



# NEXUS DEVELOPMENTS

BUILDING SUSTAINABLE COMMUNITIES, DISTRIBUTING WEALTH



# About US

Nexus Developments is a leading property development company that specialises in a diverse range of sectors, including residential, commercial, healthcare and education. With a portfolio pipeline of over \$394 million and alliances with top strategic partners we are dedicated to delivering sustainable communities and exceptional returns to our investors.

We take pride in working with like-minded investors who appreciate our expertise and commitment to corporate governance principles. Our focus on these values ensures the stability and growth of our investments, providing peace of mind for our investors. In fact, Nexus was selected as a finalist by IABCA (India Australia Business & Community Alliance) in the Trade and Investment category in 2023.

**\$400 MILLION**

IN PIPELINE

**\$53 MILLION**

SOLD

**+20 YEARS**

EXPERIENCE

# Our Vision

At Nexus, we envision a world where every community thrives through innovative and sustainable property development. Our commitment is to create vibrant and inclusive spaces that enrich lives, foster connections, and focus on diversity.

We aim to redefine the landscape of real estate by delivering exceptional projects that stand as pillars of progress, leaving a lasting legacy for generations to come.

# Our Values



## Integrity

We conduct all our business affairs with honesty, transparency, and ethical integrity, ensuring that our actions align with the highest standards of professionalism and accountability.



## Excellence & Innovation

We are committed to delivering projects of exceptional quality, characterised by meticulous attention to detail, superior craftsmanship, and innovative design solutions that surpass industry standards.



## Sustainability

We are committed to delivering projects of exceptional quality, characterised by meticulous attention to detail, superior craftsmanship, and innovative design solutions that surpass industry standards.



## Community Engagement

We actively engage with local communities, stakeholders, and partners to understand their needs, aspirations, and concerns, fostering meaningful relationships built on trust, respect, and open communication.



## Financial Responsibility

We are committed to sound financial management practices that ensure long-term viability, stability, and profitability, balancing prudent risk-taking with disciplined cost management to deliver sustainable returns for our investors and stakeholders.



## Corporate Social Responsibility

We are committed to integrating social and environmental responsibility into our business operations. We believe education is the solution to all problems, and have made a commitment to support education for disadvantaged children globally. We have partnered with the JGI Group to support us in this mission to achieve 100% literacy.

# Our Founders



## Bhupendra (Ben) Sethia

Bhupendra (Ben) Sethia is a highly regarded entrepreneur and mentor dedicated to improving lives through entrepreneurship, and education. With over 25 years of experience, he has garnered recognition for his outstanding contributions.

Ben's commitment to lifelong learning is evident in his 12 professional qualifications, including an MBA, CMA, CPA, and GCTE. He has made significant contributions to the education sector, holding executive and senior leadership roles at esteemed universities such as the University of Melbourne, RMIT, and Victoria University. He has worked with industry partners such as UNESCO, Blackmores and the World Bank at the University of Melbourne.

As the founder of the Sethia Group, operating across Property, Finance, Education, Retail, and Health sectors, Ben has spearheaded numerous successful ventures. Nexus Developments APAC, under the property arm, manages projects worth \$400 million, while Nexus Wealth Fund offers lucrative investment opportunities. As a forward-thinking leader, he is dedicated to shaping vibrant, sustainable, and thriving built environments that will leave a legacy for the wider community.

His Finance companies, Convergence Finance and Finbeat Finance, provide personalised financial services, including unique offerings like car loans for international students. In Education, Ben is working on establishing a private school and other educational ventures.

Ben's vision extends to Retail, with Karts & Kraft aiming to redefine retail with quality products and service. In Health, his focus on developing medical centers and NDIS developments demonstrates a commitment to giving back to the community. Ben's ultimate goal is economic empowerment, aiming to help individuals achieve financial freedom globally.



Named Top 100 Indians in Australia" in 2022



Nominated for the Pravasi Bharatiya Samman Awards in 2020



Receiving recognition as a "Young South Asian Business Leader."



Top 100 South Asians in Australia in 2023



Founder Chairman of JITO Australia



Zonal Chairman of JITO Asia-Pac-promotes business networking



2023 Finalist Excellence in Trade and Investment



2023 Finalist Community Services.



## Vish Singh

Vish is an experienced property developer with a decade of expertise in property development. With a passion for transforming visions into reality, Vish has a proven track record of successfully delivering diverse projects across residential, commercial, and mixed-use developments.

Throughout his career, Vish has demonstrated a keen eye for identifying lucrative opportunities, navigating complex regulatory environments, and executing projects with precision and efficiency.

His hands-on approach, coupled with strategic foresight, has enabled him to create value for stakeholders while maintaining a strong focus on sustainability and community enhancement.

Vish's commitment to excellence is evident in his meticulous attention to detail, from site selection and design conceptualization to construction management and project delivery. His collaborative leadership style fosters strong relationships with industry partners, contractors, and local communities, ensuring smooth project execution and successful outcomes.

With a deep understanding of market dynamics and emerging trends, Vish continues to stay ahead of the curve, driving innovation and pushing boundaries in property development. As a forward-thinking leader, he is dedicated to shaping vibrant, sustainable, and thriving built environments that leave a lasting impact on the communities he serves.



# Australian Real Estate Market

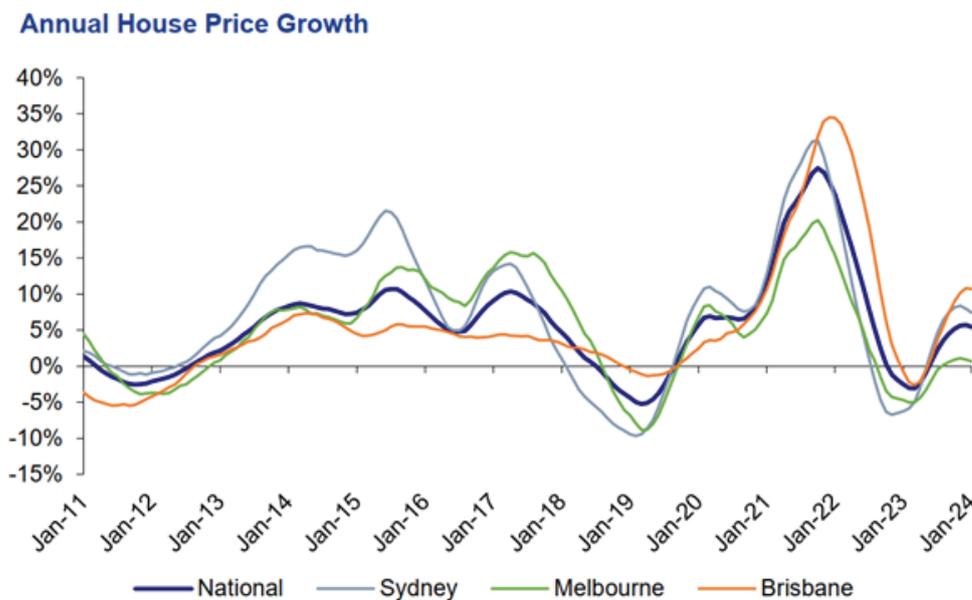
The Australian real estate market has seen exponential growth in the past decade. With a AAA Standard & Poor rating, investing in the Australian property development market offers a wealth of opportunities for foreign investors. The consistent demand and limited supply result in high price appreciation.

The weighted average property price of the eight capital cities has risen by 4.7% in Q4 2021 and 23.7% in 2021, according to the Australian Bureau of Statistics. This trend is further driven by Australia's projected population growth, which is set to reach between 37.4 and 49.2 million people by 2066, with Melbourne becoming the largest city. Migration, supported by government policies, is also a key factor.

The Australian economy is strong, with a consistent growth history and a low unemployment rate of 3.5%. The government is investing in infrastructure projects and the real estate vacancy rate has hit a record low, creating an even more favorable market for investors.

With these positive macro and microeconomic drivers now is the ideal time to leverage Nexus Wealth Funds to invest in the Australian property development market

House prices fell... less than we thought... and rebounded



Data shows ongoing upward trend in house prices in Australia with a 35% annual growth in 22-23. Slight dip due to high interest rates and bounced back with a 10% increase this year.

# Our Brands



Vibrant residential and mixed used communities throughout Australia.



Focused on providing a high quality of care through disability accommodation and medical centres.



Developing and delivering Montessori early childhood education.



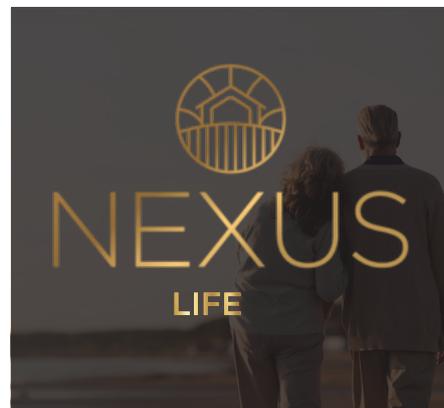
An innovative concept designed to allow homeowners to utilise their equity to build their new home without the need for finance.



Acquiring and developing properties including office buildings, retail centres, industrial parks, warehouses and mixed-use developments.



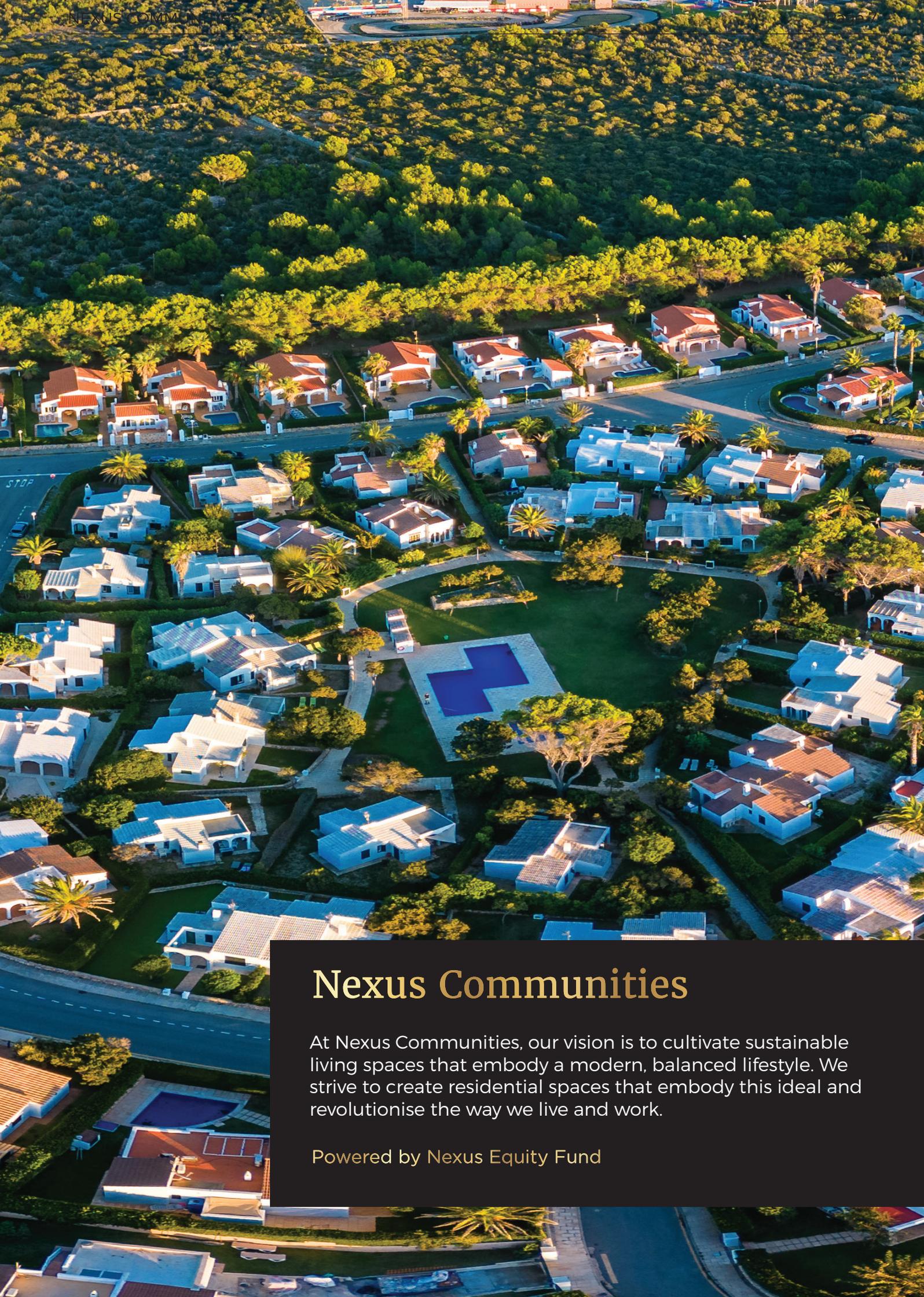
Pooling capital from investors to deploy across our various asset classes with the aim of generating returns and preserving wealth over the long term.



Nexus Life aims to redefine seniors living through resort-style communities and state of the art facilities.



Overseeing the planning, execution and completion of property development projects on behalf of clients.



# Nexus Communities

At Nexus Communities, our vision is to cultivate sustainable living spaces that embody a modern, balanced lifestyle. We strive to create residential spaces that embody this ideal and revolutionise the way we live and work.

Powered by Nexus Equity Fund

# The Clan Estate

Lewis Street

Beveridge, VIC 3753

Status: Completed



A vibrant community surrounded by natural parklands, quality education and conveniently located amenities, providing an opportunity to secure affordable land and build a unique home in Melbourne's rapidly developing north.

## Key Facts



61 LOTS



PROJECT DURATION  
4 YEARS

PROFIT:  
ON COST  
44%



GRV REVENUE  
\$18.3M



TOTAL COST  
\$12.0M

ON EQUITY  
147%

# Armstrong Grove

Armstrong Creek Horseshoe Bend Road, VIC 3217  
 Status: Under Construction



Experience the perfect balance of modern living and nature in the heart of the Armstrong Creek growth precinct. With a range of stunning homes and tranquil parklands, this development is the ideal place for growing families.

## Key Facts



75 LOTS



PROJECT DURATION  
4 YEARS

PROFIT:  
ON COST

66%



GRV REVENUE  
\$30.0M



TOTAL COST  
\$15.0M

ON EQUITY

165%

# Allemore Challemont

Armstrong Creek Horseshoe  
Bend Road, VIC 3217  
Status: Under Construction



Allemore, located in Charlmont, Victoria, stands as a testament to harmonious living, seamlessly intertwining natural beauty with modern convenience. This meticulously planned land estate offers residents a tranquil retreat from urban life while providing essential amenities and facilities.

## Key Facts



70 LOTS



PROJECT DURATION  
4 YEARS

PROFIT:  
ON COST

51%



GRV REVENUE  
\$32M



TOTAL COST  
\$17,5M

ON EQUITY

146%

# Nexus Life Shepparton

Goulburn Valley Highway,  
Shepparton, VIC 3630  
Status: Under Planning



Nexus Life (where every moment is ageless) aims to redefine seniors living through resort style communities and state of the art facilities. Our entry into this sector is through a new community in Shepparton which is a thriving regional city.

A serene new residential development offering a range of elderly-friendly homes. Shepparton is a thriving regional city that offers a unique lifestyle surrounded by lush green spaces and convenient amenities. We are offering 60 dwellings in a lifestyle community for those aged 55+, featuring a club house with a gym, cafe, swimming pool and stunning theater.

## Key Facts



81 HOMES



PROJECT DURATION  
3 YEARS

PROFIT:  
ON COST

44%



GRV REVENUE  
\$42M



TOTAL COST  
\$25.0M

ON EQUITY

110%

# Lune Black Rock

Beach Road,  
Black Rock, VIC 3193  
Status: Under Construction



Nestled in the seaside haven of Black Rock, this collection of four luxury townhomes offers an idyllic coastal setting. Architecturally designed, these residences invite you to indulge in the best of both worlds. Offering Ocean Views these homes are crafted for the discerning individual who seeks not only a residence but a lifestyle.

## Key Facts



4 TOWNHOMES



PROJECT DURATION  
2 YEARS

PROFIT:  
ON COST  
44.1%



GRV REVENUE  
\$18.75M



TOTAL COST  
\$12.0M

ON EQUITY  
84%

# Esplanade Brighton

Esplanade, Brighton  
Status: Under Planning



Nestled at 118 Esplanade, this development showcases a collection of six exquisite townhomes spread over three levels, each offering a unique blend of luxury and functionality. From the elegant façade that seamlessly integrates with the surrounding architecture to the thoughtfully crafted interiors boasting high-end finishes and modern amenities.

## Key Facts



6 TOWNHOMES



PROJECT DURATION  
3 YEARS

PROFIT:  
ON COST  
61%



GRV REVENUE  
\$44M



TOTAL COST  
\$28.0M

ON EQUITY  
166%

# Holmead Road

Holmead Road, Eight Mile Plains QLD  
 Status: Under Planning



Presenting Holmead Rd, Eight Mile Plains, primely positioned just 14km from Brisbane City, and 60km from the Gold Coast. Comprised of 28 ready-to-build lots and 32 townhouses. Holmead Rd offers carefully considered land sizes paired with quality home designs.

This house and land estate presents a rare opportunity for investors to capitalise on the fast growing suburb in South East Queensland. Acquire a prime piece of land in the sought after location Eight Mile Plains, taking advantage of its perfect blend of urban accessibility and natural tranquility.

## Key Facts



28 LOTS &  
32 TOWNHOUSES



PROJECT DURATION  
2 YEARS

PROFIT:  
ON COST  
20.2%



GRV REVENUE  
\$51.0M



TOTAL COST  
\$44.0M

ON EQUITY  
81%

# Bentleigh East

5 Quinns Rd, Bentleigh East

Status: Under Construction



Located in a quiet pocket of Bentleigh East, this boutique development comprises five architecturally designed townhouses that blend modern elegance with everyday practicality. Each home features a striking façade, light-filled interiors, premium finishes, and open-plan living areas designed for comfort and style. With Bosch-appointed kitchens, designer bathrooms, private outdoor spaces, and secure parking, these residences offer low-maintenance luxury in a well-connected, family-friendly neighbourhood.

## Key Facts



5 TOWNHOMES



PROJECT DURATION  
1.5 YEARS

PROFIT:

ON COST  
22%



GRV REVENUE  
\$5.6M



TOTAL COST  
\$4.4M

ON EQUITY  
33%

## Nexus Care

Nexus Care is committed to providing top-notch care services, focusing on disability accommodation and comprehensive medical care. They offer specialised accommodation and medical services, ensuring safety and accessibility. With a person-centered approach and a dedication to quality, Nexus Care aims to create a supportive environment for individuals with disabilities to thrive independently.



# ASHBURTON

(Specially Abled)

ASHBURTON  
VIC 3147  
Status: Under Construction



Specialist Disability Accommodation providing care and accommodation to people with disabilities in the Inner Eastern suburbs of Melbourne.

### Key Facts:



10 NDIS UNITS



LEAD IN PERIOD  
12 MONTHS



VALUATION  
\$10.8M



GRV REVE-  
NUE  
\$15.0M



NET INVESTMENT  
\$6.3M



INCOME PA  
\$1.12M

# MENTONE

## Heights

(Specially Abled)

BALCOMBE ROAD  
 MENTONE, VIC 3194  
 Status: Under Planning



Our development in Melbourne’s Eastern suburbs stands out as an exceptional venture, strategically positioned in close proximity to the beach. Featuring a combination of five townhomes and nine NDIS Specialist Disability Accommodations equipped with lifts and essential amenities for high physical support, our project is designed to meet diverse needs.

### Key Facts:



5 TOWNHOMES  
 9 NDIS UNITS



LEAD IN PERIOD  
 12 MONTHS



TOTAL COST  
 \$7.0M



GRV REVENUE  
 \$19.0M



VALUATION  
 \$12.8M



RENTAL INCOME  
 PA \$828K

# MENTONE

## Mews

(Specially Abled)

MENTONE, VIC 3194  
 Status: Under Construction



Our development in Melbourne’s Eastern suburbs stands out as an exceptional venture, strategically positioned in close proximity to the beach. Featuring a combination of 15 apartments - NDIS Specialist Disability Accommodations equipped with lifts and essential amenities for high physical support, our project is designed to meet diverse needs.

### Key Facts:



15 UNITS



LEAD IN PERIOD  
12 MONTHS



TOTAL COST  
\$7.5M



GRV REVENUE  
\$18M



VALUATION  
\$12.9M



RENTAL INCOME  
PA \$1.4M

# CAMPBELLFIELD SUPERCLINIC

CAMPBELLFIELD, VIC 3061

Status: PERMIT APPROVED



A medical centre with 9 consulting suites, a dental practice in Cambellfield, providing much-needed care to communities in in metropolitan Melbourne

## Key Facts:



9 CONSULTING SUITS



TOTAL COST  
\$2.5M



EXPECTED PROFIT  
\$320,000 pa



GRV REVENUE  
\$2.0M



RENTAL INCOME  
PA \$100,000

## Nexus Learning

Nexus has created Discovery Cove which will operate childcare centres using the Montessori philosophy. Montessori-style early childhood education emphasises independence, hands-on learning, and self-directed exploration. We are committed to providing a stimulating and nurturing environment for children.

Powered by Nexus Income Steam fund



# Discovery Cove

QUINN STREET  
NUMURKAH, VIC 3636  
Status: Under Construction



“Where every day is an adventure in learning”  
Montessori early childhood education designed to grow young  
minds.

## Key Facts:



90 CHILDREN



COMMENCING  
Q4 2024



GRV REVENUE  
\$2.5M



PROJECTED ANNUAL  
REVENUE \$3.3M

# Eaglehawk Childcare

PEG LEG ROAD,  
EAGLEHAWK, VIC 3556  
Status: Under Construction



Eaglehawk Childcare, situated in the heart of Eaglehawk, Victoria, serves as a nurturing haven for young minds. With a commitment to providing a safe, stimulating, and supportive environment, Eaglehawk Childcare offers a range of educational programs tailored to meet the developmental needs of each child.

## Key Facts



NUMBER OF PLACES  
100



COMMENCING  
Q4 2024

PROFIT:  
ON COST  
25%



GRV  
\$6.0M



TOTAL COST  
\$4.8M

ON EQUITY  
120%

# WYNDHAM GRAMMAR SCHOOL

WYNDHAM VIC 3556

Status: Closed for Investment



Fostering a dynamic learning environment, our school is dedicated to inspiring the holistic development of each child. Our unique educational framework combines a skills and technology-rich atmosphere, an entrepreneurial ecosystem, and a strong sports ideology to cultivate intellectual competitiveness and a love for lifelong learning.”

## Key Facts:



PHASE 1: 400 STUDENTS  
PHASE 2: 300 STUDENTS



19 ACRE  
LAND



GRV  
\$52.0M



TOTAL COST  
\$52.0M



RECURRING REVENUE  
PER YEAR \$8.0M

# Nexus Commercial

Nexus Commercial offers a comprehensive solution for creating dynamic and optimised workspaces, with a focus on mixed-use commercial development spaces that include accommodation, retail, and entrepreneurship hubs.

Powered by Nexus Equity Fund



# Sunshine

SUNSHINE, VIC 3020

Status: Coming Soon



Nexus’s project in Sunshine presents a multifaceted commercial venture, incorporating accommodation, retail, and an entrepreneurship hub into one cohesive development. From upscale living options to diverse retail offerings, the project caters to a wide range of needs and preferences, enhancing convenience and economic vitality.

## Key Facts



MIXED USE  
COMMERCIAL



PROJECT DURATION  
3 YEARS

PROFIT:  
ON COST

33%



GRV REVENUE  
\$48.0M



TOTAL COST  
\$36.0M

ON EQUITY  
120%

# Nexus Project Management

Nexus Project Management offers comprehensive services tailored to oversee the entire lifecycle of property development on behalf of clients. With meticulous attention to detail and a wealth of expertise, Nexus guides projects from initial planning stages through execution to successful completion. Their adept team navigates complexities, manages resources efficiently, and ensures adherence to timelines and budgets.





## Project Management

We oversaw the entirety of this project on behalf of our client, from the initial conceptualisation stage to collaborating with consultants, architects, town planners, engineers, marketing teams, as well as childcare and medical experts to formulate a comprehensive plan for a childcare and medical center. Furthermore, we liaised with the relevant council and authorities, ultimately securing the necessary planning permit for the establishment of the childcare and medical center.



## Nexus Wealth Fund

At Nexus Wealth Fund, we understand that every individual, family, and business has unique financial needs and aspirations. That's why we offer a comprehensive range of investment services that are tailored to meet your specific goals and circumstances. Whether you're looking to build long-term wealth, generate passive income, or secure your retirement, we have the expertise and resources to help you succeed.



# Our Funds



## Nexus Equity Fund

The Nexus Equity Fund offers investors the chance to own an equity stake in Nexus community projects. These projects range from 3-4 years in duration and returns are distributed after completion. The goal of the Nexus Equity Fund is to provide investment opportunities to the public and maximise their investment potential. The fund follows strong due diligence and focuses on ESG and sustainability principles, with an emphasis on aggressive project management.



## Nexus Income Stream Fund

The Nexus Income Stream Fund offers investors a chance to be involved in social development projects such as Supported Independent Living (with NDIS), Childcare, and Medical Centres. These projects are 2-3 years in duration and returns are distributed upon completion, with the option of a continuous recurring income. This fund prioritises investment in growth sectors with significant demand and ongoing management of the income stream, as well as capital appreciation.



## Nexus Absolute Return Fund

The Nexus Absolute Return Fund provides investors with a fixed return on their investment, regardless of the performance of the underlying project. The fund invests in a diverse range of fixed term and recurring income projects, offering a 14% per annum return on fixed term investments, paid upon project completion. There is also the option of a 12% per annum return, payable monthly.



## EquiHomes

EquiHomes, is a revolutionary concept that empowers homeowners to leverage the equity in their land to craft a bespoke, dream home without the burden of traditional debt. Additionally, with EquiHomes, you have the unique opportunity to sub-divide your land, paving the way for the construction of a rear dwelling. This innovative approach not only maximises the utility of your property but also provides an avenue for funding your new home.



# Our Dream Project

## Ahimsa City



Introducing Ahimsa City, a revolutionary development poised to redefine urban living through the lens of sustainability, non-violence (ahimsa) and social harmony. Nestled within its ecoconscious design lies a seamless integration of community, commerce, and education. From its state-of-the-art infrastructure to its comprehensive array of community facilities and seamless transport connectivity, Ahimsa City offers a blueprint for sustainable urban living. Residents have access to early childhood, school, and university education, nurturing a culture of knowledge and innovation. At the heart of the city lies a vibrant hub for entrepreneurship and creativity, complemented by a modern shopping center catering to diverse needs. Embracing the principles of organic farming, Ahimsa City ensures a bountiful supply of fresh, locallysourced produce. Yet, beyond its tangible offerings, Ahimsa City aspires to foster a deeper sense of unity and understanding, where humanity becomes the universal religion and various faiths converge into a single spiritual center.



To invest with our funds, or  
get more information please  
scan the code or contact us at:

**+61 401 519 892**



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