

THE EDMONDSON COLLECTION

EDMONDSON PARK

2174

ASSEMBLED BY ALAND



MASTERFULLY CRAFTED HOMES ↗ BUILT TO LAST ALAND + STANISIC ARCHITECTS

Brought to you by trusted Australian developer ALAND, The Edmondson Collection delivers a perfect synergy of quality, value for money and location. This masterplanned community provides easy connectivity to Liverpool, Parramatta and Sydney CBD's, plus the soon-to-open Western Sydney International Airport.

The Edmondson Collection features superbly designed one, two and three bedroom apartments. All apartments are fitted with energy efficient technology, including reverse cycle ducted air-conditioning, and the latest water saving systems. Residents have the use of generous outdoor space, secure underground parking and storage.

➤ THE EDMONDSON COLLECTION



THE EDMONDSON COLLECTION
 MASTERFULLY
 CRAFTED
 BY ALAND
 EDMONDSON PARK

Designed by Stanisc Architects, The Edmondson Collection is the latest addition to ALAND'S Edmondson Park masterplanned community.

The Edmondson Collection is anchored by green open spaces, providing a calming, leafy

environment for residents and plenty of recreational space.

The Edmondson Collection is ideal for investors, singles, families and downsizers alike. These stylish apartments boast modern features and a functional design to satisfy the needs of the most discerning buyer.



➤ THE FORMATION OF THE MASTERPLAN

Located in Sydney's burgeoning South-West growth corridor, The Edmondson Collection delivers a relaxed way of life with all the amenities of inner-city living. ALAND's latest release offers easy access to essential services such as schools, supermarkets, restaurants and public transport.

Edmondson Park is one of Sydney's fastest growing new urban neighbourhoods offering excellent services, including a local shopping

centre, train station and access to parks, nature reserves, the Southern Highlands and the beaches of Southern Sydney.

The development provides access to some of the fastest-growing employment hubs in NSW. As part of the state government's South-West Growth Area, Liverpool LGA is going through rapid change, with the population expected to grow by 80,350 people by 2041.

WHY EDMONDSON PARK?

THE EDMONDSON
COLLECTION

Edmondson Park is one of Sydney's fastest growing new urban neighbourhoods offering excellent services, including a local shopping centre and train station, plus access to parks, nature reserves, the Blue Mountains and the Southern Highlands. In addition to its rail connections, residents have access to a local bus network.

The main shopping precinct, Ed.Square Town Centre, is home to around 60 retail shops and 20 restaurants and cafes with underground parking. The centre contains supermarkets, bakeries, fashion boutiques, bottle shops, butchers and groceries, plus childcare centres, pharmacies, and other essential services.

Located only 8kms (12 min) from Liverpool, 15kms (17 min) from Campbelltown and 20kms (20 min) from the new Western Sydney International Airport, Edmondson Park provides easy access to some of the fastest-growing employment hubs in NSW.

As part of the state government's South-West Growth Area, Edmondson Park is going through rapid change, with the population expected to grow by 25,000 over the next 10 to 15 years. While the region is already well supplied with schools, universities and medical facilities, new infrastructure, such as parks, roads and precincts, are planned.

Source: Urbis Market Outlook Report November, 2019.

➤ A LOCATION THAT OFFERS SO MUCH



➤ SYDNEY'S NEW AIRPORT

Western Sydney International (Nancy-Bird Walton) Airport at Badgerys Creek, which is 20kms (20 min) from Edmondson Park, is on track to begin operations in 2026.



➤ STATION UPGRADES

Transport NSW has completed an upgrade of the Edmondson Park train station, delivering additional parking space as part of the government's commuter car park program.



➤ NEW PARKS AND PLAYGROUNDS

To maintain a high-quality urban lifestyle the authorities have allocated green space for walking and cycling, including six hectares of open green space around Ed.Square Town Centre.



➤ GOOD SCHOOLS AND COLLEGES

There are several private and public schools nearby, plus several childcare centres. Tertiary students will find several campuses, including those of Western Sydney University.



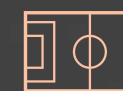
➤ NEW EMPLOYMENT HUB

NSW government has identified Liverpool as a Strategic Centre due to its rapidly growing multicultural population. Liverpool is Sydney's third CBD, alongside Sydney and Parramatta.



➤ A NEW HIGH SCHOOL

A brand-new high school in Edmondson Park will open in 2027. The new school, located just 300 metres from The Edmondson Collection, will have an initial intake of 800 students.



➤ NEW PLAYING FIELDS

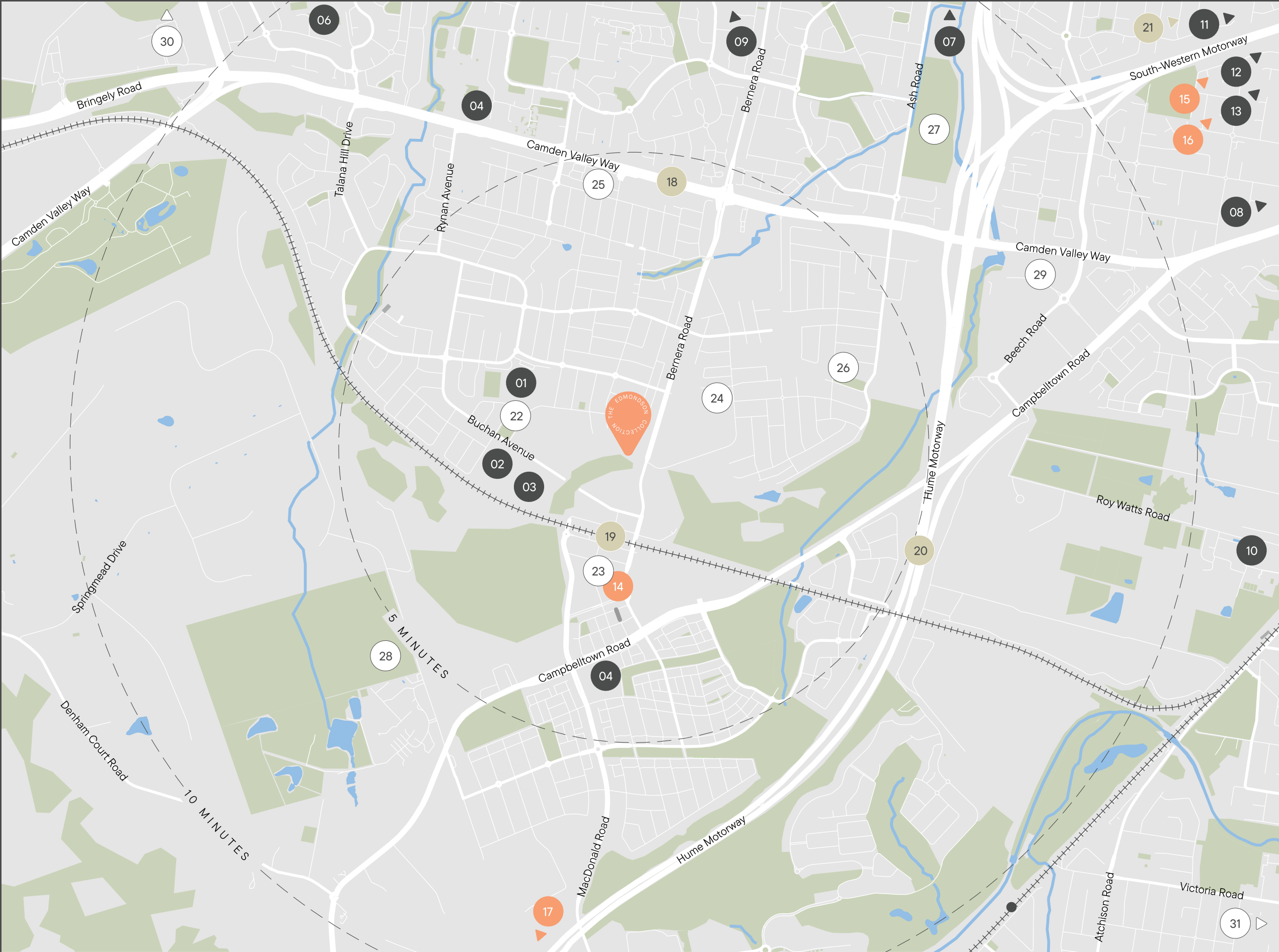
Maxwell Creek Oval is 21st Century sports and recreational facility and features two rugby league pitches, a synthetic cricket pitch, football pitches and \$1 million amenities building.



➤ NEW WILDERNESS TRAILS

Edmondson Regional Park covers 48 hectares and offers plenty of hiking and bird-watching opportunities. Visitors can bushwalk along fire trails or relax at one of the picnic areas.

➤ CONVENIENCE AT
YOUR FINGERTIPS



EDUCATION

01	St Francis Catholic College	2 min	1 km
02	Edmondson Park Public School & Preschool	3 min	600 m
03	Edmondson Park High School (proposed)	2 min	500 m
04	Bardia Public School	5 min	2.6 km
05	William Carey Christian School	7 min	3.2 km
06	John Edmondson High School	6 min	3.5 km
07	TAFE NSW (Miller Campus)	10 min	5.3 km
08	Casula Public School	10 min	6.4 km
09	Hoxton Park High School	12 min	7.3 km
10	Hurlstone Agricultural High School	11 min	6.5 km
11	University of Wollongong (Liverpool Campus)	14 min	9.5 km
12	Western Sydney University (Liverpool Campus)	15 min	9.5 km
13	TAFE NSW (Liverpool Campus)	14 min	9.6 km

MEDICAL & HEALTHCARE

14	Myhealth Edmondson Park Medical Centre	2 min	1.3 km
15	Liverpool Hospital	14 min	10 km
16	Sydney Southwest Private Hospital	15 min	10.6 km
17	Campbelltown Hospital	19 min	19 km

TRANSPORT & ROADS

18	Camden Valley Way	2 min	1.2 km
19	Edmondson Park Train Station	1 min	500m
20	Hume Motorway	5 min	4.4 km
21	Liverpool Train Station	12 min	10.2 km

PARKS & SERVICES

22	Clermont Park	2 min	1 km
23	Ed Square Shopping Centre	1 min	500m
24	Lilian Bratkovic Park	2 min	1 km
25	Village Square Shopping Centre Ed Park	4 min	2.2 km
26	Ardennes Park	3 min	1.7 km
27	Ash Road Sporting Complex	5 min	2.6 km
28	Edmondson Regional Park	6 min	3.1 km
29	Crossroads Centre Casula	7 min	3.6 km
30	Western Sydney Parklands	25 min	24 km
31	Macquarie Links International Golf Club	11 min	5.7 km

LEGEND

+++ Train line	Parklands	Water
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> ENJOY A BRILLIANT
 NEW LIFESTYLE



Imagine a stylish new home
 where everything is on the
 doorstep. That means time for
 an early morning jog. Being
 able to leave the car at home
 and strolling to the train station
 instead. Or maybe a coffee with
 friends after dropping the kids
 off at school.

Located just 500 metres from
 Ed.Square Town Centre and
 the main train station, The
 Edmondson Collection means
 that you can achieve the
 perfect work/life balance. With
 access to good schools, parks
 and services, this is a great
 place to prosper and grow.





THE EDMONDSON COLLECTION

THE EDMONDSON COLLECTION

A NEW ERA

THE EDMONDSON COLLECTION ➤ A VISION FOR TOMORROW

A combination of well-appointed one, two and three bedroom light-filled apartments with spacious open-plan living and the latest energy-saving appliances. All apartments come with secure parking, storage and lift access. The development is surrounded by native bushland and eucalypt trees.

Residents will enjoy the exclusive use of private gardens located at the heart of the development. Amenities include a kids' play area, communal BBQ's and outdoor seating, providing an informal area for family occasions or catching up with neighbours.

➤ A THOUGHTFULLY PLANNED COMMUNITY

With carefully planned building designs, innovative, sustainable materials, and generous community spaces, ALAND provides residents with a living environment that embraces nature and balances livability with comfort.

WHAT THE EDMONDSON COLLECTION OFFERS:

AMENITIES - Detailed design including extensive gardens, barbeques, outdoor seating and yoga lawns.

SUSTAINABILITY - Smart use of technology to provide energy, harvest rainwater and make use of grey water.

STORAGE - including bike storage and extra storage cages in the underground parking area.

HIGH SECURITY - keyless locks, swipe panels in lifts and building management services with trusted maintenance staff.

EV CHARGERS - Residents will be able to access wall-mounted Electric Vehicle (EV) charging stations in the underground car park.





↗ FLAWLESS INTERIORS THAT INSPIRE

The Edmondson Collection apartments embrace premium, open-plan living with generous ceiling heights, large format Travertine-look tiles and quality fittings throughout. Every apartment has been designed with natural tones and includes its own balcony or a private courtyard for those on

the ground floor. Floor-to-ceiling glazing harnesses natural light and enhances the views from your apartment. There are TV connections in the main bedroom and living room, plus data access cabling and provision for fibre broadband and pay TV. Apartments are fitted with ducted two-zone air conditioning.

FEATURE

As the focal point of each home, the stylish kitchens at The Edmondson Collection are a perfect marriage of form and function, designed for budding MasterChefs.

➤ DESIGNED FOR YOUR LIFESTYLE

Kitchens are appointed with 40mm reconstituted stone benchtops, breakfast island benches, stone splash backs and premium Fisher & Paykel appliances including an integrated

dishwasher. Floor-to-ceiling timber-look joinery maximises storage space while recessed downlights create a perfect ambiance.



➤ SERENE BEDROOMS & BATHROOMS

Designed as the ultimate sanctuary, the generously sized master bedrooms come with TV connections, walk-in or built-in wardrobes and fitted premium carpet.

The same attention to detail is evident in the glamorous yet functional bathrooms and ensuites which feature large format porcelain tiles, full-height wall tiling and frameless shower screens.





A NEW ERA FOR EDMONDSON PARK
➤ MASTERFULLY CRAFTED BY ALAND



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→ BY ALAND

➤ A GARDEN FOR ALL SEASONS

Planted with herb gardens, fruit trees and native shrubs, the communal gardens at The Edmondson Collection offer more than just a place for rest and recreation – they provide a delightful meeting place for residents.

Equipped with high-quality BBQs, children's play areas and sculpted furniture, our gardens are the perfect setting for a birthday party, a game of chess or playing hide-and-seek with the kids.



THE EDMONDSON
COLLECTION
— MASTERFULLY
CRAFTED ➤ 2174



➤ AN ASTUTE INVESTMENT OPPORTUNITY

Edmondson Park is well positioned for future growth thanks to its excellent transport infrastructure and well-planned town centre (Ed. Square). The suburb is just 20kms from the new \$5.3 billion Western Sydney International Airport which begins operations in 2026.

But forecasts suggest that the property market will remain undersupplied, at least in the short-term, with only 11 apartments due for completion in 2024 and 30 apartments due for completion in 2025.



432%

Growth in population of Edmondson Park between 2016 and 2021



5.4%

Average annual increase in Edmondson Park apartment prices (since 2016)



31 years

Median age of residents (Greater Sydney: 37)



3.4

Average household size



19.5%

Gross rental yield growth (units) since 2016



\$720

Current weekly rent for a two-bedroom apartment



1.7%

2024 vacancy rate of Edmondson Park



35.9%

Rental price growth 2021-23 (Edmondson Park)



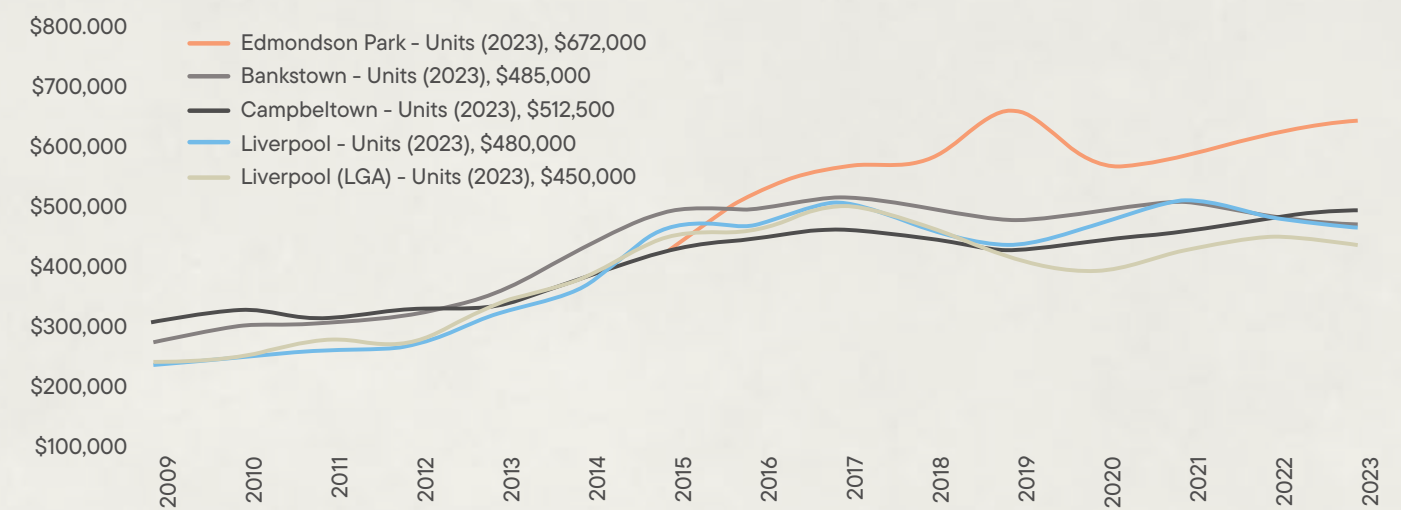
\$672,000

Median unit price in Edmondson Park*

*the term unit includes townhouses, apartments and semi-detached dwellings

Did you know that the median home value in Edmondson Park has risen 100% over the past decade, and annual rental returns for units average 4.6 per cent – above-average for Greater Sydney?

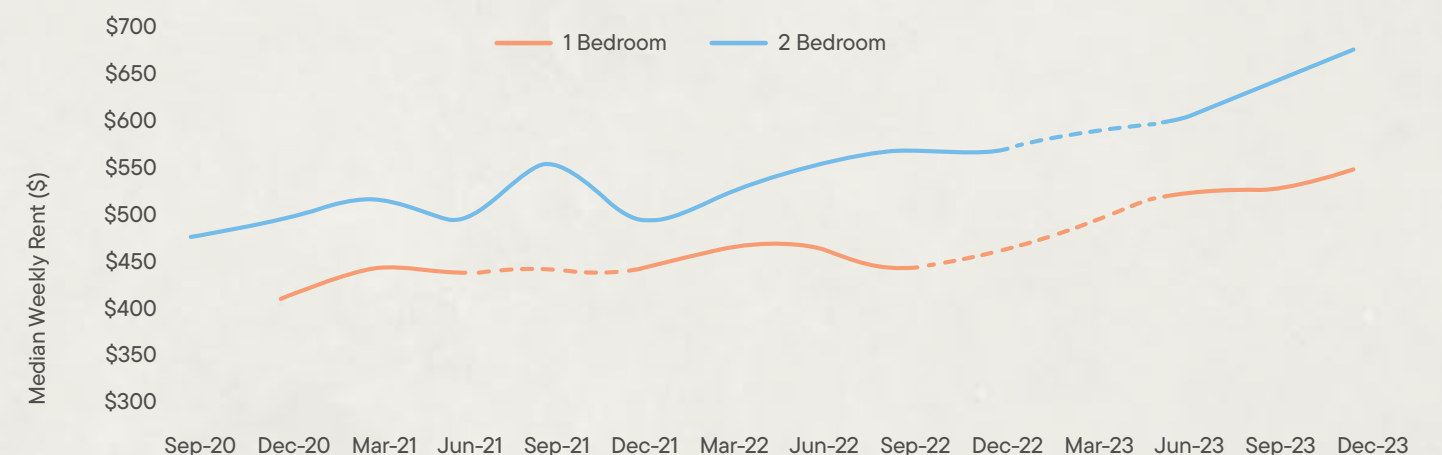
➤ MEDIUM UNIT PRICE TRENDS



Source: Domain, Charter Keck Cramer

➤ EDMONDSON PARK APARTMENT RENTAL PRICE TRENDS

All bedroom comparison (2020 to 2023)

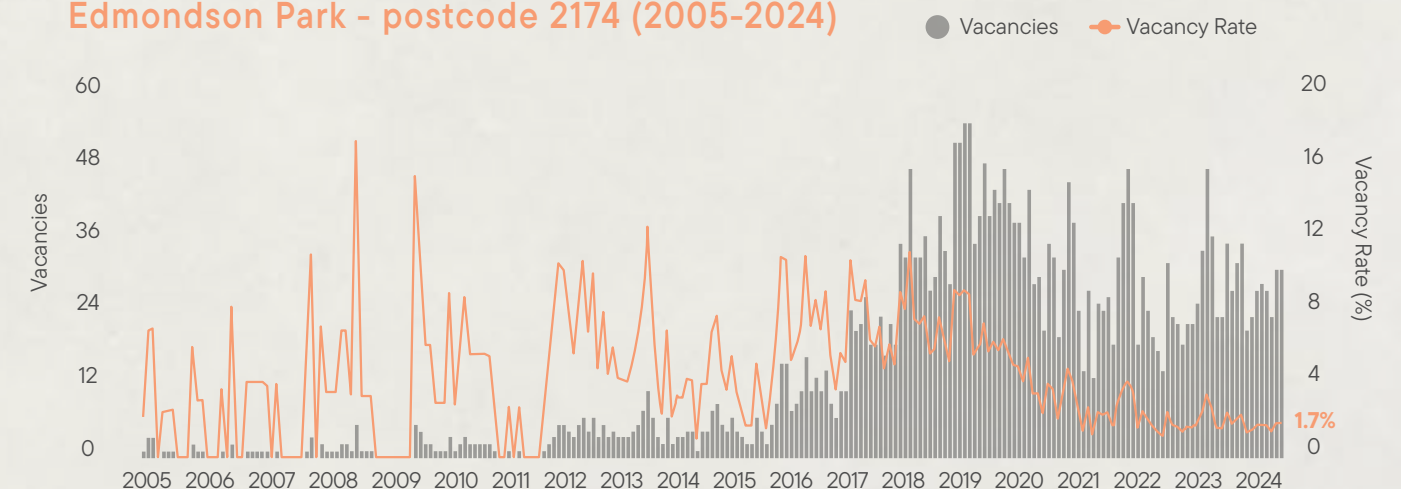


*Note: Rental pricing has been extrapolated for periods where there were insufficient rentals, shown with dotted lines in the chart.

SOURCE - NSW Department of Communities & Justice, Charter Keck Cramer

➤ VACANCY RATE TRENDS

Edmondson Park - postcode 2174 (2005-2024)



Source: SQM research, Charter Keck Cramer

Sources: [1] Charter Keck Cramer, Strategic Residential Apartment Market Study: Edmondson Park, NSW (15 May 2024). [2] Australian Financial Review, March 31, 2023

Edmondson Park is a fast-growing suburb which successfully blends Australian-born residents and many newer arrivals from India, Nepal, Fiji, Iraq, New Zealand and elsewhere. The population has grown rapidly over the past decade, attracting young, mostly professional people, many with small children. The median age of residents is 31 years, with only 4.3% aged over 65 years.

Personal incomes are also rising with personal income jumping 22.9% between 2016 and 2021. The average weekly family income is now \$2619 – an increase of 19.3% since 2016. Growing demand and a shortage of

housing stock has driven property prices higher across all sectors in Edmondson Park.

“The local market is in a somewhat unusual (but favourable) position where rents, yields and purchase prices are all consecutively increasing,” according to Charter Keck Cramer. “This is considered beneficial to owner occupiers and investors alike.” Rental demand is also strong, with two-bedroom apartments generating weekly incomes of **\$720** and three-bedroom apartments attracting weekly rentals of **\$950**.

POPULATION BY COUNTRY OF BIRTH

Australia	44.1%
India	9.06%
Nepal	5.22%
Fiji	4.49%
Iraq	3.22%
New Zealand	2.71%

Sources: Charter Keck Cramer, idcommunity, Australian Bureau of Statistics, Smart Property Investment Magazine

AVERAGE ANNUAL RENTAL YIELD



Units 4.9% Houses 3.4% Units 4.6% Houses 3.1%

Edmondson Park

Greater Sydney

Source: realestate.com.au

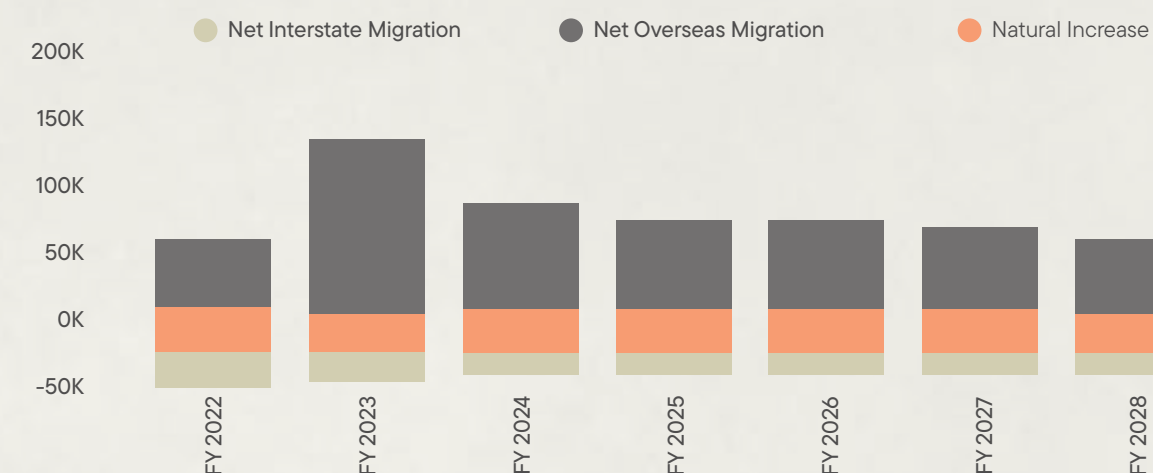
WHO LIVES IN EDMONDSON PARK

	Current population of Edmondson Park	12,080
	Average weekly household income	\$2,619
	Residents aged 25-44	38.3%
	Couples with children	60.6%
	Couples without children	17.3%
	Professionals	30%
	Bachelor's degree or higher	36%

Sources: Charter Keck Cramer, idcommunity, Australian Bureau of Statistics, Smart Property Investment Magazine

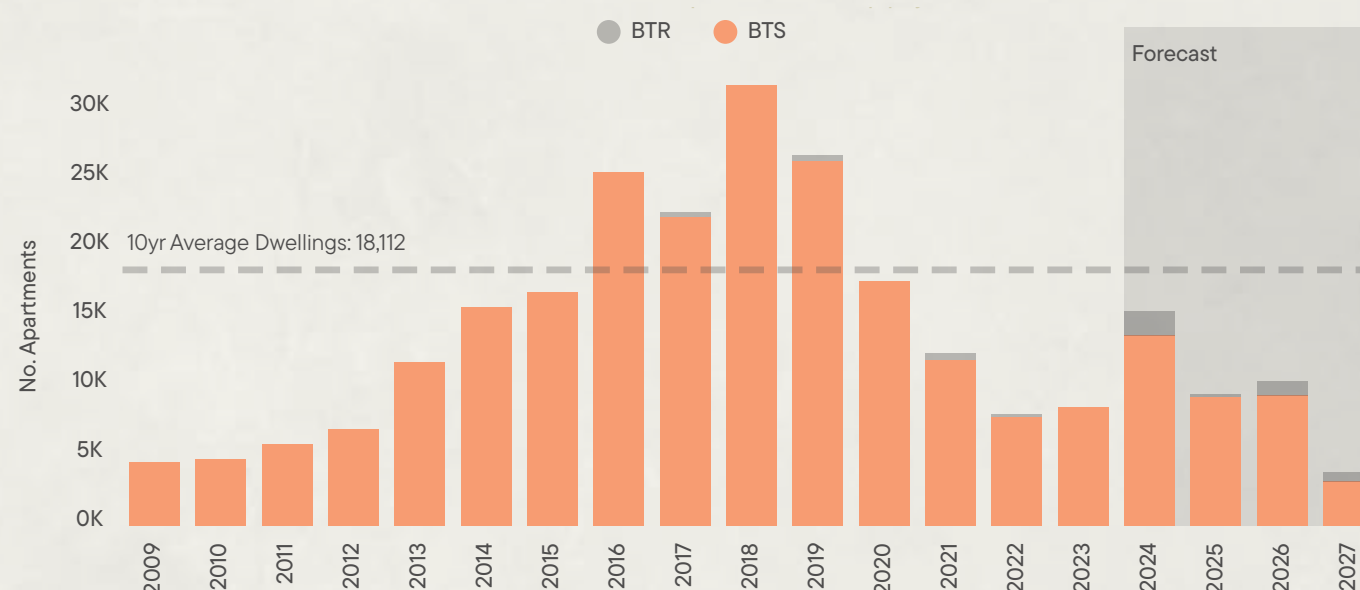
POPULATION CHANGE NSW (000S)

Net overseas migration will support economic growth...



Source: Centre for POP

BTS + BTR APARTMENT SUPPLY

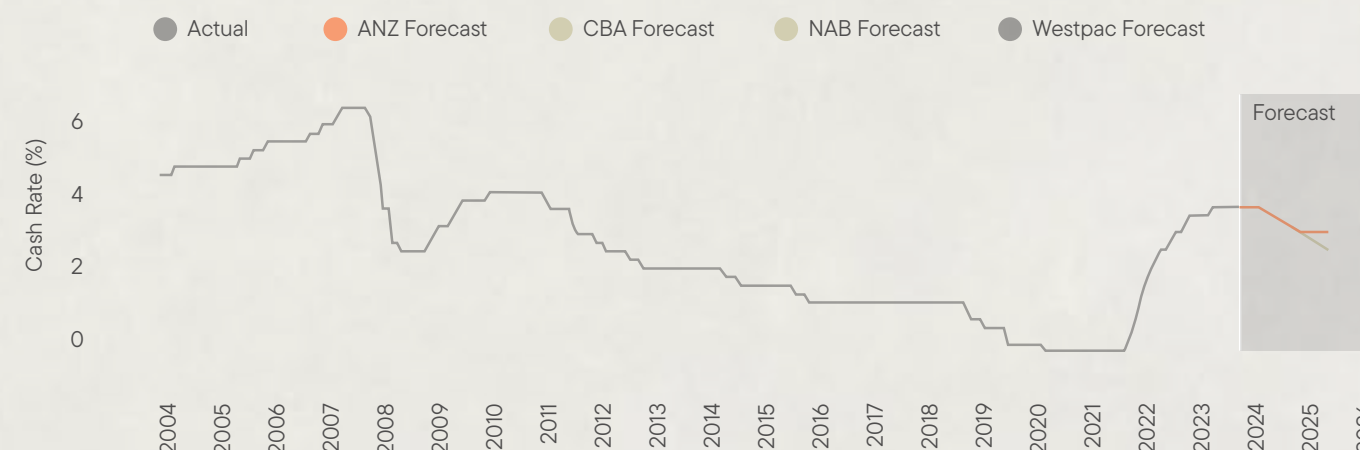


Source: Charter Keck

*For the purposes of the charts in this section, Charter Keck Cramer has defined BTR apartment projects that are (1) purpose built for rental with single ownership and management, (2) larger than 50 apartments. This excludes Co-Living developments and projects with apartments retained for long term rental (and then later sell down).

CASH TARGET RATE

Interest roles are expected to start declining at the end of 2024



Source: RBA/Forecasts: various



➤ COSTELLO - A TRACK RECORD OF SUCCESS

Costello, the first stage of the Masterplan was completed in 2021, with all 135 apartments sold six months prior to completion.

According to CoreLogic, owner-occupiers account for around 85% of purchasers within the project. This includes a mix of young families and downsizers who were attracted by the development's close proximity to schools and the business districts of Liverpool and Campbelltown, as well

as the lifestyle and amenity offered within the Ed.Square precinct.

Costello has achieved strong capital growth between 2021 and 2024, achieving a compound annual growth rate of 7.8% - this growth rate is higher than The Edmondson Park suburb average. As an example, a two-bedroom apartment purchased for \$585,000 in 2021 sold in 2024 for \$720,000.

\$720,000

RECENT SALES PRICE
FOR A 2-BED APARTMENT

23%

CAPITAL GROWTH FOR
2-BED APARTMENT
PURCHASED IN 2021

7.8%

COMPOUND ANNUAL
GROWTH RATE
2021-2024

\$720 PER WEEK

RECENTLY RENTED
2-BEDROOM APARTMENT

24%

RENTAL INCREASE FOR
TWO-BEDROOM UNIT
2021-2024

0.4%

CURRENT VACANCY RATE
(ALL PROPERTY TYPES)

Source: Charter Keck Cramer
(May, 2024). ALAND internal data

➤ THE ALAND
COMMITMENT



➤ OUR
NUMBERS

20+
ESTABLISHED IN 2002 –
OVER 20 YEARS IN BUSINESS

3,800+
APARTMENTS BUILT
AND COUNTING

38+
DEVELOPMENTS IN
NEW SOUTH WALES

1,708+
APARTMENTS
UNDER CONSTRUCTION

170+
ALAND
EMPLOYEES

6,000+
APARTMENTS
IN PLANNING

Thanks to ALAND’s vast experience in the building and construction industry, we are able to provide much-needed quality housing in record time. Over the past two decades ALAND has created exciting new developments across Western

Sydney, achieving an impressive 100% completion record. Our projects have also proved to be a good financial investment for ALAND customers, achieving above average rental yields and strong average portfolio growth over this period.

➤ GROWING
COMMUNITIES

With over 20 years of research, development and building experience in the industry, ALAND is committed to building Australian homes and communities of exceptional quality. ALAND is an industry-leading developer, and its buildings are the heart and soul of its reputation.

In addition to building market-leading developments, ALAND takes an active role in the broader local community through charities including the Cancer Council and the Sydney Special Children’s Christmas Party, in addition to its major sponsorship of the Parramatta Eels NRL team and many local sporting teams.

➤ THE ALAND
DIFFERENCE

0.2%
ALAND
VACANCY RATE

5.5%
ALAND
AVERAGE YIELD

6.7%
ALAND AVERAGE PORTFOLIO
GROWTH PER ANNUM
(ALL PROJECTS)

100%
ALAND
COMPLETION RATE

➤ CREATING ASSETS THAT STAND THE TEST OF TIME

Since 2002 ALAND has delivered high-quality homes at affordable prices across Western Sydney and other regional centres. We are now one of Sydney's largest and most trusted private multidisciplinary development, construction and asset management companies.

Adhering to the highest standards of design and building quality, we have delivered numerous masterplanned and mixed-use projects over the past two decades. Every ALAND development evolves from significant

market and location research, close stakeholder liaison and diligent planning. We plan for the future at every stage of the process.

Apart from winning numerous industry awards, this broad vision has allowed ALAND to keep raising the bar for long-term business opportunity and success. With every project, we cement an unwavering reputation for expert planning, high-quality building and a deep-seated commitment to sustainability.



THE HOXTON, LIVERPOOL COMPLETED 2022



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