



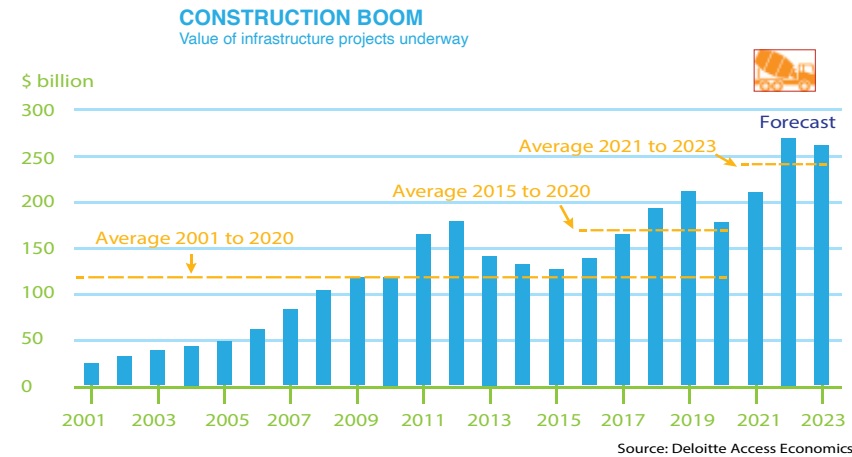
Investment Opportunities



delivering rewarding growth

The Opportunity

Whilst current cash returns are lucky to sit in single digits, and stocks still experience volatility, the **property market continues to generate outstanding returns** for informed savvy investors in 2021 and beyond.



The challenge for those investors who are outside of the property market and wanting to get in, is that there aren't the same easy to find investment avenues, and it can appear like a closed group, occupied by Mirvac, Meriton, Stocklands and a host of other larger players.

DRG Advantage

DRG provides a **unique** opportunity for you to invest in property development projects that take advantage of the 2021 **upswing in the property market** and unprecedented demand for home sites, delivering investors a return of up to 20% per annum.



Minimising Risk - Maximising Returns

DRG Developments diligently and professionally researches each land opportunity, opting only for those projects that fit a specific set of **low risk and high return criteria**.

Working within areas that have high forecasted demand and substantial infrastructure spending from the NSW and Federal Governments help mitigate risk and maximise returns. The demand for developed land is greater now than at any time in recent decades so meeting that demand is one of the cornerstones of the DRG Developments strategy, including management of risk.

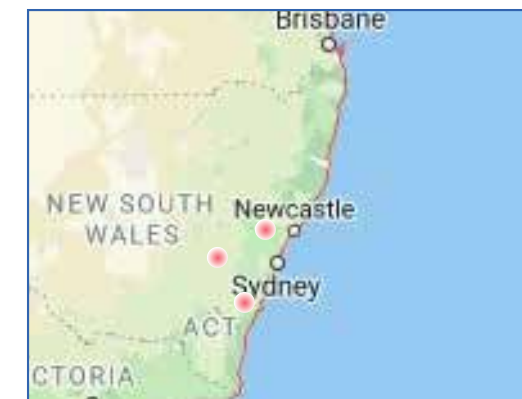


*Source: Shaping Future Cities Designing Western Sydney A blueprint for the economic transformation of Western Sydney December 2015 - Deloitte

Development locations

Invested funds will be used to acquire and develop land and would be provided under the security of a formal, legally endorsed loan agreement, secured against the land, for complete peace of mind.

Aquisition of land will focus on locations in the Australian Governments designated North, West and South **Growth Corridors** in the Greater Sydney Region, New South Wales



Project Duration and ROI

A typical investment would offer investors a return of **20% per annum**, over the duration of the project which typically runs between 18 and 24 months*

*Rate of return and project duration may vary based on the project scope.



Keeping You Informed

A key part of the project management process are the ongoing key investor updates. Routine reports to investors update the status of the project through its various stages.

Peace of Mind Investing/Confidence

DRG Developments, as financial investors in property themselves know and understand the specific requirements for financial partners in such deals. Investors will enjoy peace of mind with a **fixed rate on their investment** over a nominated time period. DRG Developments carry much of the risk for the profitability on every deal, providing the investor with confidence that **their investment is secure**. The DRG confidence is in a detailed knowledge of the investment and management service offered, managing every aspect of the property deal for maximum return is designed to optimise the partnership experience.

Experienced

fixed rate

low risk to investor

multiple exit strategies

Who Are DRG

Directors David Waldie, Rachel Blenkinsop and Greg Pratley bring a combined property portfolio experience of 75 years, backed by professional property training and education to ensure the viability, management and ultimate success of every project, and therefore every investment.



Next Steps

Please confirm interest by completing the Expression of Interest document attached to this Notice. A more detailed financial model and project cash flow diagram is available on request. A site inspection and further site information can be arranged on request.



Disclaimer

The information contained within this document is not intended to be investment advice. No party should rely on the information in this document in relation to investment advice or making a decision to acquire, continue to build, or dispose of, an interest in any Fund or Asset. In preparing this document, DRG Developments has not taken into account the specific needs of the investors generally or the investment objectives, financial situation or particular needs of any party. This Investment Opportunity Notice is being provided to you specifically for your information and may not be reproduced or redistributed to any other person. It is not, under any circumstances, intended for distribution to the general public.