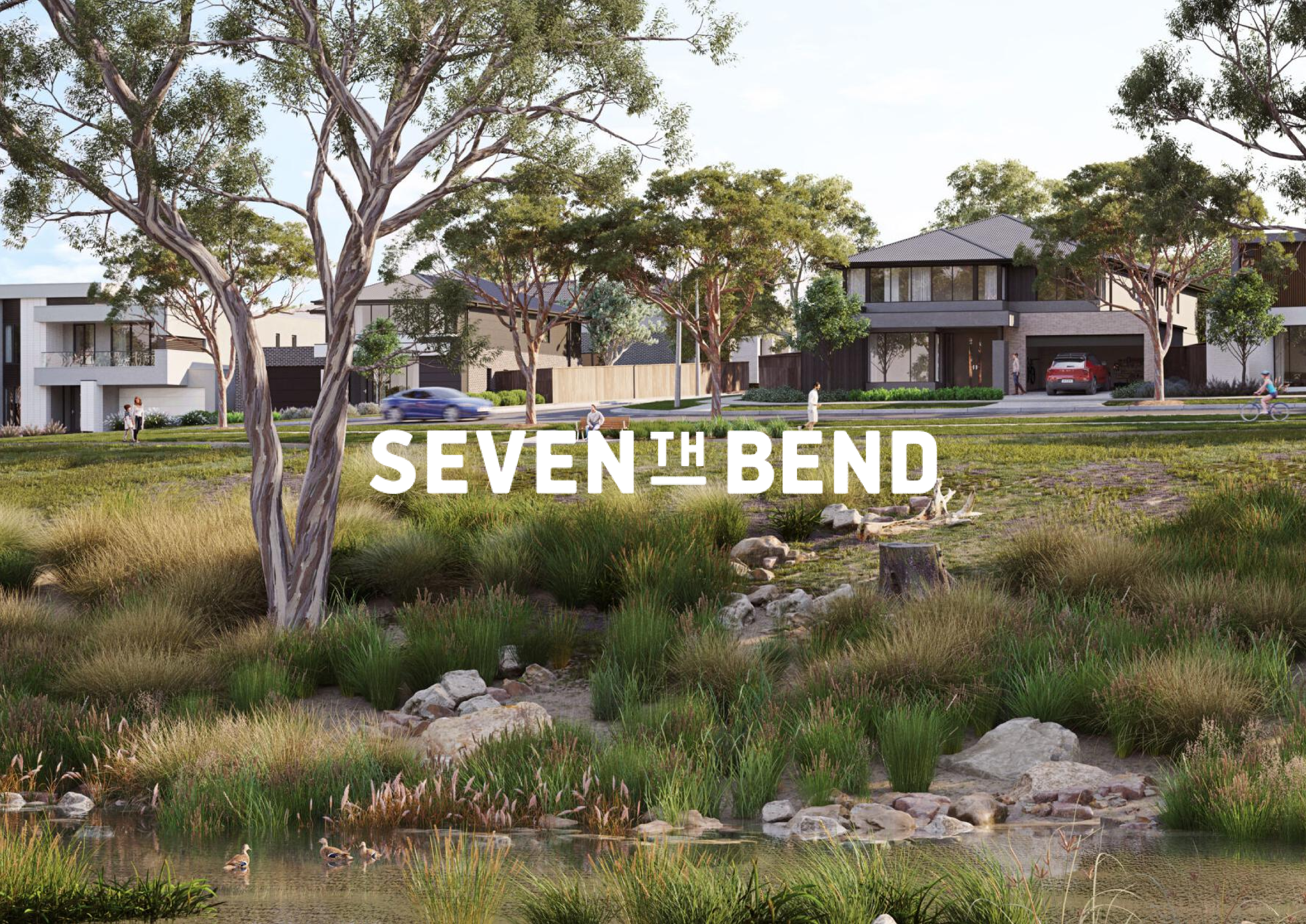
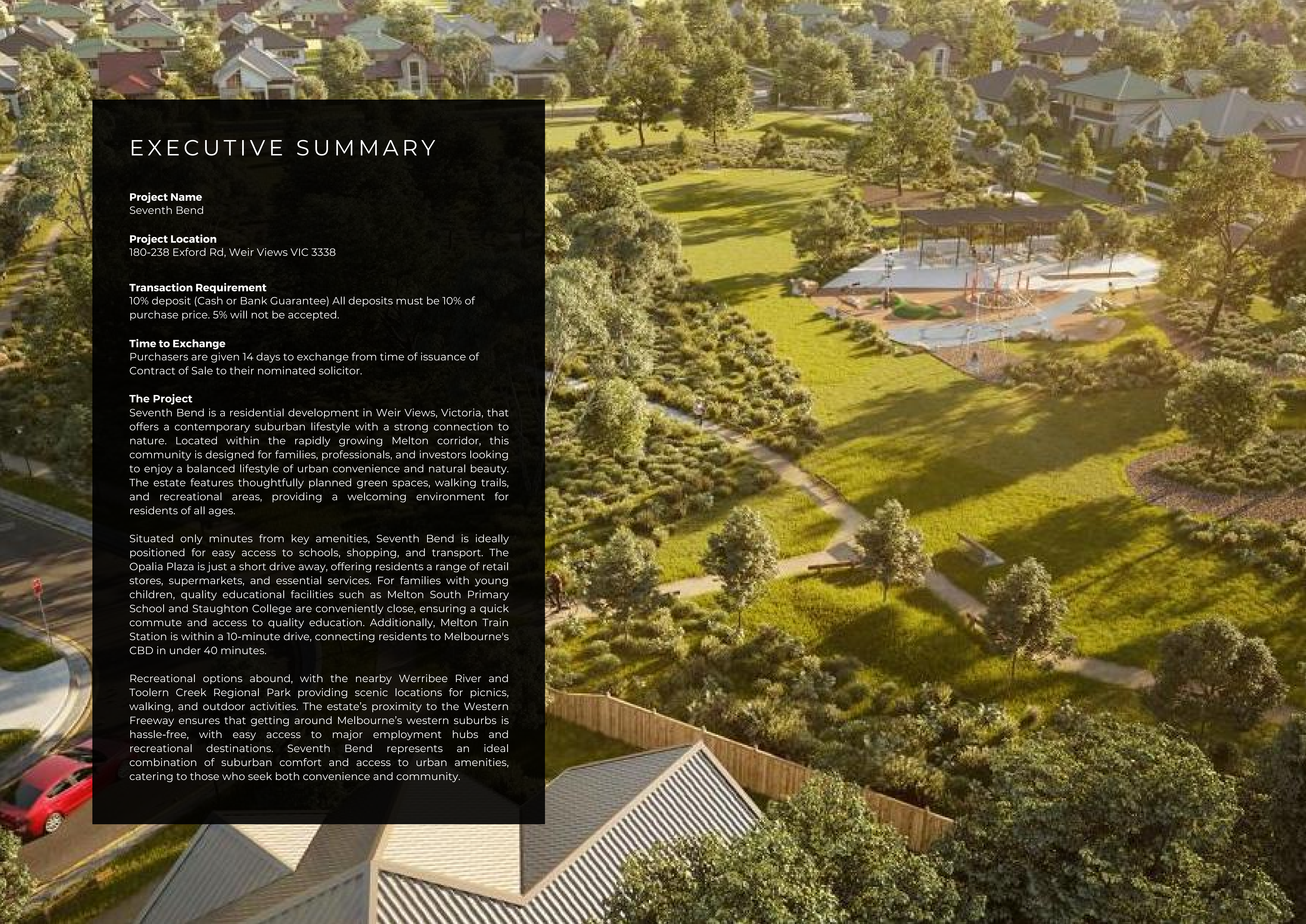

SEVENTH BEND



EXECUTIVE SUMMARY

Project Name
Seventh Bend

Project Location
180-238 Exford Rd, Weir Views VIC 3338

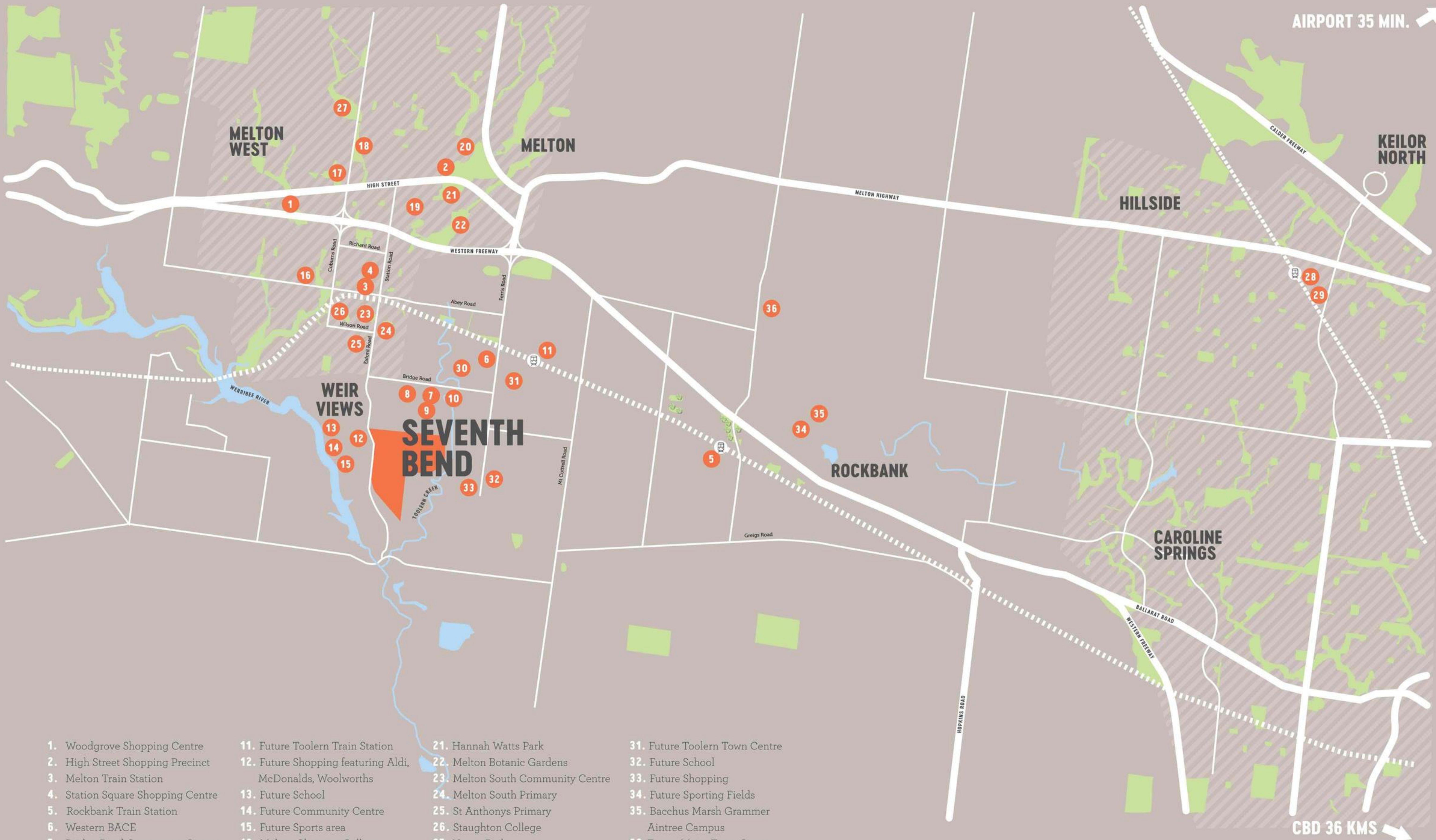
Transaction Requirement
10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange
Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project
Seventh Bend is a residential development in Weir Views, Victoria, that offers a contemporary suburban lifestyle with a strong connection to nature. Located within the rapidly growing Melton corridor, this community is designed for families, professionals, and investors looking to enjoy a balanced lifestyle of urban convenience and natural beauty. The estate features thoughtfully planned green spaces, walking trails, and recreational areas, providing a welcoming environment for residents of all ages.

Situated only minutes from key amenities, Seventh Bend is ideally positioned for easy access to schools, shopping, and transport. The Opalia Plaza is just a short drive away, offering residents a range of retail stores, supermarkets, and essential services. For families with young children, quality educational facilities such as Melton South Primary School and Staughton College are conveniently close, ensuring a quick commute and access to quality education. Additionally, Melton Train Station is within a 10-minute drive, connecting residents to Melbourne's CBD in under 40 minutes.

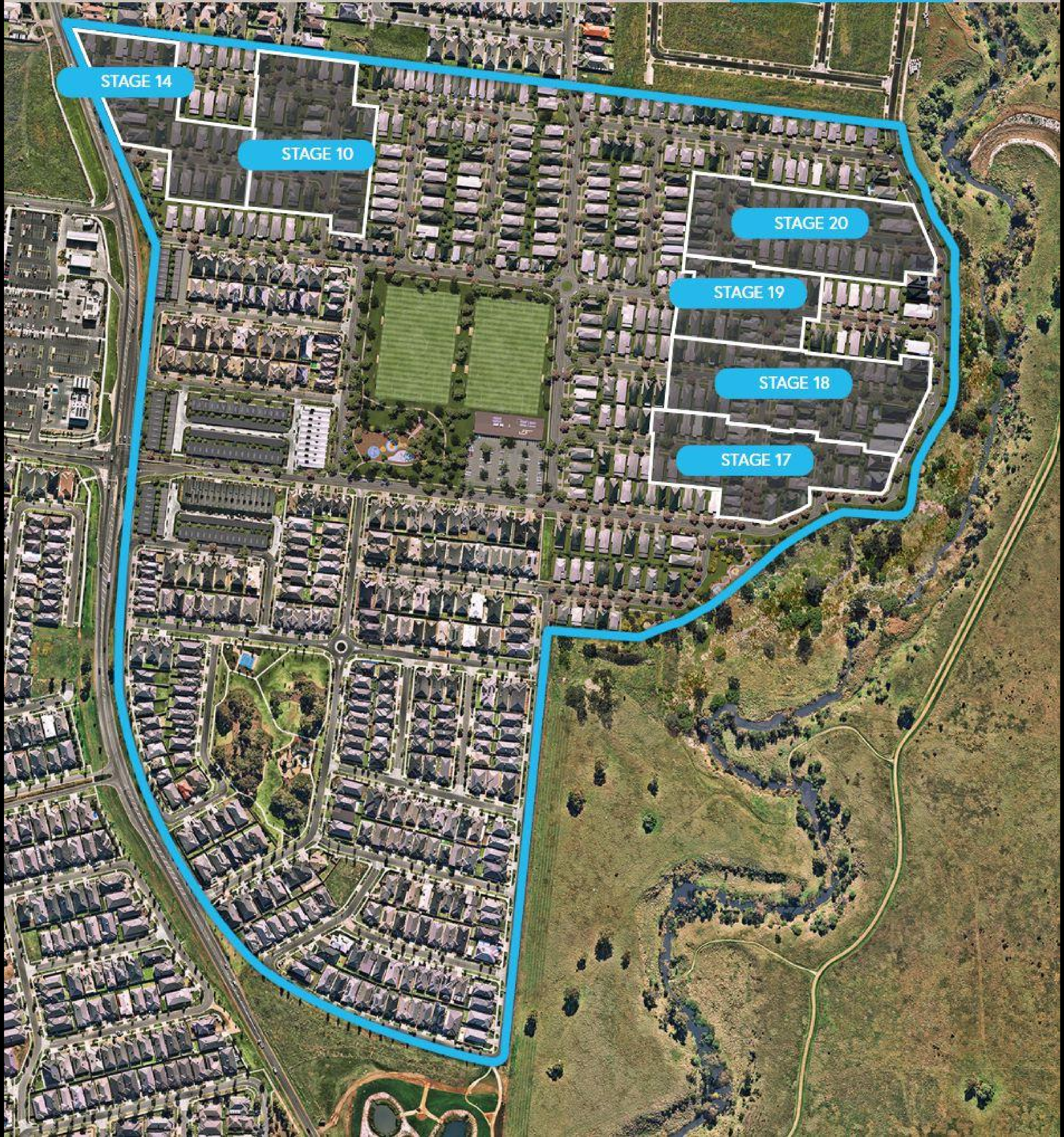
Recreational options abound, with the nearby Werribee River and Toolern Creek Regional Park providing scenic locations for picnics, walking, and outdoor activities. The estate's proximity to the Western Freeway ensures that getting around Melbourne's western suburbs is hassle-free, with easy access to major employment hubs and recreational destinations. Seventh Bend represents an ideal combination of suburban comfort and access to urban amenities, catering to those who seek both convenience and community.

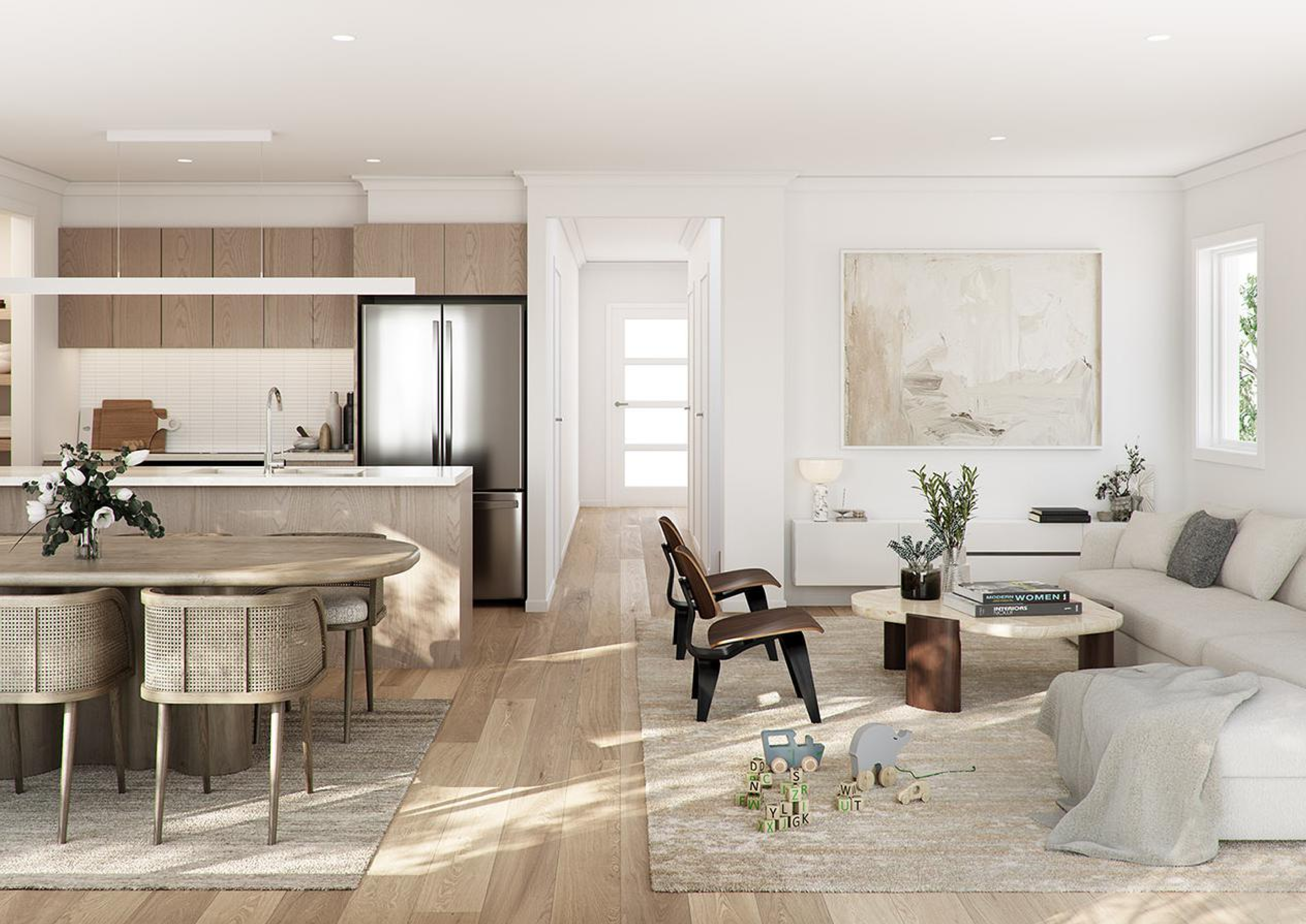


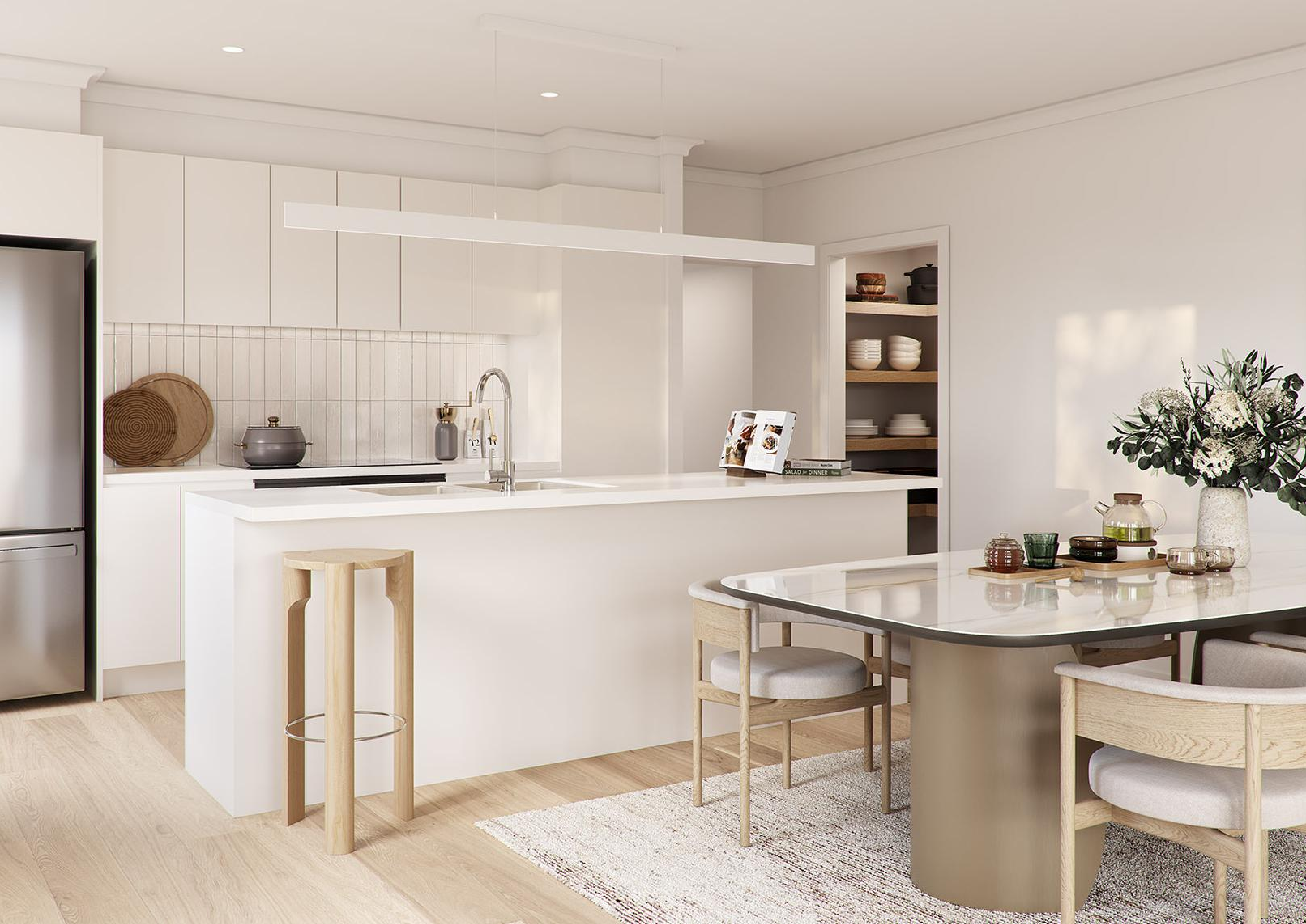
1. Woodgrove Shopping Centre
2. High Street Shopping Precinct
3. Melton Train Station
4. Station Square Shopping Centre
5. Rockbank Train Station
6. Western BACE
7. Bridge Road Community Centre
8. Regional Playspace
9. Regional Sports Precinct
10. Future Primary School
11. Future Toolern Train Station
12. Future Shopping featuring Aldi, McDonalds, Woolworths
13. Future School
14. Future Community Centre
15. Future Sports area
16. Melton Christian College
17. Melton Secondary College
18. Melton Waves
19. Melton Library
20. Melton Valley Golf Club
21. Hannah Watts Park
22. Melton Botanic Gardens
23. Melton South Community Centre
24. Melton South Primary
25. St Anthonys Primary
26. Staughton College
27. Navan Park
28. Watergardens Train Station
29. Watergardens Town Centre
30. Future Shopping
31. Future Toolern Town Centre
32. Future School
33. Future Shopping
34. Future Sporting Fields
35. Bacchus Marsh Grammer Aintree Campus
36. Future Major Town Centre

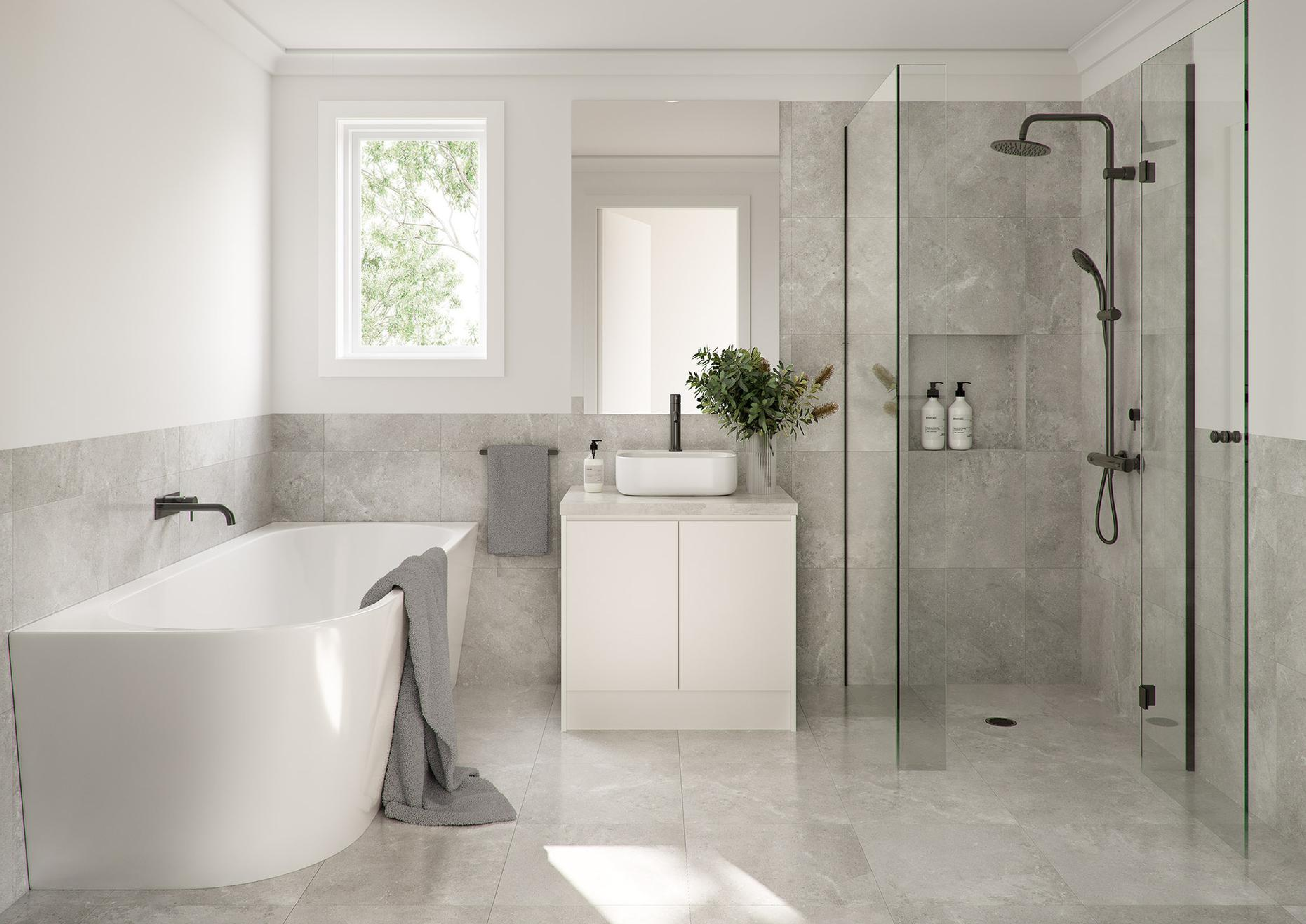

WOODGROVE SHOPPING CENTRE
STATION STREET SHOPPING CENTRE
WESTERN HIGHWAY
HIGH STREET SHOPPING PRECINCT
ST ANTHONY'S PRIMARY
MELTON TRAIN STATION
STAUGHTON COLLEGE
MELTON SOUTH PRIMARY
FUTURE SHOPPING CENTRE
BRIDGE ROAD SPORTS PRECINCT
SEVENTH BEND.
A STONE'S THROW FROM TOWN.
All drawings, plans and images are indicative only, subject to change and may not be to scale.

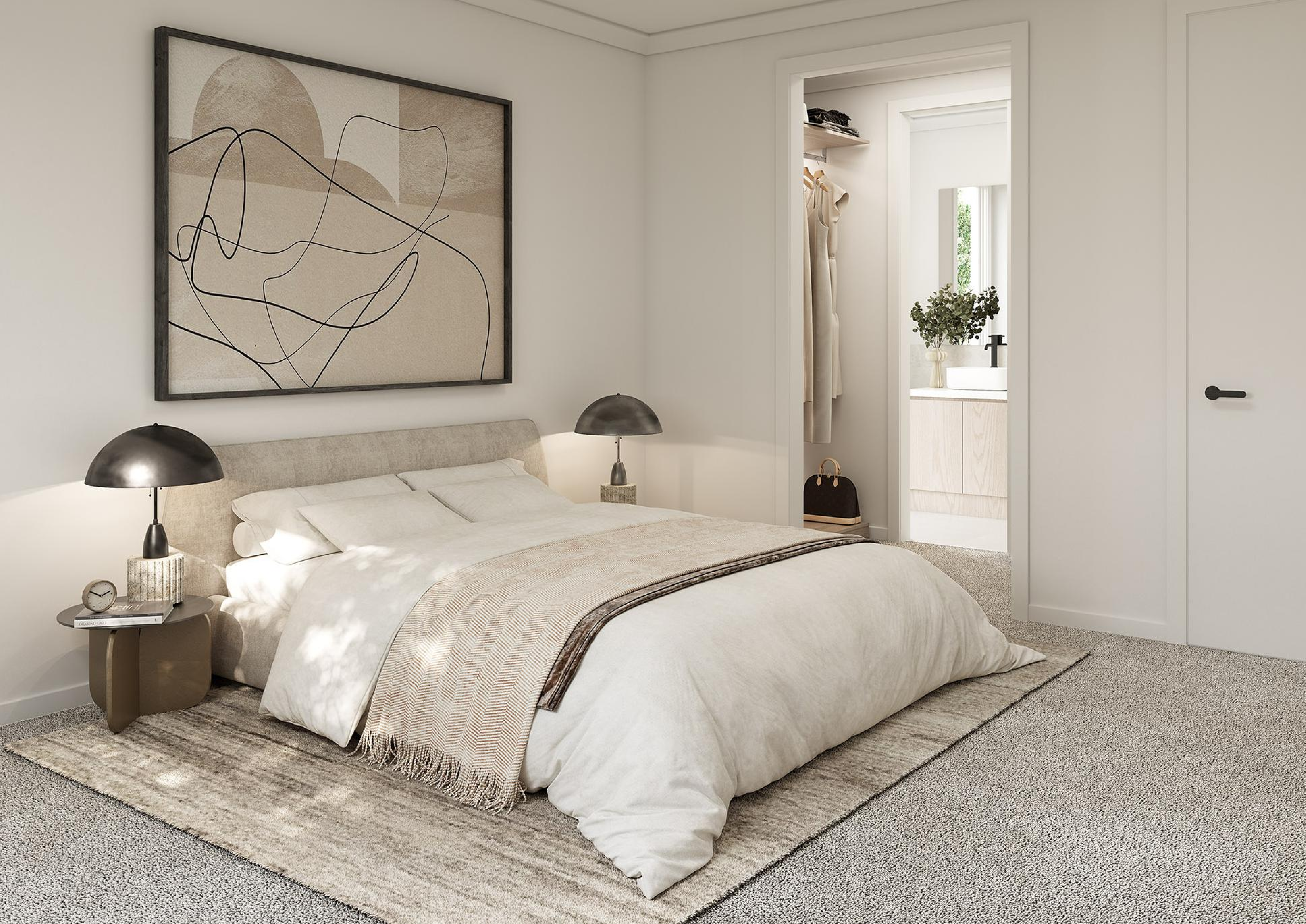
PROJECT MASTERPLAN


STAGE 14
STAGE 10
STAGE 20
STAGE 19
STAGE 18
STAGE 17


MODERN WOMEN
INTERIORS


SALAD for DINNER

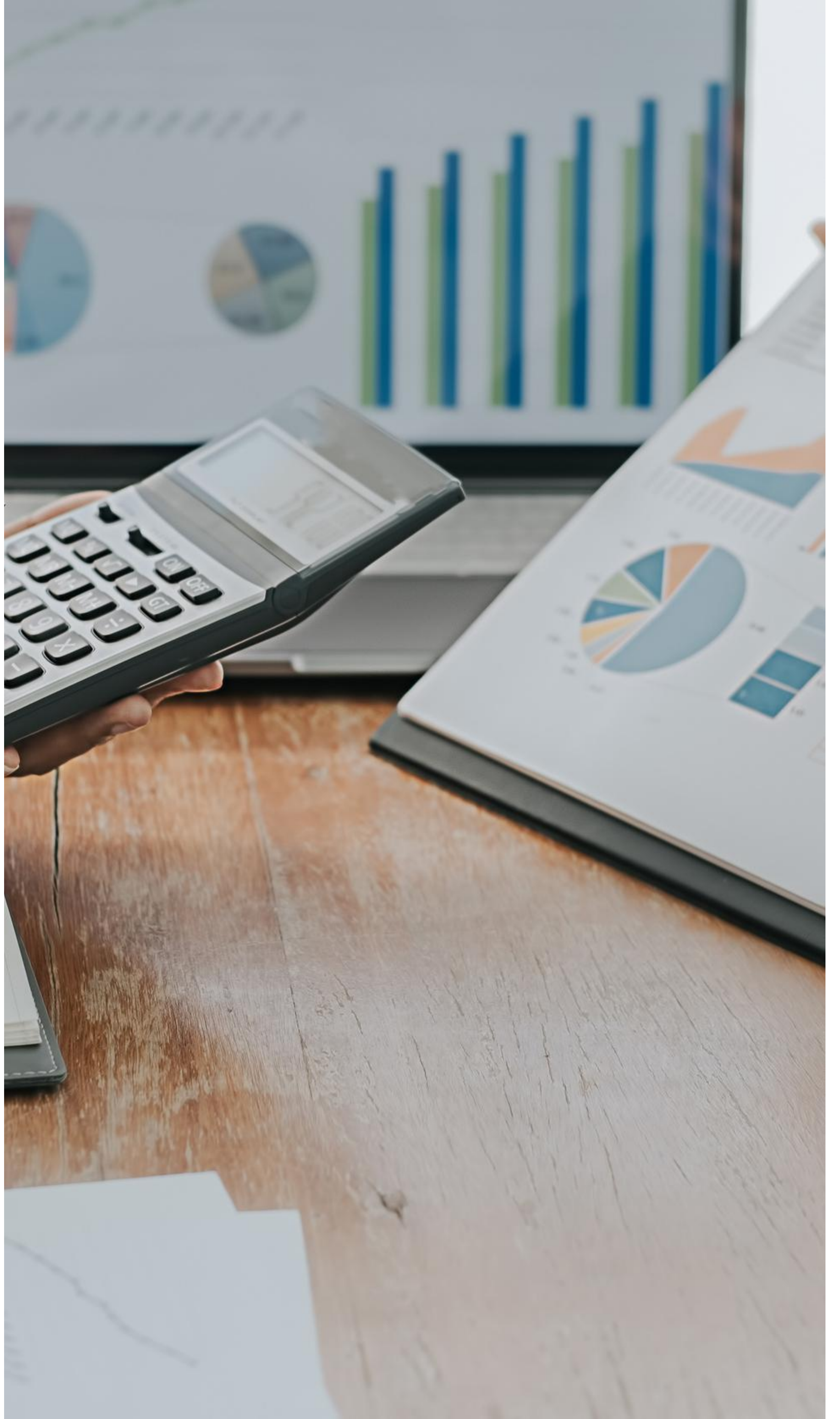




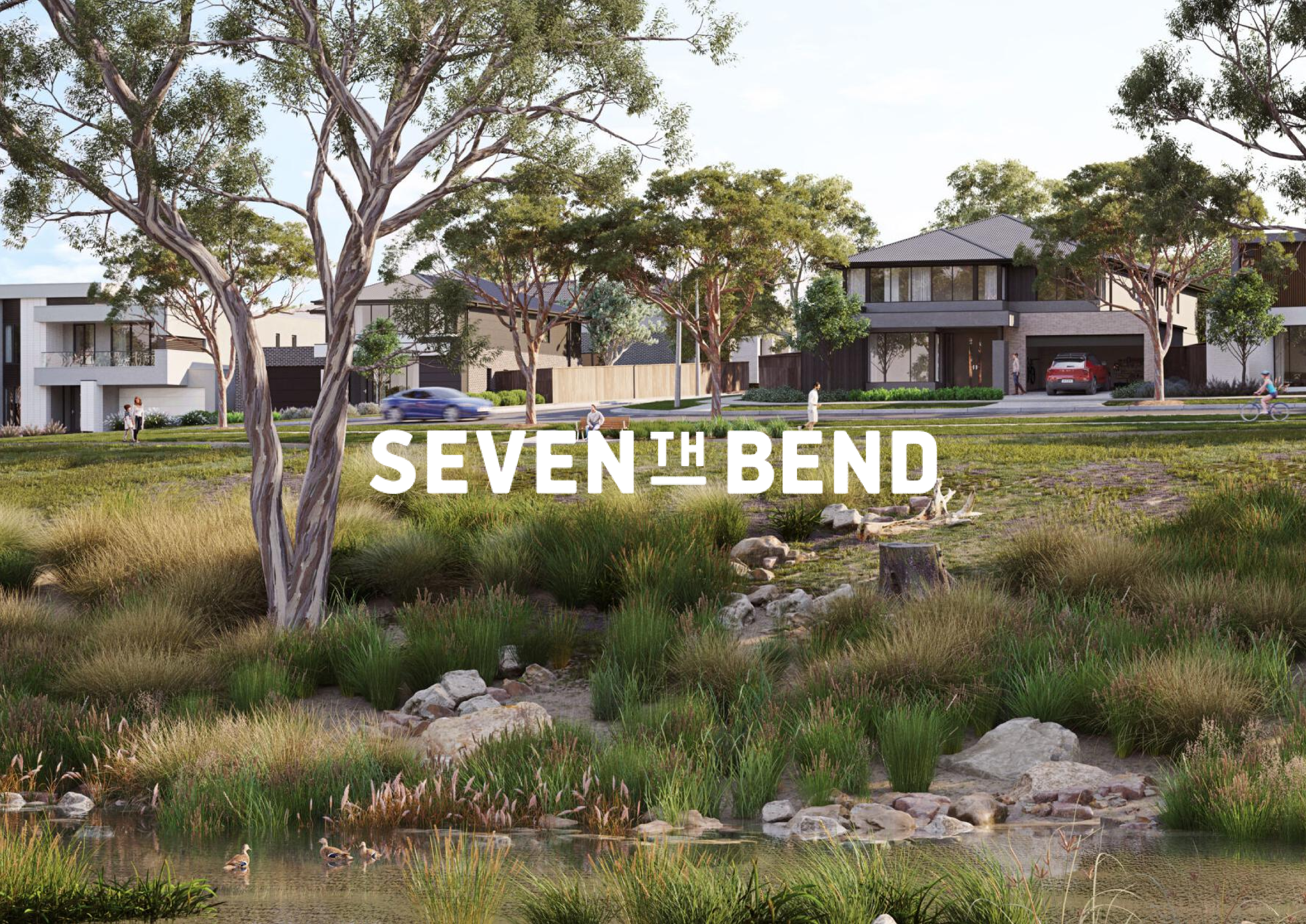
INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.


SEVENTH BEND