



NEWSLETTER

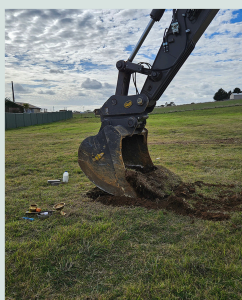
AUG 2025

WELCOME BACK

Dear Investor,
Thank you for being a valued part of our investor community.

We're excited to welcome you to our *Investor Insights Newsletter*. This newsletter is designed to keep you informed with timely updates on the progress of your current projects, along with market trends and key developments in the areas where you've invested. We believe in transparency, proactive communication, and building long-term relationships — and this is just one way we deliver on that commitment.

We appreciate your trust and look forward to continuing this journey with you.



HIGHLIGHTS

BERRIN MEADOWS
17/20 LOTS SOLD IN
4 MONTHS

SUNSET BEACH
DA APPROVED

GAMBIER LIFESTYLE
CIVIL WORKS IN
PROGRESS

WIRELESS RD, SA
OFFICE OPENING
SOON!



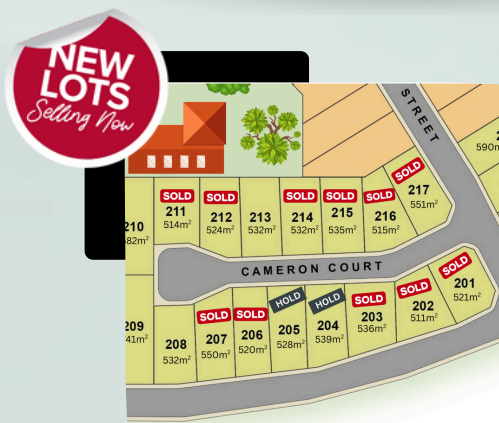
PROJECTS

AUG 2025

BERRIN MEADOWS ESTATE MOUNT GAMBIER, SA

P5

STAGE 1
READY FOR
TITLES



PROJECT UPDATE

- Awaiting council approval for civil design
- Preliminary water and sewer design completed
- Electrical and NBN designs are currently in progress by APDS
- Quoting will commence upon receipt of electrical and NBN plans

RESIDENTIAL
LOTS

80
LOTS

16.46
ACRES

16.5M
PROJECT VALUE

For information on available lots and sizes, please contact us.

GAMBIER LIFESTYLE ESTATE MOUNT GAMBIER, SA

P4

CIVIL
WORKS



PROJECT UPDATE

- Titles expected by end of August
- Concept Design Group progressing with childcare and shop designs
- Civil works progressing at full speed

LIFESTYLE
BLOCKS

35
LOTS

35.65
ACRES

10.5M
PROJECT VALUE

For information on available lots and sizes, please contact us.



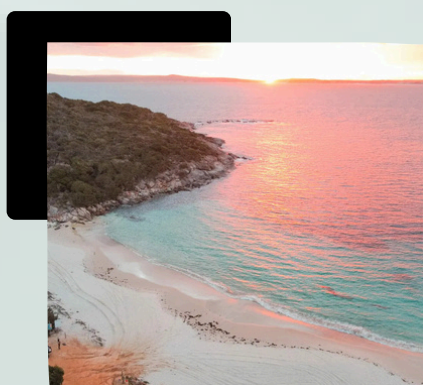
PROJECTS

AUG 2025

BREMER ENTERPRISE ESTATE BERMER BAY, SA

P4

CIVIL
WORKS



PROJECT UPDATE

- WA Parks & Wildlife interested in depot site, subject to timing and cost.
- Surveyor and civil engineer engaged.
- Liaising with Western Power on road widening vs undergrounding.

ENTERPRISE

20
LOTS

104.96
ACRES

10.5M
PROJECT VALUE

For information on available lots and sizes, please contact us.

COWELL ESTATE SUNSET BEACH, WA

P4

CIVIL
WORKS



PROJECT UPDATE

- Planning Consent granted.
- Torrens Title change to be lodged.
- Town planner liaising with Council to confirm northern allotment access and finalise lodgement with surveyor.

AGRICULTURE

4
LOTS

486.62
ACRES

2.4M
PROJECT VALUE

For information on available lots and sizes, please contact us.



PROJECTS

AUG 2025

THE BEND ESTATE TAILEM BEND, SA

P3

DA
APPROVED



PROJECT UPDATE

- Preliminary electrical, NBN, civil, and stormwater designs are complete.
- Awaiting engineering for tenders

RESIDENTIAL
LOTS

85
LOTS

22.91
ACRES

19.15M
PROJECT VALUE

For information on available lots and sizes, please contact us.

RIVERSIDE ESTATE SUNSET BEACH, WA

P3

DA
APPROVED



PROJECT UPDATE

- DA approved.
- civil drawings underway

RESIDENTIAL
LOTS

50
LOTS

11.32
ACRES

11.25M
PROJECT VALUE

For information on available lots and sizes, please contact us.



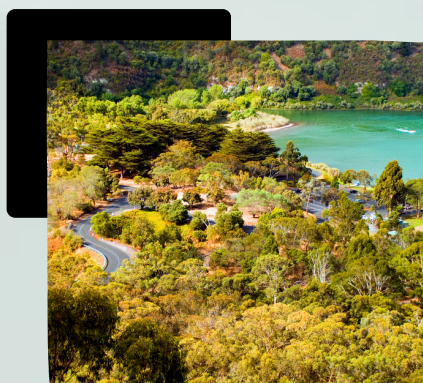
PROJECTS

AUG 2025

EMERALD HERITAGE HEIGHTS ESTATE MOUNT GAMBIER, SA

P3

DA
APPROVED



PROJECT UPDATE

- In negotiations with Council to maximise approved DA yield.
- Awaiting SA Water sewer capacity assessment.
- Stage 1 Rural Living subdivision plan lodged on PlanSA Portal.

**EARLY INVESTMENT
OPPORTUNITY- OPEN**

LIFESTYLE
BLOCKS

62
LOTS

28.4
ACRES

16.6M
PROJECT VALUE

For information on available lots and sizes, please contact us.

GAMBIER CENTRAL ESTATE WIRELESS RD, SA

P3

DA
APPROVED



PROJECT UPDATE

- Subdivision approval extended to 21 Apr 2027.
- Our new office and guest house opening soon !

COMMERCIAL
BLOCKS

30
LOTS

5.44
ACRES

10.5M
PROJECT VALUE

For information on available lots and sizes, please contact us.



PROJECTS

AUG 2025

INVERELL ESTATE INVERELL, NSW

P3

AWAITING
DA
APPROVAL



PROJECT UPDATE

Quote requested for preliminary civil and services design plans, based on the revised land division layout

RESIDENTIAL
LOTS

38
LOTS

6.45
ACRES

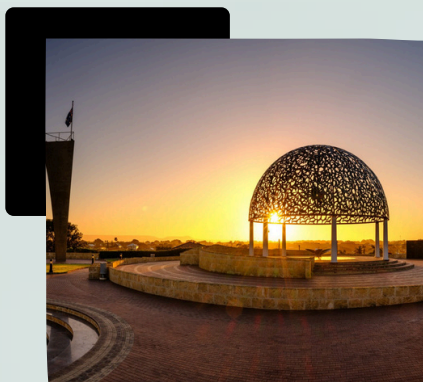
8.5M
PROJECT VALUE

For information on available lots and sizes, please contact us.

GERALDTON LIFESTYLE ESTATE DEEPALE, WA

P3

CONCEPT
PLANS



PROJECT UPDATE

- civil drawings underway

**EARLY INVESTMENT
OPPORTUNITY- OPEN**

LIFESTYLE
BLOCKS

128
LOTS

223.79
ACRES

37.5M
PROJECT VALUE

For information on available lots and sizes, please contact us.



PROJECTS

AUG 2025

EDITHBURG ESTATE EDITHBURG

P2

DA
APPROVED



PROJECT UPDATE

- DA APPROVED
- Mosel Surveyors engaged for engineering survey and title finalisation.
- FMG Engineering handling civil, stormwater, and water design.

RESIDENTIAL
LOTS

35
LOTS

16.74
ACRES

6.5M
PROJECT VALUE

For information on available lots and sizes, please contact us.

SNAKE VALLEY ESTATE BALLARAT, VIC

P1

AWAITING
RE-ZONING



PROJECT UPDATE

- AWAITING RE-ZONING

LIFESTYLE
BLOCKS

MORE UPDATES COMING SOON!
STAY TUNED!



MARKET UPDATE

AUG 2025

UNLOCKING THE HIDDEN GEMS OF AUSTRALIA

Our developments are strategically located across Australia, with a strong focus on high-growth, emerging suburbs—often referred to as the hidden gems of the nation. These are suburbs quietly gaining momentum, offering exceptional potential for capital growth, rental yield, and long-term livability.

Each of these locations has been carefully selected based on comprehensive market research, infrastructure development plans, and lifestyle appeal.

MOUNT GAMBIER, SA

- Median Rice - \$600,000
- Past 12 Months Growth - 10% ↑
- Rental Yield - >5%
- Rental Growth (Past 12M) - 6.5% ↑
- Population Growth - 0.9% ↑

Major infrastructure projects and the Mount Gambier Regional Airport redevelopment are underway.

TAILEM BEND, SA

- Median Rice - \$450,000
- Past 12 Months Growth - 27.69% ↑
- Rental Yield - >5%
- Rental Growth (Past 12M) - 13.7% ↑
- Current Vacancy rate - 0.21%

GERALDTON, WA

- Median Rice - \$550,000
- Past 12 Months Growth - 30.2%
- Rental Yield - >6%
- Rental Growth (Past 12M) - 11.1%
- Current Vacancy rate - 0.72%

Geraldton has a population of 38,633 people and 25.55% of its occupants live in rental accommodation.

SUNSET BEACH, WA

- Median Rice - \$600,000
- Past 12 Months Growth - 33.3%
- Rental Yield - >5.5%
- Rental Growth (Past 12M) - 13%
- Current Vacancy rate - 1%

The suburb is part of the City of Greater Geraldton and is located 6 km north of Geraldton.

BREMER BAY, WA

- Median Rice - \$675,000
- Past 12 Months Growth - 26.17%

Among our standout projects is **Bremer Enterprise Estate**—a strategically located commercial lot development.

INVERELL, NSW

- Median Rice - \$550,000
- Past 12 Months Growth - 6.5%
- Rental Yield - >5%
- Current Vacancy rate - 0.59%



THANK YOU FOR YOUR CONTINUED SUPPORT

As we wrap up this edition, we want to extend our sincere thanks for being part of our journey. Your trust, encouragement, and ongoing support continue to drive our mission forward.

At LandX Capital, we're committed to creating long-term value and delivering high-quality opportunities for our investor community. Whether you're already on board or just starting to explore what we offer, we're here to help you take the next step with confidence.

PHASES OF DEVELOPEMENT



LET'S STAY CONNECTED

Have questions, ideas, or want to discuss investment options?