

Development Track Record

CURRENT & COMPLETED | 2024

Introduction

We pride ourselves on always delivering on what we promise.

Mosaic Property Group is unique in its approach to controlling every aspect of the development process, from the research and site aquisition through to sales, construction, and property management and caretaking for at least 25 years post completion.

We also stand apart in our approach to designing homes that people simply love to live in. Every detail is thoroughly considered and planned for the end-user - whether it is an owner-occupier or investor. This ensures that we deliver on our promise of *enduring value*.

Mosaic at a Glance













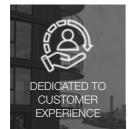




















A Proud Legacy

As one of Queensland's most awarded private property developers, we never compromise on quality, as our track record demonstrates. Below is a summary of our most recent achievements.

2023

Regional Winner - Apartment Complex of the Year - Grace by Mosaic, HIA Gold Coast and Northern Rivers Awards

National Finalist - Development of the Year - High Density - The Patterson by Mosaic, The Urban Developer Awards for Excellence

National Finalist - Best Residential Development - Avalon by Mosaic, Property Council of Australia Innovation & Excellence

National Finalist - Best Residential Development - Bela by Mosaic, Property Council of Australia Innovation & Excellence

National Finalist - Property Management Company of the Year - 7 or More Property Managers, Real Estate Business National Awards

State Finalist - Design Excellence - The Patterson by Mosaic, UDIA Queensland Awards for Excellence

State Finalist - Apartments (Mid-Rise) - Kensington by Mosaic, UDIA Queensland Awards for Excellence

State Finalist - Construction Excellence - The Patterson by Mosaic, UDIA Queensland Awards for Excellence

State Finalist - Construction Excellence - The Sinclair by Mosaic, UDIA Queensland Awards for Excellence

State Finalist - Apartment Complex of the Year - The Patterson by Mosaic, HIA Queensland Awards

State Finalist - Apartment of the Year - The Patterson by Mosaic, HIA Queensland Awards

State Finalist - Apartment Complex of the Year - Grace by Mosaic, HIA Queensland Awards

2022

National Finalist - Apartment of the Year - The Henry by Mosaic, HIA Queensland National Awards

State Winner - High Density Under 10 Storeys - The Sinclair by Mosaic, UDIA Qld Awards for Excellence

Regional Winner - Apartment Complex of the Year - Elan by Mosaic, HIA Gold Coast and Northern Rivers Awards

State Winner - Apartment of the Year - The Henry by Mosaic, HIA Queensland State Awards

Regional Winner - Project of the Year - First Bay by Mosaic, Master Builders Queensland Sunshine Coast Awards

Regional Winner - Residential Building Over 3 Storeys up to \$20m - First Bay by Mosaic, Master Builders Queensland Sunshine Coast

Regional Winner - Landscape Architecture Small Projects - The Eminence, Australian Institute of Landscape Architecture QLD Awards

National Winner - Medium Density Development - Drift by Mosaic, UDIA National Awards for Excellence

Regional Winner - People's Choice Award - Bela by Mosaic, Gold Coast/Northern Rivers Awards - Australian Institute of Architecture

State Finalist - Environmental Excellence - Avalon by Mosaic, UDIA Qld Awards for Excellence

State Finalist - High Density Over 10 Storeys - Bela by Mosaic, UDIA Qld Awards for Excellence

State Finalist - Design Excellence - Bela by Mosaic, UDIA Qld Awards for Excellence

State Finalist - Design Excellence - Avalon by Mosaic, UDIA Qld Awards for Excellence

State Finalist - Marketing Excellence - Florence by Mosaic/Augusta by Mosaic, UDIA Qld Awards for Excellence

State Finalist - Construction Excellence - Avalon by Mosaic, UDIA Qld Awards for Excellence

State Finalist - Apartment Complex of the Year, Elan by Mosaic, HIA Queensland State Awards

State Finalist - Apartment Complex of the Year, The Henry by Mosaic, HIA Queensland Awards

National Finalist - Best Office Development - The Eminence, Property Council of Australia Innovation & Excellence Awards

National Finalist - Best Sustainable Development - The Eminence, Property Council of Australia Innovation & Excellence Awards

National Finalist - Best Workplace Project - Mosaic Property Group Brisbane HQ, Property Council Innovation & Excellence Awards

National Finalist - Best High Density Development - Bela by Mosaic, Urban Developer Awards

National Finalist - Best Medium Density Development - Avalon by Mosaic, Urban Developer Awards

2021

State Winner - Best Residential Kitchen - Azure 1701, Avalon by Mosaic, Master Builders Queensland State Awards

State Winner - High Density Development Over 10 Storeys - Avalon by Mosaic, UDIA Qld Awards for Excellence

State Winner - Medium Density Development - Drift by Mosaic, UDIA Qld Awards for Excellence

Regional Winner - Bathroom \$20,000 to \$40,000 - Azure 1601, Avalon by Mosaic, HIA Sunshine Coast Housing Awards

Regional Winner - Kitchen Over \$50,001 - Azure 1701, Avalon by Mosaic, HIA Sunshine Coast Housing Awards

Regional Winner - Bathroom of The Year - Azure 1601, Avalon by Mosaic, HIA Sunshine Coast Housing Awards

Regional Winner - Apartment of The Year - Azure 1701, Avalon by Mosaic, HIA Sunshine Coast Housing Awards

Regional Winner- Apartment Complex over 4 Storeys - Avalon by Mosaic, HIA Sunshine Coast Housing Awards

Regional Winner - Project of the Year - Avalon by Mosaic, MBQ - Sunshine Coast Housing & Construction Awards

Regional Winner - Best Residential Kitchen - Azure 1701, Avalon by Mosaic, MBQ - Sunshine Coast Awards

Regional Winner - Residential Building over \$20 million - Avalon by Mosaic, MBQ - Sunshine Coast Awards

Regional Winner - Lord Mayor's Buildings that Breathe Award - The Eminence, Brisbane Regional Architecture Awards

Regional Winner - Commercial Architecture Commendation - The Eminence, Brisbane Regional Architecture Awards

State Finalist - Project of the Year - Drift by Mosaic, UDIA Qld Awards for Excellence

State Finalist - High Density Development Over 10 Storeys - Bela by Mosaic, UDIA Qld Awards for Excellence

State Finalist - Design Excellence - The Patterson by Mosaic, UDIA Qld Awards for Excellence

State Finalist - Marketing Excellence - Dawn by Mosaic, UDIA Qld Awards for Excellence

State Finalist - Marketing Excellence - The Patterson by Mosaic, UDIA Qld Awards for Excellence

National Finalist - Best Residential Development - Drift by Mosaic, Property Council of Australia Innovation & Excellence

State Finalist - Bathroom of The Year- Azure 1601, Avalon by Mosaic, HIA Queensland State Awards

State Finalist - Apartment of The Year - Azure 1701, Avalon by Mosaic, HIA Queensland State Awards

State Finalist - Apartment Complex over 4 Storeys - Avalon by Mosaic, HIA Queensland State Awards

2020

Regional Winner – Apartment Complex up to 4 storeys – Drift by Mosaic, HIA Sunshine Coast & Wide Bay Housing Awards

Regional Winner - Apartment of the Year - Drift by Mosaic Apartment 601, HIA Sunshine Coast & Wide Bay Housing Awards

Regional Winner - Residential Building >\$20 million - Drift by Mosaic, Master Builder Awards Sunshine Coast

Regional Winner - Apartment Complex up to 4 storey's - Vive by Mosaic, HIA Brisbane Housing Awards

State Finalist - Retail and Commercial - The Eminence, UDIA Qld Awards for Excellence

State Finalist - Medium Density Development - Drift by Mosaic, UDIA Qld Awards for Excellence

State Finalist - Residential building over \$20 million - Drift by Mosaic, Master Builders Queensland, State Awards

National Finalist - Property Management Business of the Year - Mosaic Property Management. Real Estate Business Awards

Click here to view a full list of our awards.



A unique business model underpins a strong financial track record

Mosaic has built an excellent track record for project delivery and financial management through multiple cycles and changing market conditions.

Our financial capacity is underpinned by our unique end-to-end business model which is critical to our unblemished record of success. It is this model that allows us to consistently deliver award-winning projects that set new benchmarks in residential living, whilst simultaneously being able to stringently manage risk across every aspect of our delivery model.

There aren't a lot of companies that can even claim to offer what we do. What we aim to achieve isn't easy, but we don't accept anything but the very best. Our customers, key referral partners and stakeholders are our number one priority, and our team is dedicated to exceeding the highest expectations for quality and ensuring that we deliver on our promise of enduring value.

And all of this is achieved under the guiding principle of building resilience through our brand, unwavering service of key relationships, a commitment to excellence, and a culture of hard working and proud people that are grounded, humble and passionate.



Creating Enduring Value

Mosaic's Research and Strategy team works closely with our Acquisitions business unit to ensure future project opportunities meet strict criteria, developed in alignment with our key philosophies.

Location

- Prime locations throughout South East Queensland close proximity to employment hubs, public transport, shops, services, amenities, and other high capital value suburbs.
- Low rental supply and high rental demand.
- High numbers of owner-occupiers in the area and high income demographics to attract quality tenants.
- Limited supply of existing, new and future boutique development sites.

Price

- Purchase price is set using professional bank instructed valuations as a guide.
- Buying direct from the developer, you aren't paying for additional commissions or built-in costs.
- Exceptional value relative to purchase price means a high yielding and a high percentage net rental growth return.

Low Ongoing Costs

 Low body corporate fees are maintained through no wasted unusable common spaces, low maintenance gardens, and the use of robust construction materials that require minimal ongoing maintenance.

Quality & Design

- High quality materials and brands, fixtures and fittings are used throughout.
- Architecturally designed to ensure spacious, sensible and multi-purpose open plan layouts with ample light, ventilation, storage and privacy.
- Mosaic only teams with highly reputable development partners with whom we have long established relationships.

Product Diversity

 A diverse offering of product type: house and land, townhomes, and apartments that meet different life stages and lifestyle choices.

Growth

- Only develop in areas where demand will exceed supply well into the future.
- Unique, architecturally designed iconic projects will continue to achieve high growth.

Value

 Properties are finished to the highest possible standard resulting in the highest quality, best designed and most beautifully finished properties in their price range.

MARKETING RENDER

ISABEL BY MOSAIC Burleigh Heads, Gold

LAUNCHING Mid 2023

PROJECT INFORMATION

COMPLETION TBC

VALUE

Coast

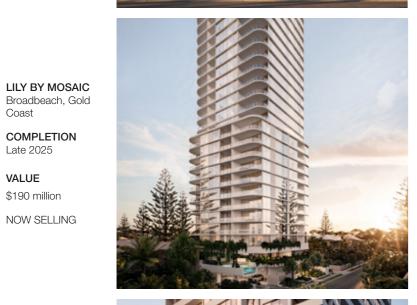
VALUE \$190 million

COMPLETION Late 2025

NOW SELLING

\$160 million

NOW SELLING



UNDER CONSTRUCTION

UNDER CONSTRUCTION

COMPLETED PROJECT PHOTO

UNDER CONSTRUCTION

THE MANNING BY MOSAIC

Milton, Brisbane

COMPLETION Mid 2025

VALUE

\$110 million

NEAR SELLOUT



PROJECT INFORMATION

MARKETING RENDER

COMPLETED PROJECT PHOTO

COTTON TREE BY MOSAIC

Maroochydore, Sunshine Coast

COMPLETION Early 2025

VALUE

\$65 million

SOLD OUT



UNDER CONSTRUCTION

MARELLA BY MOSAIC Broadbeach, Gold

Coast

COMPLETION Early 2025

VALUE \$160 million

SOLD OUT



UNDER CONSTRUCTION

THE PRESCOTT BY MOSAIC Toowong, Brisbane

COMPLETION Early 2025

VALUE

\$101 million

NEAR SELLOUT



UNDER CONSTRUCTION

Development Track Record

THE MOWBRAY BY MOSAIC

East Brisbane, Brisbane

PROJECT INFORMATION

COMPLETION Late 2024

VALUE \$93 million

NEAR SELLOUT



MARKETING RENDER

UNDER CONSTRUCTION

COMPLETED PROJECT PHOTO

THE WITTON BY MOSAIC Indooroopilly,

Brisbane

COMPLETION Mid 2024

VALUE \$106 million

SOLD OUT



UNDER CONSTRUCTION

FLORENCE BY MOSAIC Burleigh, Gold Coast

COMPLETION Mid 2024

VALUE \$37 million

SOLD OUT



UNDER CONSTRUCTION

PROJECT INFORMATION

MARKETING RENDER

COMPLETED PROJECT PHOTO

AUGUSTA BY MOSAIC

Burleigh Heads Gold Coast

COMPLETION Mid 2024

VALUE \$65 million

SOLD OUT

OCEDIANO Antiri pe Endinare Finalist

UNDER CONSTRUCTION

LORIENT BY MOSAIC

Maroochydore, Sunshine Coast

COMPLETION Early 2024

VALUE

\$57 million

SOLD OUT



UNDER CONSTRUCTION

LUCA BY MOSAIC Kirra, Gold Coast

COMPLETED January 2024

VALUE \$36 million





MARKETING RENDER

BIANCA BY

PROJECT INFORMATION

MOSAIC Bilinga, Gold Coast

COMPLETED
December 2023

VALUE \$60 million

100% settlement





COMPLETED PROJECT PHOTO



November 2023

VALUE

\$133 million

100% settlement









PROJECT INFORMATION

THE PATTERSON BY MOSAIC Toowong, Brisbane

COMPLETED April 2023

VALUE \$72 million

100% settlement



MARKETING RENDER



COMPLETED PROJECT PHOTO



COMPLETED
January 2023

VALUE \$61 million

100% settlement





THE SINCLAIR BY MOSAIC

East Brisbane

COMPLETED August 2022

VALUE \$91 million

SALES 100% sellout in three months

100% settlement

Brisbane's bestselling boutique off-the-plan project 2019





KENSINGTON BY MOSAIC

Toowong Brisbane

COMPLETED May 2023

VALUE \$51 million

MARKETING RENDER

INFORMATION FIRST BAY BY

PROJECT

MOSAIC Coolum, Sunshine Coast

COMPLETED

November-2021

VALUE \$44 million

SALES 100% sellout in three months

100% settlement





COMPLETED PROJECT PHOTO

ÉLAN BY MOSAIC Kirra, Gold Coast

COMPLETED August 2021

VALUE \$23 million

months

SALES 100% sellout in three

100% settlement

THE HENRY BY MOSAIC









PROJECT INFORMATION

BELA BY MOSAIC

Mermaid Beach Gold Coast

COMPLETED July 2021

VALUE \$128 million

SALES Gold Coast's best-

selling off-the-plan project 2019

100% sellout prior to completion

100% settlement



Maroochydore, Sunshine Coast

COMPLETED April 2021

VALUE \$107 million

SALES

Sunshine Coast's best-selling off-theplan project 2019

100% sellout prior to completion

100% settlement

WINNER 2021
HIA Sunshine Coast
Kitchen Over \$50,001
WINNER 2021
HIA Sunshine Coast
Apartment of The Year
WINNER 2021
WINNER 2021
WINNER 2021
HIA Sunshine Coast
HIA Sunshine Coast
Apartment Complex
Over 4 Storeys
S40,000

COMPLETED PROJECT PHOTO







WINNER 2021 FINALIST 2021 FINALIST 2021 HIA Queensland Bathroom of The Year Bathroom of the Year Final Final ST 2021 FINALIST 2021 HIA Queensland Apartment of the Year Final ST 2021 FINALIST 2021 HIA Queensland Apartment Complex of the Year Final ST 2021 FINALIST 2021



COMPLETION October 2020

VALUE \$33.6 million

SALES

One of Brisbane's best-selling off-theplan projects for 2019 (source: Urbis)

Top 10 best-selling project in Australia for 2019 (source: Urbis)

100% settlement



MARKETING RENDER





July 2021 VALUE

Indooroopilly,

Brisbane

\$38 million SALES

100% sellout in six months

MARKETING RENDER

AMPARO BY

PROJECT INFORMATION

MOSAIC Taringa, Brisbane

COMPLETED July 2020

VALUE \$19.1 million

SALES 100% sellout prior to

100% settlement

THE EMINENCE

Commercial/Retail

COMPLETED

March 2020

VALUE

\$45 million

Upper Mt Gravatt,

COMPLETED

December 2019

Brisbane

VALUE

SALES

\$22 million

completion

100% settlement

Fortitude Valley, Brisbane

completion

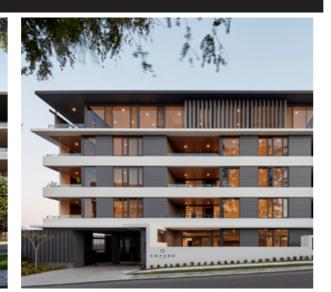








COMPLETED PROJECT PHOTO







PROJECT INFORMATION

DRIFT BY MOSAIC

Coolum Beach, Sunshine Coast

COMPLETED November 2019

VALUE \$53 million

months

SALES 100% sellout in three

Record volume of leads generated

100% settlement



MARKETING RENDER

COMPLETED PROJECT PHOTO

VIVE BY MOSAIC Indooroopilly,

COMPLETED August 2019

Brisbane

VALUE \$19 million

SALES

100% sellout prior to completion

100% settlement





SOLIS BY MOSAIC

Caloundra, Sunshine Coast

COMPLETED December 2018

VALUE \$23 million

SALES 100% sellout prior to completion





PROJECT INFORMATION

MARKETING RENDER

COMPLETED PROJECT PHOTO

SILVERGUM BY MOSAIC

Everton Park, Brisbane

COMPLETED

November 2018

VALUE

\$17.1 million

SALES

100% sellout prior to completion

100% settlement





LURE BY MOSAIC

Newport, Moreton Bay

COMPLETED August 2018

VALUE \$19.5 million

SALES 100% sellout prior to

100% settlement

completion





GREENHILLS BY MOSAIC

The Gap, Brisbane

COMPLETED July 2018

VALUE \$13.3 million

SALES

100% sellout prior to completion

100% settlement





PROJECT INFORMATION

CYAN BY MOSAIC Caloundra, Sunshine Coast

COMPLETED

July 2018

VALUE

\$19.5 million

SALES

100% sellout prior to completion

100% settlement

MARKETING RENDER

COMPLETED PROJECT PHOTO



HAVENWOOD BY MOSAIC McDowall, Brisbane

COMPLETED November 2017

VALUE \$12.6 million

SALES

100% sellout prior to completion

100% settlement



SAVANT BY MOSAIC

St Lucia, Brisbane

COMPLETED

September 2017

VALUE

\$11.2 million

SALES 100% sellout prior to completion





PROJECT INFORMATION

MARKETING RENDER

COMPLETED PROJECT PHOTO

BONYTHON BY MOSAIC Windsor, Brisbane

COMPLETED

May 2017

VALUE \$17.7 million

SALES

100% sellout prior to completion

100% settlement





RESIDE BY MOSAIC Norman Park,

Brisbane

COMPLETED April 2017

VALUE \$14.7 million

SALES 100% sellout prior to

completion
100% settlement









PROJECT INFORMATION

EVOKE BY MOSAICChermside, Brisbane

COMPLETED February 2017

VALUE \$29.6 million

SALES 100% sellout prior to

100% settlement

completion



MARKETING RENDER



COMPLETED PROJECT PHOTO

LIBERTY BY MOSAIC

Upper Mt Gravatt, Brisbane

COMPLETED November 2016

VALUE \$22 million

SALES 100% sellout prior to completion

100% settlement





APEX ON DONALDSON Greenslopes,

Brisbane COMPLETED

September 2016

VALUE

\$8.6 million SALES

100% sellout prior to completion

100% settlement





ARC BY MOSAIC Auchenflower, Brisbane

COMPLETED March 2017

VALUE \$10.6 million

SALES 100% sellout prior to

completion

PROJECT INFORMATION

MARKETING RENDER

COMPLETED PROJECT PHOTO

CIRC BY MOSAIC Indooroopilly,

COMPLETED

August 2016

Brisbane

VALUE \$11.3 million

completion

SALES 100% sellout prior to

100% settlement





ALTO ON PRIORY Indooroopilly, Brisbane

COMPLETED March 2016

VALUE \$13.2 million

SALES

100% sellout prior to completion

100% settlement









PROJECT INFORMATION

ECO ON LATIMER

Holland Park, Brisbane

COMPLETED March 2016

VALUE \$18.1 million

SALES

100% sellout prior to completion

100% settlement



MARKETING RENDER

COMPLETED PROJECT PHOTO



HABITAT ON **ASHGROVE** Ashgrove, Brisbane

COMPLETED

February 2016

VALUE \$9.7 million

SALES 100% sellout prior to completion

100% settlement







Brisbane

COMPLETED February 2016

VALUE \$30.7 million

SALES

100% sellout prior to completion

100% settlement







COMPLETED March 2016

VALUE

\$7 million

SALES 100% sellout prior to completion

PROJECT INFORMATION

MARKETING RENDER

COMPLETED PROJECT PHOTO

SONNET ON DICKENS

Norman Park, Brisbane

COMPLETED

February 2015

VALUE \$4.4 million

completion

SALES 100% sellout prior to

100% settlement





EST ON FOSTER

Newmarket, Brisbane

COMPLETED

January 2015

VALUE \$4.9 million

SALES 100% sellout prior to

100% settlement

completion





THE RISE ON BOTT Ashgrove, Brisbane

Ashgrove, Brisban

COMPLETED January 2015

VALUE \$4.5 million

SALES 100% sellout prior to completion

100% settlement





PROJECT INFORMATION

MARKETING RENDER

SUMMIT ON VIEW Mt Gravatt East.

COMPLETED December 2014

Brisbane

VALUE \$15.6 million

SALES

100% sellout prior to completion

100% settlement



COMPLETED PROJECT PHOTO

THE HUB ON KATES Morningside,

Brisbane

LOCATION Morningside

COMPLETED November 2014

VALUE \$10.9 million

SALES

100% sellout prior to completion







BRISBANE | GOLD COAST | SUNSHINE COAST

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