connected by communal podiums that offer various amenities and facilities.

Residential options include 1, 2, and 3-bedroom apartments, designed for modern, low-maintenance living. Additionally, a limited number of townhouses are available, providing a private living experience while still enjoying access to all community facilities.



Bella Vista
40 MEMORIAL AVENUE,
BELLA VISTA

Transport

Well-connected within the Metro Precinct, the project is situated 28km from Sydney CBD and 11km from Parramatta CBD. With Bella Vista and Kellyville Metro Stations within walking distance, frequent metro services, and the Bella Vista Station T-Way, travel is facilitated, enhancing access to job opportunities and regional centres.

Education

Bella Vista provides diverse educational options including Bella Vista Public School, Glenwood High School, Crestwood High, and Caddies Creek Public School. These institutions ensure a high standard of education, supporting students' academic growth and providing a strong foundation for their future.

Shopping & Dining

This development benefits from its proximity to the Norwest Markettown, Kellyville Village, Rouse Hill Town Centre, and Castle Towers catering to all your shopping needs. Dine at Bella Vista Hotel and Mullane's Hotel for casual meals, or savour gourmet dishes at The Meat & Wine Co and Italian Street Kitchen, with Messina providing delicious desserts within the Lakeside Dining Precinct.

Parks & Nature

Several green spaces enhance the natural beauty and tranquillity of this area, including Elizabeth Macarthur Creek, Bella Vista Farm and a future local park. Norwest Lake and Kellyville Memorial Park Reserve also provide a great setting for recreation and relaxation, while Balmoral Road Reserve is perfect for leisurely walks and activities.



Landen Property

Communities in Premium Locations

We deliver premium residential estates in highly sought-after areas and industrial estates close to major infrastructure and key transport links, with 20 active developments in our portfolio across New South Wales.

Some of Landen's residential communities in the North West Growth Corridor.



SHANE HARDING HEAD OF PROPERTY

Shane Harding is a dedicated and accomplished professional in the real estate and property development industry. As the Head of Property, he plays a vital role in driving the company's strategic goals and overseeing all aspects of projects, from site acquisition to project delivery.

Shane's typical day involves comprehensive evaluations of ongoing projects, risk management, and identifying opportunities for growth and portfolio expansion. What excites Shane the most about Landen is the abundant opportunities for growth.

Landen Funds

Trusted Investment Opportunities

Our mortgage funds, based on Landen's successful property projects, offer investors an alternative route to participate in the real estate market. Our funds provide competitive returns with low cost-of-entry, low volatility, set terms, and fewer charges.

Retail Fund, Landen Funds



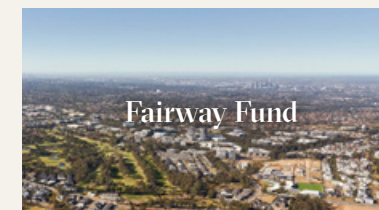
DISTRIBUTION RATE	DISTRIBUTION PERIOD
9.25%	Monthly
EXPECTED MATURITY DATE	STATUS
30 November 2024	Fully Subscribed



DISTRIBUTION RATE	DISTRIBUTION PERIOD
9.75%	Annually
EXPECTED MATURITY DATE	STATUS
31 July 2025	Fully Subscribed



DISTRIBUTION RATE	DISTRIBUTION PERIOD
10.50%	Monthly
EXPECTED MATURITY DATE	STATUS
31 March 2025	Fully Subscribed



DISTRIBUTION RATE	DISTRIBUTION PERIOD
10.75%	Annually
EXPECTED MATURITY DATE	STATUS
6 January 2025	Fully Subscribed

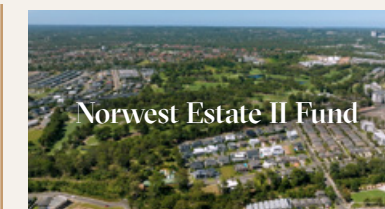


DISTRIBUTION RATE	DISTRIBUTION PERIOD
12.00%	Annually
EXPECTED MATURITY DATE	STATUS
31 January 2025	Fully Subscribed

Wholesale Funds, Keyland Wholesale Master Fund



DISTRIBUTION RATE	DISTRIBUTION PERIOD
12.00%	Monthly
LAUNCH DATE	STATUS
1 December 2023	Fully Subscribed



DISTRIBUTION RATE	DISTRIBUTION PERIOD
12.00%	Monthly
LAUNCH DATE	STATUS
10 April 2024	Open



DISTRIBUTION RATE	DISTRIBUTION PERIOD
12.90%	Annually
LAUNCH DATE	STATUS
17 April 2024	Open



JEFF LI HEAD OF FUNDS

Jeff Li is an accomplished and commercially savvy fund manager with over 18 years of experience in finance. As Head of Funds Management, Jeff is responsible for establishing and running the company's fund management business, ensuring smooth operations and transparent communication with investors.

Jeff's excited about Landen's strong family culture and drive for success, aligning his work with the company's vision and values. With a wealth of expertise in asset management, fund investment, and operations, Jeff is a seasoned leader recognised for his exceptional performance and risk management in the financial industry.



Directors

CRYSTAL FENG CHIEF FINANCIAL OFFICER

Crystal Feng, Landen’s CFO, has more than 20 years of finance and property development expertise and as a Chartered Accountant (CA), Certified Public Accountant (CPA), and Macquarie University Master of Accounting graduate, she excels in financial management.

Crystal is instrumental in Landen’s mission to create well-planned communities. Her role involves overseeing financial functions, devising strategies, and enhancing operational efficiency. Her expertise encompasses financial accounting, business advisory, project management, tax planning, and strategic planning. Crystal’s forward-thinking approach and dedication drive Landen’s success, leaving a lasting impact on the industry.

RASHED PANABIG DIRECTOR

With over two decades in the property industry, Rashed combines a Bachelor’s degree in Civil Engineering and a Master of Business Administration (MBA) to deliver a unique blend of technical prowess and strategic acumen. His expertise encompasses property development, infrastructure, and construction, and is known for his meticulous attention to detail in assessing project feasibility.

Rashed’s MBA enriches his skills in management, leadership, and financial analysis, enabling him to make data-driven, strategic decisions. As a co-founder and Director at Landen, his vision and dedication propels the company’s growth, benefiting clients, investors, stakeholders, and the entire property industry.

JIM DIONYSATOS DIRECTOR

Jim Dionysatos’s extensive experience in property development and finance has allowed him to deliver exceptional developments and amplify growth opportunities for clients. As a qualified Accountant and Financial Planner, Jim has held pivotal advisory roles and provided strategic guidance when establishing property funds, contributing significantly to the growth and stability of the Australian real estate market.

As the Director and co-founder of Landen, Jim is helping the company to achieve its mandate of being the best, most respected, trusted and recognised Australian property business.

About Us

At Landen, we believe property is at the heart of prosperity.

We create value and enrich people's lives through buying and investing in property. We believe by crafting exceptional spaces and vibrant communities we can make a positive impact that contributes to a sustainable and prosperous future.

The Landen Difference

Communities in Premium Locations

We deliver premium residential estates in highly sought after areas and industrial estates close to major infrastructure and key transport links.

Premium is our standard.

Trusted Investment Opportunities

Our property funds, based on Landen's successful property projects, offer investors an alternative route to participate in the real estate market.

Our funds provide competitive returns with low cost-of-entry, low volatility, set terms, and fewer charges.

Exceptional Customer Journey

At the heart of our approach lies a committed team of property and funds management specialists who bring a diverse blend of expertise and extensive industry knowledge.

We recognise that every client's goal and journey is unique, which is why Landen provides exceptional customer support every step of the way.

Committed to Positive Change

At Landen, our core mission is to create substantial value and enrich the lives of our customers through property and investment opportunities.

Our products, services, and teams are aligned to support this vision, empowering them to go further in re-imagining and exceeding their goals.

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Landen

Landen Funds Management Pty Ltd

ABN 70 651 892 152

Level 3, Suite 303, 7-9 Irvine Place,
Bella Vista NSW 2153

P 1300 526 336

funds@landen.com.au

landen.com.au/funds