

An aerial photograph of a city skyline at dusk, featuring a prominent building with a curved, reddish-brown facade and a large glass-walled building. The text "Third.i" is overlaid in a bright yellow, serif font in the center of the image.

Third.i



WWW.THIRDIGROUP.COM.AU

WWW.THIRDIGROUP.COM.AU

etoday



Creating legacies we are proud of through **#InnovativeBrilliance**

Third.i Group (pronounced 'Third Eye') is a diversified property development and investment company with an enviable track record in successfully creating large-scale residential, commercial and seniors living projects throughout Australia and the UK.

With a current development pipeline exceeding \$4.5 billion, Third.i's experience and drive to deliver outstanding communities are the key reasons for their ongoing success.

The Story

Almost 20 years ago, three young men joined forces with a single vision, to create one of Australia's leading property development and investment firms.

This vision is now shared by a team of dedicated professionals, an international network of investor clients and business partners that are all committed to creating a sustainable and scalable property business, built on innovative brilliance that is backed by data.

These three men, albeit a little older and wiser, recognize that it wouldn't be possible to achieve success without their amazing team of innovators and collaborators; and it has been the creation of this team, that has so far been their greatest success.

● To meet our team, visit thirdigroup.com



A new generation of Innovation

#InnovativeBrilliance isn't just a tag line, it's the combination of these words, 'innovative' and 'brilliance', that is fundamental to how we operate our business.

We are constantly challenging ourselves to be as innovative as we can. Innovative in how we acquire our sites and design them. Innovative in how we launch, sell or lease them. Finally we aim to be as innovative as we can in how we build and deliver them for our clients and Joint Venture partners.

Similar to the above, Brilliance needs to be represented in the experiences and feelings we create for our clients and Joint Venture partners as we create and deliver our projects. Not only do our projects need to end up 'brilliant' in how they look and function, we need to ensure that our clients and tenants have a sense of 'brilliance' when they occupy the spaces we create for them.

Since 2007 we have been very lucky to put our own version of #InnovativeBrilliance in over 35 communities across Australia and the UK.

Please see our timeline on page 48 for a full list of projects.



COMPLETED

Blue & William, North Sydney
Mortlake Apartments, Mortlake
Tattersalls On Watt, Newcastle
The Clifton Townhouses, Toowoomba
The Belle Apartments, Lake Macquarie
Ashmore Park Estate, Kellyville
Warehouse Apartments, Waterloo
The Rinato Apartments, St Peters
The Huxley, Newcastle
Soho, Surry Hills
Cavallo, Kensington
West Apartments, Newcastle
Iconic, Waterloo
Stella on Hannell, Newcastle
Eaton on Union, Newcastle
Precinct 21, Townsville
The Gentry, Alexandria
Paragon Apartments, Pyrmont
Mount St Residences, Pyrmont
Kurraba Residences, Kurraba Point
5870 York Road, Battersea UK



IN THE MAKING

Graphite Square, Vauxhall UK
The Merewether Residences, Merewether
Balfour Place, Lindfield
Dairy Farmers Towers, Newcastle
Hastings Residences, Port Macquarie
Sable at the Jetty, Coffs Harbour
Hume Place, Crows Nest
Muse, Potts Point

Divisions

Industry recognised for our vertical integration across all development types, Third.i has the ability to take a development, regardless of its size and asset class, and oversee the site from acquisition through to completion and on-going management.

Third.i Group's directors and senior executive team each bring significant personal industry experience to the company.

We pride ourselves on our current and past projects, that have consistently exceeded the highest expectations of our Joint Venture partners and valued clients.

Our delivery team includes a number of industry recognised executives that have helped shape and deliver some of Australia's and the UK's largest residential and commercial projects.

This is the sort of #InnovativeBrilliance we want to be known for.

- Residential
- ThirdAge
- Commercial
- Communities
- Specialist Disability Accommodation
- Workspaces



Residential

The Residential Division at Third.i oversees the entire life cycle of our residential projects, from initial acquisition to final completion.

Our dedicated team manages every aspect of development and project execution with precision and expertise.

By leveraging our extensive resources and experienced delivery team, we provide

investors and business partners with the insights and support necessary to mitigate risks and optimise returns on investment.

The team at Third.i bring a wealth of industry experience to the table.

We take pride in our track record of delivering exceptional residential projects that consistently surpass the expectations of our valued clients.

Third.i





ThirdAge

ThirdAge Villages is the exciting collaboration between Third.i Group and one of the worlds most respected retirement executives, Michael Eggington.

The combination of Michael's 30 years experience in creating and running successful villages throughout Australia, New Zealand and more recently the UK and Europe, with Third.i's track record of delivering high-end residential developments, creates the perfect partnership to deliver something truly special in retirement living throughout Australia and beyond.

ThirdAge intends to disrupt the Seniors Living development space and offer a range of properties, products and services never seen before. Our spaces will be architecturally inspired and use the latest innovations in design and amenity, to make them some of the most desirable properties on the market in the future.

ThirdAge

● www.thirdagevillages.com.au

Communities

Third.i Communities is the division of Third.i Group focused on developing vibrant and sustainable communities that offer residents a high-quality lifestyle.

With over 3,000 lots in the pipeline, Third.i Communities is set to deliver a mixture of housing options along the Eastern Seaboard.

Third.i Communities aims to create communities that are designed with residents in mind, offering industry-leading amenities that seamlessly integrate residential living and outdoor spaces. The communities will be built to the highest standards, with a focus on sustainability and environmental responsibility





Commercial



Third.i Commercial is the commercial development division of Third.i Group and is responsible for the development management of our commercial projects, from acquisition through to completion.

Our developments vary from boutique spaces to large scale mixed-used, commercial and warehouse conversions, all managed internally by our expert team of project managers, construction managers, site superintendents, planners and administrative teams.

Our delivery team includes a number of industry recognised executives, that have helped deliver some of Australia's largest residential and commercial projects.

They are also supported by a team of international bilingual project managers that are fluent in Mandarin and Japanese, ready to assist our international business partners in understanding the status of their project's delivery.

Third.i

Specialist Disability Accommodation

Third.i Group is committed to creating specialist disability accommodation within our developments and other strategic areas around Australia.

There is significant demand for individuals who currently can't be housed, due to a lack of suitable housing being available or are dissatisfied with their existing options.

This prospect of being able to gain access to new and innovative housing is extremely exciting, it will allow us to better support our community's accommodation demands and place more people in much needed supportive communities.

People with disabilities may experience isolation from social and cultural events and civic, political and economic opportunities. We have a responsibility as a community to reduce barriers to participation so Third.i has defined our objective in this area to create "inclusive and accessible communities".





Workspaces

ThirdSpaces is committed to challenging the status quo of how people live, work, play and connect.

We imagine a place where people are being their true selves in every moment and living a life of fulfillment. ThirdSpaces is creating connected developments in city fringe locations strategically around Australia.

We believe there is a significant need for the community to connect, like nowhere else, with better life and work opportunities that are underpinned by a vision of togetherness. Our development communities are connecting city fringe locations to innercity developments like never before and housing communities where everything is accessible with ease and purpose.

Developing communities with a purpose allows ThirdSpaces to better support our community and bring a sense of togetherness and purpose to all of our developments.

We are connecting social and cultural events and civic, political and economic opportunities housed in one location. We have a responsibility as a community to bring fragmented places together. ThirdSpaces is built around the mission of making it easier for communities to live, work and play.

THIRD.
SPACES

iNSITU housing

iNSiTU Housing isn't just your standard Specialist Disability Accommodation (SDA) Provider.

We are changing the way people live in SDA housing, giving our residents choice and control over where, and whom they want to live with.

iNSiTU is focused on integrating innovative materials and technologies into our accommodation to make living independently as easy as possible.

We seek out properties in desirable locations, close to city centres, that are easily accessible for residents to engage within their location community.

We are driven by our vision to be the best SDA provider supplying inclusive communities in the most desirable locations, and inspired by our mission to empower people, we strive to make a real difference in the community by giving our clients the support and empowerment they need to live their best lives.



www.insituhousing.com.au

Projects

Third.i Group has a current pipeline of \$4.5 billion projects, either in planning or under construction across Australia and the UK.

Our pipeline represents the very best of developments ranging from boutique Specialist Disability Accommodation Housing to some of the largest scale commercial, residential and retirement developments in Australia and the UK.

We are proud of the legacy projects we are creating and thank the thousands of men and women spread around the globe that are currently working tirelessly across our sites to make them a success.



Hume Place, Crows Nest (AUS)

Hume Place is situated in a strategic location over the new Crows Nest Metro Station.

Conceived by Thirdi and Phoenix Property Investors with architecture by Woods Bagot, this exciting new precinct will lead the way in innovative design, wellness and community integration.

Thoughtfully designed to enhance and extend the existing community, Stage 1 at Hume Place will bring together stunning residences, retail, dining and co-working spaces to deliver the best of inner city living.

Stage 2 at Hume Place aims to provide an enhanced focus on public spaces, with a proposed 15%* dedicated to key and essential worker affordable housing. If approved, approximately 100 affordable homes will be delivered to support frontline key and essential workers in the area.

An established network of retail operators, and a number of world class businesses have expressed interest in pre-committing to space at the Crows Nest Over Station development, demonstrating the demand and need for this type of development in Sydney's Lower North Shore.

The project marks the fifth joint venture for Third.i and Phoenix Property Investors, adding to the partnerships strong track record of success, particularly in Sydney's North Shore.

Value
\$1 billion

Status
In Planning

* Third.i and PPI are seeking to amend the Concept Approval by way of an amending 'Concept' DA and submit a detailed DA for Stage 2 at the same time. The proposed amendments are subject to approval and Evolve's eligibility criteria.



● For more information visit
humeplace.com.au







Graphite Square, Vauxhall (UK)

Graphite Square is a mixed-use development which is set to be a vibrant addition to an area synonymous with industrial heritage.

Lots
160

Value
£200 million
(AU\$361 million)

Status
Under Construction

Connected by a central public realm, the scheme will enrich the area and make Graphite Square a place that people can live, work and play.

We will deliver approximately 20,000sqm of brand new floor space including 8,000sqm of office space over three floors, flexible ground and basement workspace units designed for local industry, a Methodist church, 160 new residential units and two public spaces that link currently disconnected local streets. Working with Lambeth's local plan, we have designed two landscaped pocket parks to the rear of the development which connect to the borough's 'green spine' linking all the local outdoor spaces.

Flats have been designed to achieve exceptional quality for a mid-market budget, and to be attainable for Londoners.

GRAPHITE
VAUXHALL, LONDON
SQUARE

● For more information visit
thirdigroup.com.au/project/graphite-square

Balfour Place, Lindfield (AUS)

Something special is in store at Balfour Place. Nestled within Lindfield's leafy heart, it fuses luxurious living with the spirit of village life.

Home is your sanctuary where every convenience of desirable city living sits on your doorstep. Your shops, your gym, your providores, your barista— all right downstairs or just around the corner. In this beautiful collection of 1, 2, 3 and 4 bedroom residences.

Designed with owner-occupiers in mind, the residences are awash in light and air offering luxurious and expansive indoor-outdoor living experiences. A best-in-class team of talented design and development professionals has collaborated to produce a landmark, destined to leave an enduring impression.

Lots
59

Value
\$163 million

Status
Under Construction



BALFOUR
PLACE
LINDFIELD

● For more information visit
thirdgroup.com.au/project/balfour-place-lindfield



York Road, Battersea (UK)

Situated just moments from the Thames Path, Clapham Junction and Battersea Park, this project is the embodiment of South West London's laid-back approach to life.

With an abundance of cafes, boutiques and greenery, including the renowned Battersea Park, and a riverside location, it offers a quality of life that's second to none. Not to mention superb transport links to the rest of the capital.

There's a world of opportunities perfectly placed for London's best schools and universities, plus the area is undergoing a £1.4 billion regeneration, centred around a new park with amenities such as a health centre, a co-working space and library. Add to this a new Northern Line extension and Battersea Power Station's new entertainment district, and this is one of the capital's most exciting areas.

Number of Lots
93

Value
£53 million (AU\$100 million)

Status
Completed 2022



**58-70
YORK
ROAD**

● For more information visit 5870yr.com







Muse, Potts Point (AUS)

Muse, Potts Point is located in one of Sydney's most treasured inner-city suburbs, boasting views backs to the city harbour and beyond.

Consisting of 13 brilliantly modern residences with a mix of 1, 2 and 3 bedroom apartments, designed by WMK Architects and Mathieson, Muse has been designed to provide the perfect balance of aesthetics and functionality.

Potts Point not only hosts the most beautiful streets in Sydney. It also sits shoulder to shoulder with our vast harbour, the East's verdant parks and gardens, and the circle of historic inner-city villages radiating from the nearby CBD. Leafy lanes, vibrant nightlife and café culture. Potts Point's stately mansions, Euro-style providores and boutique galleries rest side by side in this refined and fascinating enclave.

Number of Lots
13

Value
\$74,300,000

Status
Under Construction

● For more information visit musepottspoint.com.au

Merewether Residences, Newcastle (AUS)

ThirdAge is pleased to present the shared vision for redevelopment of the Merewether Golf Club (MGC) Clubhouse and associated Seniors Village that has been developed in partnership with the Merewether Golf Club Board.

Not only will this once-in-a-lifetime development secure the club's financial future, it will deliver a range of modern facilities and amenities and fast become one of the best Retirement Resorts in the Newcastle Region.

These will serve the club and community for generations to come and add significant value to the club, its current members and their families in the surrounding neighbourhood.

Merewether Golf Club will remain an 18-hole championship course throughout and after construction with a range of significant upgrades to the current fairways and greens that will also form part of the development.

Number of Lots
140

Value
\$200 million+

Status
In Planning



THE
MEREWETHER
RESIDENCES

● For more information visit themerewether.com.au





Kurraba Residences, Kurraba Point (AUS)

Kurraba Residences has transformed one of Sydney's most sought after suburbs, Kurraba Point.

Located on Sydney's iconic Harbour and set amongst beautiful parks and nature reserves, Kurraba Residences has some of the best views on offer on the Lower North Shore.

Designed by award winning architects, SJB, Kurraba Residences has set the benchmark of harbourside living in Sydney, with a mix of 2, 3 and 4 bedroom apartments.

Number of Lots
24

Value
\$180 million+

Status
Completed 2023



KURRABA
RESIDENCES

● For more information visit kurrabaresidences.com.au



Dairy Farmers Towers, Newcastle West (AUS)

Dairy Farmers Towers marks the rebirth of one of Newcastle's most iconic locations.

With 180 stunning residences, 5 floors of enterprising commercial space and some of the best views of Newcastle, this is Dairy Farmers Corner – just not as you know it.

These residences will be situated in two stunningly-designed towers that will become a new landmark amongst Newcastle's city skyline. The North tower will be 99 metres tall and the South tower will be 89 metres in height. Each tower will include layouts featuring 1, 2 and 3 bedrooms, embracing a refined luxury and elegance you would expect from this premium address.

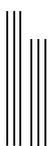
Dairy Farmers Towers will capture the essence of the rejuvenated West End with every space full of style, dynamism and bristling with effortless chic. Each residence presents impressive and carefully considered layouts, designed to exude a contemporary elegance.

The iconic glass bottle and clock remain, and will continue to live on through the redevelopment into Dairy Farmers Towers.

Number of Lots
180

Value
\$200 million +

Status
Under Construction



DAIRY FARMERS
TOWERS

● For more information visit dairyfarmerstowers.com.au

Blue & William, North Sydney (AUS)

Blue & William was a commercial development site that Third.i secured planning approval for and then sold to Lendlease & Keppel REIT of Singapore for circa \$320 million whilst it was under construction.

Third.i consolidated the 20+ individual lot owners in 2018 and secured planning approval for a commercial precinct featuring 15,000+ sqm (160,000 sqf) of A-Grade office space with outdoor terraces that looked over Sydney Harbour.

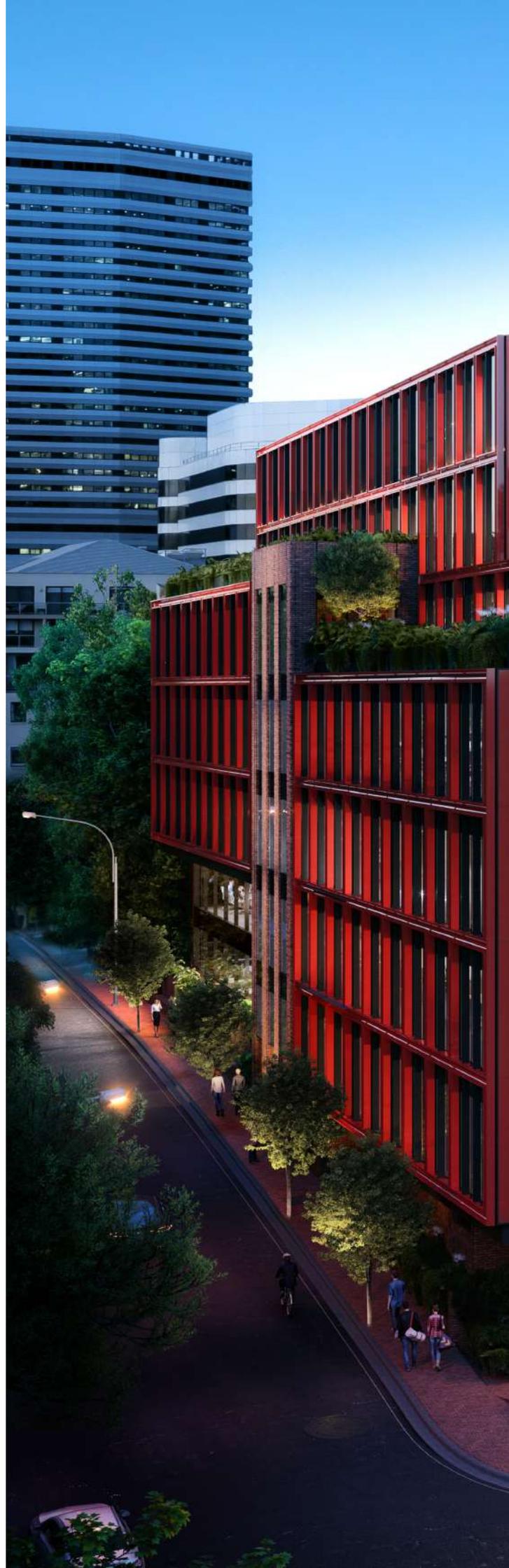
This precinct will create 3,000 new jobs and deliver millions of dollars of investment, directly benefiting the local economy and social landscape

Value
\$320 million

Status
Completed 2023

**BLUE
& WILLIAM**

● For more information visit blueandwilliam.com.au









Stella on Hannell, Wickham (AUS)

Stella is one of Third.i's residential developments in the heart of Newcastle's thriving West End.

Comprising two residential towers offering a mix of 1, 2 and 3 bedroom apartments, with many boasting some of the best views of Newcastle Harbour and City.

Stella on Hannell features modern, open-plan designs with spacious outdoor areas and access to a stunning podium garden. It's exactly what you, and the city of Newcastle, have been waiting for.

The fittings and finishes used in Stella are made of the most premium products available. From the designer matte black fittings in the bathroom, to the thick stone slab kitchen benchtops and splash backs. Stella feels like a step up from any other home on the market.

Number of Lots
152

Value
\$106 million

Status
Completed 2021



stella
ON HANNELL

● For more information visit westendnewcastle.com.au

Charmhaven, Central Coast (AUS)

Third.i plans to develop a unique precinct balancing conservation and development.

We will provide affordable and sustainable housing options where residents are well connected to employment, active and public transport modes, and existing centres.

This land is within 15 minutes of 3 existing town centres with access to existing infrastructure, which has the potential to deliver up to 3,000 lots and approximately half of the site is dedicated to conservation.

The site is now included in the Central Coast Regional Plan.

Project Type

Masterplan precinct

Number of Lots

2,000

Value

\$1.2 billion

Status

In planning









Anambah, Maitland (AUS)

Third.i acquired 115 hectares worth of land just north of Maitland. The site is of the continuation of the Maitland growth corridor.

Anambah will be a housing estate that provides a unique offering of housing with rural landscape views whilst still being within a 10 minutes drive of Maitland CBD.

The land is currently zoned R1 residential. Third.i is on track with the submission of their development application.

Project type
Masterplan residential community

Number of Lots
Circa 1,000

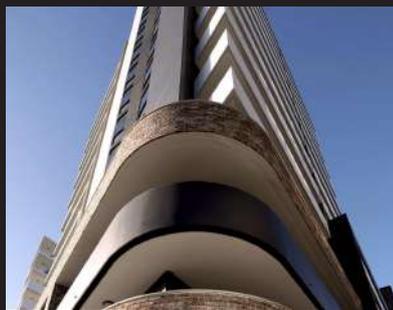
Value
\$550 million

Status
In planning

Project Milestones

For nearly 20 years Third.i Group has successfully created and delivered more than 1000 homes and investment properties across Australia.

As we continue to invest in innovation and attract industry leaders to our business, the future is a bright one and we look forward to the next 20 years of working with our fantastic clients and business partners.



2007

● **The Palms**
2007

● **Nexthotspot**
Created 2008

AWARDS

2010 Australian Business Awards
Winner – Marketing Excellence

2010 REINSW Awards
Finalist – Project Marketing & Independent Website

● **Flinders View Estate**
2009

● **Third.i Pm**
2009

● **Warratah Apartments**
2011

● **Rocky Creek Estate**
2011

● **Inysnc Property**
2011

● **Tattersalls On Watt**
2012

2014

● **Belle Apartments**

● **Rinato, St Peters**

● **The Huxley**

● **Soho**

● **Cavallo**

● **Ashmore Park**

● **Warehouse**

2016

● **The Avenue**
2010

● **Forest View Estate**
2010

● **Hill View Estate**
2010

● **Duplex Investments**
2013

● **Clifton, Toowoomba**
2013

● **Palms Townville**
2014



● **The Westend Precinct**

Secured several strategic sites to create a new precinct in Newcastle.

Project Type: New Construction

Location: Wickham, NSW, Australia

● **West Apartments**

Project Type: New Construction

Location: Wickham, NSW, Australia

Status: Completed

● **Iconic, Waterloo**

Project Type: Adaptive Reuse

Location: Waterloo, NSW, Australia

Status: Completed 2018

2011 BRW Fast Starters
Finalist

2012 Anthill SMART100
Winner

2016 BRW FAST100
Finalist

2013 Action Coach mybusiness Awards
Winner



● **Paragon of Pyrmont**

Project Type: New Construction
 Location: Pyrmont, NSW, Australia
 Division: Residential
 Status: Completed 2021

● **Stella on Hannell**

Project Type: New Construction
 Location: Wickham, NSW, Australia
 Division: Residential
 Status: Completed 2021

● **Cove, Castle Cove**

Project Type: New Construction
 Division: Third.i Residential
 Location: Castle Cove, NSW, Australia
 Status: Sold 2021

● **Precinct21, Townsville**

Project Type: Adaptive Re-use
 Location: Townsville, QLD, Australia
 Division: Commercial
 Status: Completed 2020

● **York Road 5870**

Project Type: New Construction
 Location: Battersea, London, UK
 Division: Residential
 Status: Completed 2022

● **Blue & William**

Project Type: New Construction
 Location: North Sydney, NSW, Australia
 Division: Commercial
 Status: Sold 2021

2017

● **Eaton On Union**

Project Type: New Construction
 Location: Wickham, NSW, Australia
 Division: Residential
 Status: Completed 2021

● **Mount Street Residences**

Project Type: New Construction
 Location: Pyrmont, NSW, Australia
 Division: Residential
 Status: Completed 2021

● **The Gentry**

Project Type: Adaptive Reuse
 Location: Alexandria, NSW, Australia
 Division: Residential
 Status: Completed 2020

2018

Diversification Strategy
 Commenced

● **Residential**

● **Commercial**

● **ThirdAge**

● **Specialist Care**

2019

● **Blue & William**

Project Type: New Construction
 Location: North Sydney, NSW, Australia
 Division: Commercial
 Status: Sold 2021

2019 UDIA NSW

Finalist
 Crown Group Awards for Excellence (NSW)

2020 Asia Property Awards Australia

Highly Commended
 Best Townhouse Development (NSW)
 Mount St Residences

2020 Asia Property Awards Australia

Winner
 Best Housing Development (AUS)
 Paragon

2020 Asia Property Awards Australia

Winner
 Best Townhouse Development (NSW)
 Paragon



- **Kurraba Residences**
Kurraba Point

Project Type: New Construction
 Division: Third.i Residential
 Location: Kurraba Point, NSW, Australia
 Status: Under Construction

- **Mortlake Residences**

Project Type: New Construction
 Location: Mortlake, NSW, Australia
 Division: Residential
 Status: Sold 2021

- **Balfour Place Lindfield**

Project Type: New Construction
 Location: Lindfield, NSW, Australia
 Division: Residential
 Status: Under Construction

- **Sable at the Jetty**

Project Type: New Construction
 Division: Third.i Residential
 Location: Coffs Harbour, NSW, Australia
 Status: Under Construction

2020

2021

2023

- **Dairy Farmers Towers**

Project Type: New Construction
 Location: Wickham, NSW, Australia
 Division: Residential
 Status: Under Construction

- **Graphite Square**

Project Type: New Construction
 Division: Third.i Residential
 Location: Vauxhall, UK
 Status: Under Construction

- **Hume Place**

Project Type: New Construction
 Division: Third.i Residential
 Location: Crows Nest, NSW, Australia
 Status: In Planning

- **The Merewether Residences**

Project Type: New Construction
 Location: Merewether, NSW, Australia
 Division: ThirdAge
 Status: Approved



2020 Asia Property Awards Australia
 Winner
 Best Condo Development (AUS)
 Kurraba Residences

2022 Asia Property Awards Australia
 Winner
 Best Low Rise Mixed Use Development (AUS)
 Balfour Place

2022 Asia Property Awards
 Winner
 Best Mixed Use Development (AUS)
 Balfour Place

2023 Asia Property Awards
 Winner
 Best Luxury Low Rise Apartment Development (AUS)
 Balfour Place

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