

TRIBECA

A woman with dark hair, smiling, wearing a black and white patterned scarf. The background is a soft gradient of pink and purple.

FUTURES.

A vibrant, abstract geometric pattern composed of overlapping triangles in shades of blue, yellow, orange, and pink.

REIMAGINED.

FUTURES. REIMAGINED.

An abstract background composed of overlapping, semi-transparent geometric shapes in a variety of colors including blue, yellow, green, red, and purple. The shapes create a dynamic, layered effect.

DREAMS.

A portrait of a man with short brown hair, a beard, and glasses. He is wearing a dark grey polo shirt and has his arms crossed. The background behind him is a soft, light blue gradient.

LIVED.

TRIBECA



DREAM. THEN DREAM BIGGER.  
IMAGINE WHAT LIFE COULD BECOME.  
THEN START CREATING. MAKE PLANS. AND GOALS.  
LET THEM TAKE SHAPE. THEN STEP IN. LIVE.  
AND LET THE NEXT DREAM BEGIN.



TRIBECA







REDEFINING THE ART  
OF PROPERTY DEVELOPMENT.  
IT'S NO SMALL TASK, BUT IT'S A TASK  
TRIBECA THRIVES ON TAKING ON.

We believe quality homes and quality investments create opportunities for people to live their dream lives. We also believe these opportunities shouldn't be available just to a select few. We want to reach more people, places and markets. This underpins every single thing we do.

You should feel inspired by the idea of your future. Tribeca is here to help you start building it.

WE'RE INSPIRED BY THE WORLD,  
TO HELP YOU CREATE YOURS

FOUNDED IN 2007 AS A RESIDENTIAL  
CONSTRUCTION COMPANY, TRIBECA HAS BECOME  
A LEADING RESIDENTIAL LAND DEVELOPMENT  
AND HOME BUILDING BUSINESS IN AUSTRALIA

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne and Brisbane and has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team.

We've also created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important for us to be cost-effective – from both a company and customer perspective.

Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

With all of this behind us and over \$1bn worth of housing product delivered, we believe that Tribeca is redefining the art of property development.

We do this by building homes and communities that are built to last, by giving each residential estate its own distinct character and identity – creating opportunities for clients that range from big businesses to small families.

We see everything we build as an opportunity to redefine the art of property investment. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful and built to last.





OVER  
**\$1BN**  
IN HOUSING  
PRODUCT  
DELIVERED



## A HOME THAT LETS YOU LIVE LIFE YOUR WAY

Could we live in it ourselves? It's the first, last and most important question we ask when we build a home. More than a roof over your head, our homes are built to give you the freedom to live the life you want in a secure, flexible and unique environment.

How you'll live in your home inspires our design and craftsmanship. We build homes that are comfortable to move around in, combining living zones that support a busy lifestyle with the need for rest and reflection.

Featuring single and double-storey designs, our homes are delivered with a range of high-class features and finishes. They add value to your home and ensure the living experience is second-to-none.

All our homes are built to the highest standards using the best quality materials. We pride ourselves on our ability to build homes for today and for tomorrow – so if our clients do ever want to sell, they know they've made a strong investment.



**OUR COMMITMENT**

Creating quality homes is what we do. How we do it is born out of the core values we hold as a company.

**SIMPLE IS BEAUTIFUL**

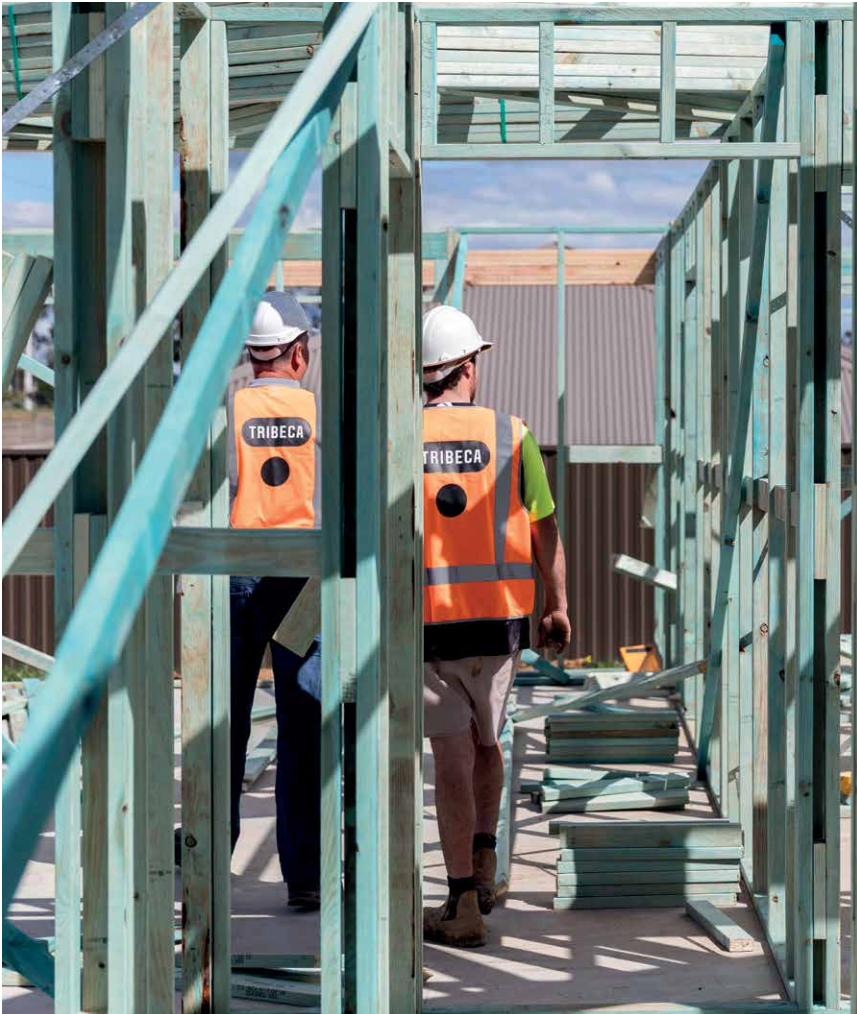
We're driven by a desire to take the hard work out of property development and believe that we can make things easier for our customers.

**INSIGHT CAN BE CREATIVE**

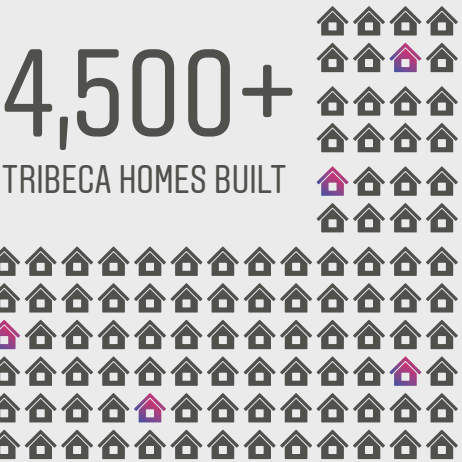
It's our job to know the industry. The trends, the rules and the challenges. This information becomes the fuel for our creative expression.

**OUR STORIES ARE REAL**

While we believe in working with your dreams and aspirations, we know how important it is for us to be grounded and authentic while we get you there.



“  
How you  
live inspires  
how we build.  
”





## DESIGNED FOR LIFE

The best homes allow you to live the life you want. It's a philosophy that drives every design in every home we build. With adaptable floor plans and facades, our homes are designed and built to reflect the desired lifestyles of the people who'll enjoy life within them.

With the help of award winning, internationally renowned architects we can design, create and engineer spaces that allow us to build the best possible home within the natural environment. Natural light and ventilation are a key consideration, as is the design of spaces that suit your needs – particularly in high traffic areas like open-plan kitchens and living spaces.

We want you to enjoy your home inside and out. Every home we design has an alfresco space that blends your indoor and outdoor areas offering flexibility and an ability to enjoy your natural surroundings.

Our difference is seen in the most obvious places, but also the smaller ones. We believe in space to breathe, so we set a minimum size of 9 square metres for bedrooms. Open plan kitchens are fitted with 20mm smart stone bench tops, which are also a feature of bathrooms and ensuites. Meanwhile the 2590mm raised ceiling height in our luxurious living spaces means you'll always have room to open your mind and dream.

### FLOOR PLANS FOR EVERY FAMILY

Since no two families are the same, we offer flexibility in our floor plans. This allows us to create spaces, rooms and features that suit how you want to live.

—

“

WE DESIGN OUR HOMES FOR REAL PEOPLE.  
OUR HOMES SHOULD BE THE PERFECT  
COMPLEMENT TO YOUR LIFE.

”





## A BUSINESS BUILT ON STRONG FOUNDATIONS

Since 2007, Tribeca has built over 4,500 family homes up and down the east coast of Australia. Each one of those homes has been built on the strongest foundations of design excellence, flexibility and trust.

As we've grown into one of Australia's top 50 home builders, we've shown 4,500 times over an unparalleled ability to deliver design innovation, superior craftsmanship and the capacity to deliver high-quality products on time and within cost targets.

Our success can be attributed to our integrated business model. We actively operate across all phases of the property development and construction cycle – developing our own residential estates and selling 'turnkey' house and land packages directly to buyers. This business model is pioneered and driven by our experienced Executive Leadership team with over 75 years of collective experience.

Today, our successful developments stretch from the South West growth corridor of Sydney NSW to the expanding growth areas of Brisbane, Gold Coast and Melbourne. As we look to expand, every one of our houses and developments will include the same innovation and commitment to quality that's become our trademark.

Aerial view of Heartland Estate, NSW



## OUR OWN FUTURE, REIMAGINED

As Tribeca looks to the future we're already working with a steady supply of product offerings for years ahead, totalling over \$1bn in realised value.

Our strong presence within our chosen markets means our relationships with clients and sales teams are constantly developing. Our goal is to eventually be building over 1,000 homes per year.

### THINKING AHEAD

We'll continue to invest in sites that sit in growth corridors around Australia, to ensure we keep developing projects that contribute to the wider community. These projects reflect a balance between site planning, civil engineering, architecture and the natural landscape.

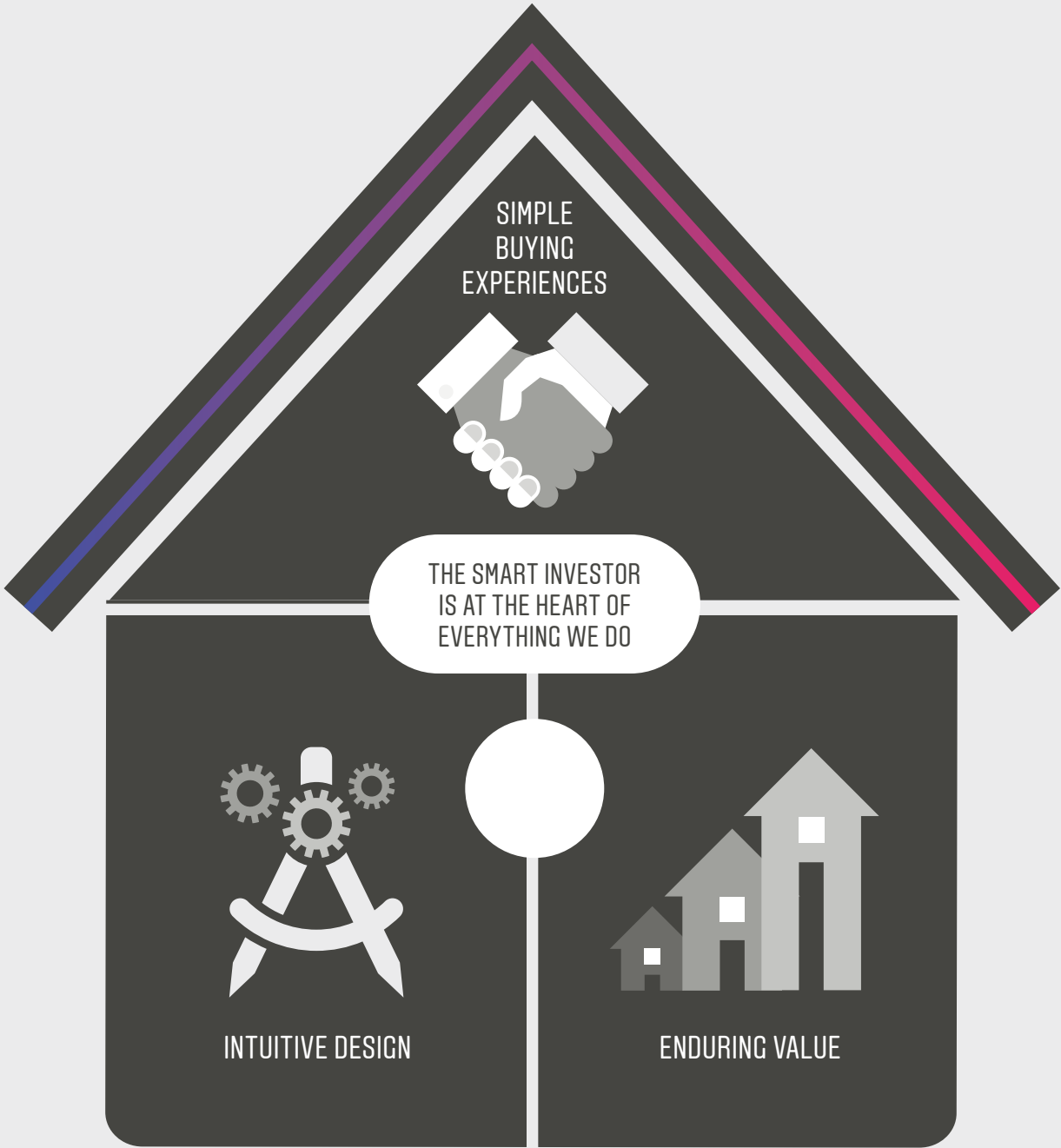
An abstract graphic featuring several overlapping circles in various colors including blue, green, orange, red, and purple. The circles are semi-transparent, creating a layered effect. In the center of the composition, the words "NEW. STORIES." are written in a clean, white, sans-serif font.

NEW.  
STORIES.





BEING FULLY INTEGRATED ALLOWS US TO CONTROL  
EVERY ASPECT OF THE DELIVERY PROVIDING OUR  
CLIENTS WITH THE BEST POSSIBLE VALUE.



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We can truly say that Tribeca stands out in the industry. We're not just property developers, we're builders too. This means we have insights across the whole build process and our experts know the ins and outs of the growth and innovation in their industries. Since our capabilities are so broad, we're able to pass the benefits of this on to our customers.





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## SIMPLE BUYING EXPERIENCES

To start living the dream,  
you just have to move in.

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### THE BUILD

Tribeca homes are turnkey ready for you or your tenants to move in to. We make this happen by packaging the house and land together and using our efficient construction methodologies that ensure you're moving in sooner.

### THE COST

Transparency is the key to building trust. So the minute you sign a contract with Tribeca, you'll know exactly what you're paying with no hidden costs.

### THE PROCESS

As with any home build, you'll need help from other professionals to get everything set up. Using our industry contacts we can connect you with lawyers, tenants, real estate agents and a multilingual service team to help make everything run seamlessly.

### THE INVESTMENT

When it comes down to it, we know the value of your home matters. We'll always build in high-growth areas that are benefitting from strong government investment, to help protect yours.





## TRIBECA'S INTUITIVE DESIGN

If we wouldn't live in it,  
we wouldn't build it.

### THE PRACTICAL

We know a healthy home is a happy home. So we always build with extra termite and pest barriers in mind. To add to this, each home is built with an alfresco area, bedrooms will never be smaller than 3m x 3m, while our floorplans are adaptable for changing needs.

### THE INSPIRATION

The Tribeca team works and consults with award winning world-renowned architects to ensure our homes are designed as beautifully as possible. We only use Australian materials to build our homes here in Australia.

### THE LIVABILITY

We've always said that to sell our homes, we have to love them first. That's why our sites are built with the best design in mind from their foundations. We have control of the process from the start to the end. That's how you know we're always focused on producing the best outcome.

## ENDURING VALUE

Planning for a bright  
future, so you can too.

### THE CONNECTION

It's not enough to simply build a home. We do our research, buying in high-growth corridors. We also consider the environment surrounding our developments, government investments in the area and local amenities like shops, schools and transport.

### THE VALUE

We want our investors and customers to get the most from their money. We guarantee safe and secure homes, we make the most of budgets by minimising wastage in materials and working with some of the best minds in the business.

### THE FUTURE

We build to give our customers a brighter future – whether it's a first home, your long-term family home, or an investment. Aside from the returns in dollar values, the best thing about a Tribeca home is that they can be built to suit anyone at any stage of their life.



AN INTEGRATED BUSINESS THAT'S  
IN CONTROL OF EVERY STEP.



## WHEN QUALITY REALLY MATTERS, IT PAYS TO TAKE FULL CONTROL

That's the benefit of being a fully integrated business, where we control the entire process of delivering quality homes from acquiring the right land through to site preparation, construction and customer service.

Not only does this allow us to design and build the best communities, but it also means we can provide our clients with the best possible value – delivering on time, every time.

### A GREAT COMMUNITY IN THE RIGHT PLACE

Finding the right place to develop a community takes skill and experience. At Tribeca, we seek the most desirable areas in growth corridors throughout Australia. Even more importantly, each of our developments has easy access to quality schools, as well as shopping, dining, entertainment, sporting and cultural facilities.

Transport is another key asset to a thriving community. So we locate our developments near major transport infrastructure to provide easy access to employment opportunities.

### TAKING A DEVELOPMENT FROM CONCEPT TO COMPLETION

In our communities the balance between site planning, civil engineering, architecture and the natural landscape is always considered. It's another significant advantage of an integrated development model and is demonstrated by the way elements of planning, design and construction draw together to create communities that encourage a high quality of life.

Every one of our residential communities is planned with a distinct character and identity. We incorporate a blend of housing types – from house and land packages of varying sizes, to land lot profiles, town houses and detached homes.

Whichever home type we build, our estates are unique for the way landscaping is used to create a strong relationship between homes, their natural surroundings and recreational areas.

Of course, a community is always judged on how enjoyable it is to live in over years to come. Our focus is always on creating homes that are built to last, in estates that complement their local environment. As an integrated business, the consideration of logistics, functional aspects and aesthetics is always important.





OUR FULLY INTEGRATED APPROACH  
ENSURES LONG-TERM VALUE  
FOR INVESTORS.



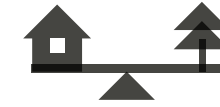
**CUSTOMER SERVICE**

From settlements and handovers to maintenance and payments, our customer service team will be with you every step of the way.



**FULLY INTEGRATED**

We can minimise risk and dependence on external market factors for our clients.



**OUR APPROACH**

Our designs balance site planning, civil engineering, architecture and the natural landscape.



**GROWTH AREAS**

We bring deep market insights into our developments as well as areas of growth and best investment returns.

**DESIGN DEVELOPMENT**

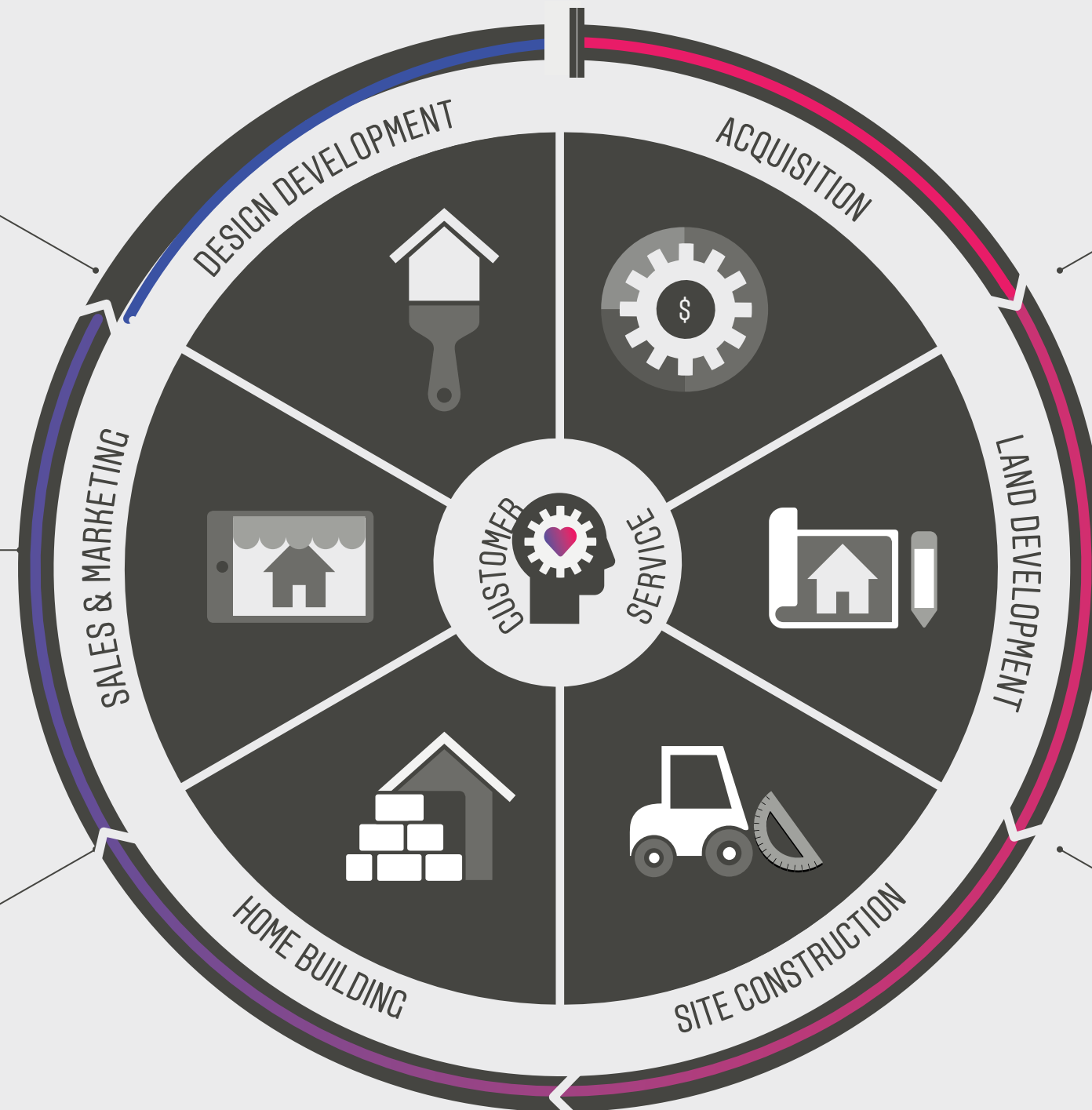
- Home design
- Drafting
- Product refinement
- Finishes

**SALES & MARKETING**

- Sales service
- Project marketing
- Communication
- Agency network management

**HOME BUILDING**

- Council approvals
- Build cost estimation
- Materials procurement
- Sub contract management
- Site supervising
- Building



**ACQUISITIONS**

- Site feasibilities
- Funding
- Due-diligence
- Demographics

**LAND DEVELOPMENT**

- DA documentation and submissions
- Approvals and planning
- Site planning

**SITE CONSTRUCTION**

- Project management
- Engineering
- Civil works
- Infrastructure

## THE EXPERTISE NEEDED TO DELIVER END-TO-END DEVELOPMENTS

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AN INTEGRATED BUSINESS  
IS FASTER, MORE COST-EFFECTIVE  
AND MORE FOCUSED ON CREATING  
GREAT COMMUNITIES.



An integrated business is faster, more cost-effective and more focused on creating great communities. To deliver this, our people have deep expertise across a wide range of areas. Led by a team with a combined 75 years' experience in residential property, we source, design, plan and construct our range of innovative developments.

Our corporate team is responsible for driving and overseeing our strategic direction and for aligning that direction with the overall objectives of the business. They also take responsibility for capital efficiency and access, governance, risk management and supply chain logistics.

By identifying, funding and acquiring sites in Australia's eastern states, this team lays the foundation for communities of the future. As well as managing the development and coordinating infrastructure works, they also liaise with local councils to ensure each development meets council regulations.

Our business is based on innovative, leading design. Our dedicated team of designers and architects are responsible for creating the designs that set Tribeca communities apart.

A quality build needs a quality team. Our national team of experienced site supervisors and managers are assisted by long-term subcontractors to deliver homes that stand out in every way.

To create the most lasting homes, we put a strong focus on getting our subdivisions into the best shape possible before we build. Our team of highly qualified and experienced engineers oversee the preparation of every home site, every time.

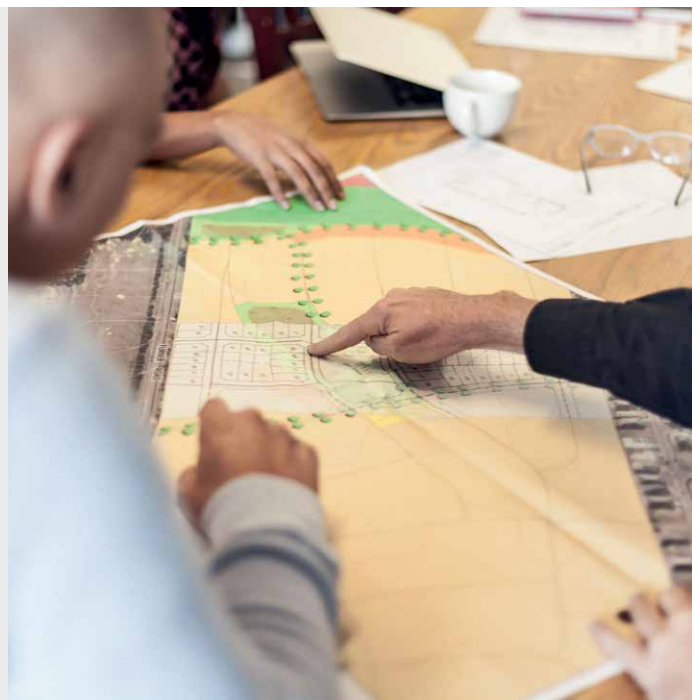
Quality building means nothing if you don't have a customer service team that can make the process easy for clients. From maintenance and damage claims to payments, site visits and settlement, our proactive customer service team are focused on our clients at every step.

This team know relationships are key when it comes to building the best value in every one of our homes. With their experience and long-standing supplier relationships they can provide cost effective, rapid estimates that keep work moving and costs down.

No one knows Tribeca homes and developments like we do. Our network of agents and associates have deep market insights into our developments and house types, as well as areas of growth and best investment returns.

OVER 55  
PEOPLE

ACROSS SYDNEY, MELBOURNE  
BRISBANE & GOLD COAST

An infographic consisting of a grid of 55 stylized human heads in profile, facing right. The heads are arranged in 5 rows and 11 columns. Most heads are black. A few heads are highlighted with a pink-to-blue gradient, representing the target demographic of people aged 55 and over. There are 4 highlighted heads in the first row, 2 in the second, 1 in the third, 1 in the fourth, and 2 in the fifth row, totaling 10 highlighted heads.





WE'RE INSPIRED BY THE WORLD  
TO HELP YOU CREATE YOURS.



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#### **A TRIBECA PROJECT IS DIFFERENT**

That's because from the very beginning, we focus on building communities, not developments. It's a key reason why we only select sites in the most desirable areas in growth corridors throughout Australia, with close connections to transport infrastructure and commercial, cultural and sporting facilities.

Every one of our communities has its own distinct character and identity, shaped by the natural environment, design, types of homes – and of course, the people who live there. Our goal is always to build strong communities that grow and evolve over time, allowing residents to live life the way they want.



“  
BUILT WITH THE  
FUTURE IN MIND.  
”





## OUR PROJECTS

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### HARMONY ESTATE

**LOCATION** HARMONY ESTATE, COBBITTY, NSW

**PROJECT SIZE** 126 LOTS

**PROJECT VALUE** \$91M

**STATUS** CURRENT

If you've always dreamed of a life in the country but crave easy urban connection, Harmony Estate could be the future you've had in mind.

Set within Sydney's Macarthur region in the suburb of Cobbitty, Harmony blends a rolling rural landscape with its proximity to Oran Park Town Centre – leaving you all the ingredients for a relaxed life in a great community.

Within the meandering streets, Harmony has 126 lots ranging from 315sqm to 780sqm – the perfect location for well-priced, architecturally designed homes. This village-like, welcoming community offers easy access to Sydney's M5 motorway and key public transport hubs.



### HEARTLAND ESTATE

**LOCATION** HEARTLAND ESTATE, GLEDSDOOD HILLS, NSW

**PROJECT SIZE** 178 LOTS

**PROJECT VALUE** \$107M

**STATUS** CURRENT

Heartland Estate is a place like no other. Designed to showcase its natural surroundings and innovative recreational areas, Heartland blends its serene landscape with a variety of housing types.

This means anyone who moves into this beautiful area is able to choose a home they love.

Sitting in Gledswood Hills, residents are able to enjoy pristine open space while knowing they're only minutes from the areas range of shopping centres, cultural venues and recreational facilities.



TRIBECA

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## DENHAM COURT

**LOCATION** DENHAM COURT, NSW  
**PROJECT SIZE** 260 LOTS  
**PROJECT VALUE** \$170M  
**STATUS** FUTURE

Located just off the Camden Valley Way, Denham Court is in the middle of one of Sydney's fastest growing and most prosperous areas. With its proximity to Leppington's new rail infrastructure and with easy access to the M5, Denham Court is fully connected to the potential of this area – including Badgerys Creek – Sydney's future second airport and one of its largest future employment hubs. Featuring a variety of architectural homes and characterful mix of townhouses and traditional housing, Denham Court is destined to be one of Sydney's most sought after locations.

DREAMSCAPE  
GREGORY  
HILLS

## DREAMSCAPE ESTATE

**LOCATION** GREGORY HILLS, NSW  
**PROJECT SIZE** 200 LOTS  
**PROJECT VALUE** \$135M  
**STATUS** CURRENT

It's a time for growth in Sydney's SouthWest, and Dreamscape Estate in Gregory Hills is an estate that's set to drive this region into the future. Peaceful neighbourhoods make for a relaxed life in this planned estate, which will also take advantage of the substantial investment the NSW Government is making in the area. While Dreamscape Estate is all about having your own place in the world, you'll be able to connect to the outside with ease – with quick access to transport, shopping and leisure activities.

## OUR PROJECTS

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## LEPPINGTON

**LOCATION** LEPPINGTON, NSW**PROJECT SIZE** 123 LOTS**PROJECT VALUE** \$80M**STATUS** FUTURE

Are you dreaming of new opportunities? Then the Tribeca estate in Leppington is the place for you to land. Featuring 123 modern dwellings tightly woven around key shopping, entertainment and sporting facilities, this new development will sit in the centre of Sydney's key growth area.

Already, plans are well in place for Leppington to become Sydney's new heartland. The recent opening of Leppington Station brings Sydney to its doorstep, with plans for the line to continue to Badgery's Creek – Sydney's future second airport and one of its largest future employment hubs.



## OTTO ESTATE

**LOCATION** COOMERA, QLD**PROJECT SIZE** 228 LOTS**PROJECT VALUE** \$108M**STATUS** FUTURE

Exclusive and boutique. They're words people can't help using once they've experienced Otto. With 228 households arranged around the central parkland, Otto provides a unique mix of urban and natural living – making it the perfect place for young families to grow and professionals to find their sanctuary.

Located in Queensland's high growth corridor in the thriving suburb of Coomera, Otto offers its residents excellent options for schooling, childcare and shopping. With Coomera train station and the Pacific Motorway only minutes away, Otto is an express gateway to two of Australia's most vibrant cities.

TRIBECA

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EVERGREEN

**LOCATION** ORMEAU, QLD  
**PROJECT SIZE** 48 LOTS  
**PROJECT VALUE** \$23M  
**STATUS** FUTURE

Located in a residential area of choice between the Gold Coast and Brisbane, Evergreen will create a community that's immersed in a stunning natural environment with easy access to the cultural, commercial and social features of the area.

Evergreen features traditional houses set within private green space. Surrounded by strong employment opportunities and high quality schooling, Evergreen is perfectly suited to those who cherish a peaceful yet connected lifestyle.



CLOUDSCAPE ESTATE

**LOCATION** GLADSTONE, QLD  
**PROJECT SIZE** 221 LOTS  
**PROJECT VALUE** \$105M  
**STATUS** COMPLETED

Tranquil. Natural. Rural. If you've ever dreamed of a home in a picturesque village environment, Cloudscape provides the lifestyle you seek.

More than just a beautiful setting, Cloudscape is part of the connected, developing area of Calliope and only minutes from the growth hub of Gladstone. Fuelled by major LNG and aluminium industries, Cloudscape offers strong ongoing employment opportunities in the midst of a natural, unspoilt area.

If you envision a future filled with relaxation in a beautiful environment and climate – and with the support of a wide range of major industries – then Cloudscape is definitely the answer to your dreams.



EVERDREAM ESTATE

**LOCATION** MACKAY, QLD  
**PROJECT SIZE** 95 LOTS  
**PROJECT VALUE** \$35M  
**STATUS** CURRENT/FUTURE

When you dream of your future home, what do you see? Chances are it looks something like Everdream.

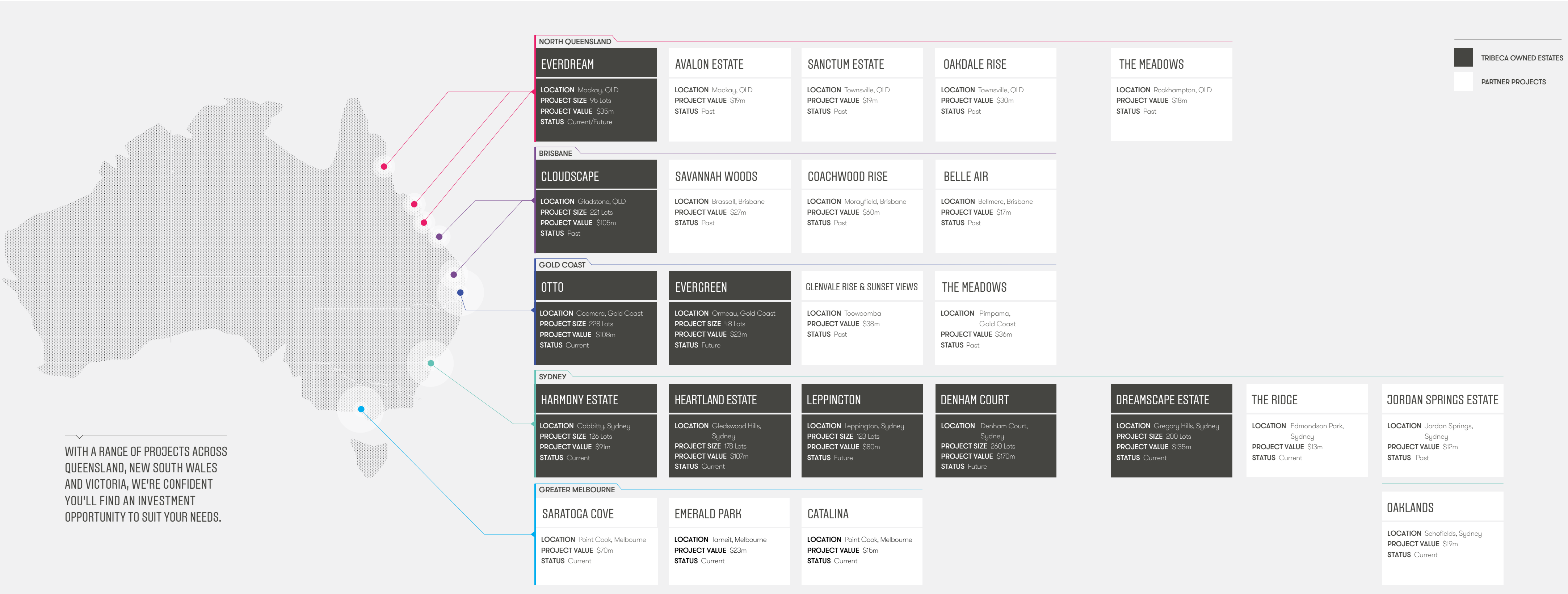
Set 15 minutes from Mackay's bustling town centre in booming north Queensland, Everdream estate is a peaceful, spacious and relaxed community that's purposely designed for easy, relaxed living.

With easy access to Queensland's most sought after natural attractions like the Great Barrier Reef and hinterland, Everdream provides a never-ending opportunity for relaxation and adventure.

Strategically positioned near Australia's largest single coal reserve, Everdream's convenient location and elevated position explain why its 95 lots are so highly sought after.



WE'RE DRIVEN BY THE ABILITY TO UNDERSTAND  
EVER-EVOLVING CONSUMER NEEDS TO CREATE AND BUILD  
HOMES AND COMMUNITIES WHICH SUIT OUR BUYERS' NEEDS.



WITH A RANGE OF PROJECTS ACROSS  
QUEENSLAND, NEW SOUTH WALES  
AND VICTORIA, WE'RE CONFIDENT  
YOU'LL FIND AN INVESTMENT  
OPPORTUNITY TO SUIT YOUR NEEDS.



FUTURES.



FOUND.

**TRIBECA**



**SYDNEY**

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90-96 Bourke Road  
Alexandria, NSW 2015  
PO Box 593, Double Bay  
NSW 1360

**BRISBANE**

Level 1  
3350 Pacific Highway  
Springwood, QLD 4127  
PO Box 898, Springwood  
QLD 4127

**GOLD COAST**

Suite 25A, Level 1  
207 Currumburra Road  
Ashmore, QLD 4214  
PO Box 729, Ashmore City  
QLD 4214

**MELBOURNE**

Level 1, Unit 2  
10 Castro Way  
Derrimut, VIC 3030  
PO Box 177, Deer Park  
VIC 3023

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