



S. A. THOMSON NERYS

SMART INVESTMENTS MAGAZINE

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AUSTRALIA:
High-Yield Real Estate

DUBAI

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DUBAI:
Luxury Living
& ROI

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The Future of Colombo
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THAILAND:
Paradise Property & Hospitality

SRI LANKA

S A THOMSON
INTERNATIONAL PROPERTY



SYDNEY 2026
Developing Countries

March 2026
Expo Edition

S A THOMSON NERYS CO & PTY LTD © 2026



WORKING WITH YOU TO MAKE **SMART** INVESTMENTS

S A Thomson Nerys is a leading property development and investment firm committed to delivering exceptional results for its clients. With decades of combined experience in the industry, the team at S A Thomson Nerys has built a reputation for their ability to identify and capitalise on emerging opportunities in the market.

From property development and management to project marketing and sales, we offer a comprehensive range of services to help clients achieve their goals. With a focus on innovation and a commitment to excellence, S A Thomson Nerys is dedicated to helping clients navigate the complex world of property investment and development with confidence and success.

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MESSAGE FROM THE CHAIRMAN

“

We are committed to elevating your real estate experience to unprecedented levels.

”



Group Chairman Sanjika Abeyratna

Unlock the door to unparalleled real estate experiences with **S A Thomson Nerys**.

Our commitment to excellence is the cornerstone of your property journey. Specialising in **Melbourne's dynamic market** and extending our expertise across **Australia**, we pride ourselves on offering **comprehensive end-to-end real estate services**.

Central to our success is our Sales team, dedicated to identifying high-growth potential suburbs that not only meet your current needs but also promise substantial future returns on your investment. We meticulously seek out opportunities that align with your goals, ensuring a **strategic approach to property acquisition**.

We cater to diverse lifestyles with a diverse range of property types. Whether you seek contemporary apartments, spacious houses, prime land for your dream home, or thoughtfully designed townhouses, our curated selection guarantees a perfect match for every discerning client.

At **S A Thomson Nerys**, we recognise that real estate transactions are profound milestones in your life, far beyond mere transactions.

With unwavering commitment to excellence, profound market knowledge, and a relentless dedication to client satisfaction, we are committed to elevating your real estate experience to unprecedented levels.

Let us guide you through your property journey with expertise, integrity, and a commitment to your success.

Discover the difference with **S A Thomson Nerys**, where your aspirations meet exceptional real estate service.

OUR EXPERTISE



Property Investment

We offer tailored investment solutions to help you build a strong property portfolio.

Our team provides expert advice and guidance to help you make informed decisions and maximise your returns.



Property Management

Our property management services are designed to make your life easier.

From finding the right tenants to managing maintenance and repairs, we take care of all the details so you can enjoy a stress-free rental experience.



Commercial Projects

We focus on commercial property development and management, collaborating with clients to pinpoint opportunities and provide complete turnkey solutions.

Additionally, we offer comprehensive management services to enhance ROI.



Strata Management

We specialise in strata management services for residential, commercial and mixed-use properties.

Our team has the expertise to handle everything from administrative tasks to maintenance and repairs, ensuring your property is well-maintained and running smoothly.

MEET OUR TEAM

Working with you

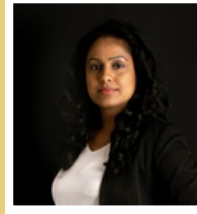
MELBOURNE



Paul Edwards
Head of
Commercial Projects



Sanjika Abeyratna
Group Chairman



Anuruddhika De Silva
Co-Chairperson



Kivindra De Silva
Business Development
Manager



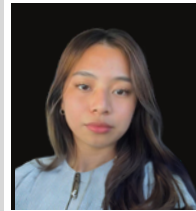
Sara Zadeh
Assistant Property
Manager



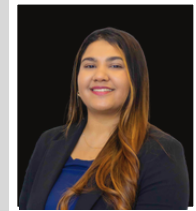
Pamela Latorre
Senior Property Manager -
Licensed Estate Agent



Sabita Kharel
Accounts Assistant



Rionna Vill
Office Administrator



Chamishka Perera
Strategic Investment
Consultant



Semini Pilapitiya
Strategic Investment
Consultant



Kavisha Dassanayake
Strategic Investment
Consultant



Leshani Gamage
Strategic Investment
Consultant



Pasanjith Marasinghe
Strategic Investment
Consultant



Amanda Samaraweera
Strategic Investment
Consultant

to make smart investments

 **COLOMBO**



Eranga Withanachchi
Director - Colombo



Kalani Hettiarachchi
Post Sales & Settlements
Support



Dilruk Maithri
Strategic Investment
Consultant



Ganguli Jayaweera
Administrative Executive



Thushani Chandrasena
Finance and
Administration Manager



Thinuka Thiyasara
Software Engineer



Lochana Weerakkodi
Real Estate Associate

 **NSW**



Chinthana Jayasekara
Regional Partner - NSW

 **SINGAPORE**



Rynthia Mathew
Director - Singapore

 **DUBAI**



Janaka Bandara
Director - Dubai

WELCOME TO THE TEAM!

Welcome our newest team member this month!



We are pleased to welcome **Chinthana** as our **Regional Partner in NSW**. With over 20 years of experience in corporate and real estate, he brings strong negotiating skills, deep local knowledge, and an unwavering commitment to transparency, professionalism, and achieving the best possible outcomes for his clients.

We are pleased to welcome **Ganguli** as our **Administrative Executive**. With a strong background in insurance and legal practice, she brings valuable expertise in contracts, compliance, and property matters. Ganguli is committed to supporting operations and contributing to efficient, transparent, and client-focused real estate services.



We are pleased to welcome **Lochana** as our **Real Estate Associate**. With experience in real estate and digital marketing across Sri Lanka and international markets, she brings strong client focus and strategy skills. Lochana is passionate about building trust and helping clients make confident, informed investment decisions.

We are thrilled to introduce **Semini** as our new **Strategic Investment Consultant**. Holding a Master of Business Analytics and a Bachelor of Computer Science, she brings analytical expertise and estate insight. Semini is passionate about helping clients navigate markets with confidence and identify high investment opportunities.



We are pleased to welcome **Kavisha** as our **Strategic Investment Consultant**. With a background as a Business Analyst, she excels in turning complex data into meaningful insights. Holding a Bachelor of Business Analytics from Deakin University, Kavisha is passionate about combining property and data to drive smart investment decisions.

We are pleased to welcome **Amanda** as our **Strategic Investment Consultant**. With a strong background in sales, marketing, and customer service across Australia and Sri Lanka, she brings valuable expertise and insight. Amanda is passionate about helping clients make informed investment decisions and achieve long-term financial growth.



WHAT'S NEW?



On 26th September 2025, the **S A Thomson Nerys** family came together in Melbourne for one of the most anticipated events of the year — our **Annual Get-Together**. The evening was a perfect blend of celebration, connection, and inspiration, bringing together our valued clients, trusted partners, and dedicated team members under one roof.

Beyond the glamour and performances, the event was a **heartfelt celebration** of the **strong relationships** that drive our success. It was a reminder that S A Thomson Nerys is **not just a company** — it's a **community built on trust, collaboration, and shared dreams**.



STAY IN THE LOOP!



@sathomsonnerys



60 CANNINGS

TOWNHOUSE PROJECT BY S A THOMSON



DRONE



REGISTER





REGISTER NOW FOR **EARLY ACCESS**

HIGH GROWTH POTENTIAL

Introducing a boutique townhouse project by S A Thomson Nerys – Designed with comfort and functionality in mind, these homes feature straightforward layouts, quality finishes, and low-maintenance living, perfectly suited for families, professionals, and investors.

60 Cannings Street,
Avondale Heights VIC 3024

PRICES

Unit 1: \$1.3M
Unit 2 & 3: \$1.1M
Unit 4: \$1.2M

TYPE

TOWNHOUSE

EST. COMPLETION

END OF 2026

Situated in the heart of Avondale Heights, these residences offer:

- Approx. 10–15 mins to Melbourne CBD via freeways and public transport
- Close proximity to the Maribyrnong River trails and parklands – ideal for outdoor leisure and family time
- Easy access to Highpoint Shopping Centre for retail, dining, and entertainment
- Surrounded by reputable schools and community facilities

FIND OUT MORE TODAY

 1300 545 083

 info@sathomson.com.au



THE QUILLS

Luxury Villa

AHANGAMA, SRI LANKA



A thoughtfully planned gated luxury retirement villa community in Sri Lanka designed to support older adults who wish to live independently – yet within a community of like-minded residents.



PROJECT VIDEO




EXPRESSION OF INTEREST


Driver Service


Housekeeping


Housemaid


24/7 On-call Medical Services


Wheelchair-accessible design


Fitness & wellness programs

CAPITAL RETURNED WITH INTEREST AT EXIT - T'S & C'S APPLY

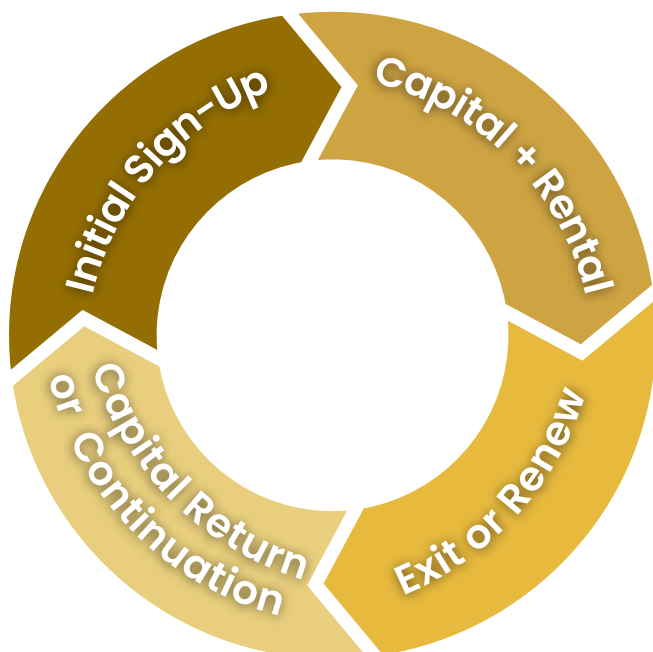
ABOUT US

“Quills” is the symbol of rarity, authenticity and just as the Cinnamon plant that gives the exquisitely tasteful quails of spice that thrives in the area, not only as a spice but as a medicinal component to human body, these residences are designed to give the occupants a well-balanced and harmonious living environment with a space that is just right for their mind, body and spirit wellbeing.

Quills residencies, designed by one of the most accomplished set of designers whose understanding not only permeates through the endearing awareness of the natural world that we are living but the cozy and comforting living structures that could be blended into such sensitive systems that enables them to breath and be alive freely while the inhabitants to enjoy their lives to their utmost, while being a part of the very system that allows them to be so.

INVESTMENT & PAYMENT MODEL

The Quills offers a capital-secured leasing model, allowing investors/residents to enjoy worry-free living while protecting their long-term financial interests.





S. A. THOMSON NERYS

AURA^M

VIDEO





DISCOVER THE SOPHISTICATION OF AURA

Set in one of Melbourne's most vibrant precincts, Melbourne Square Stage 3 (Aura) showcases striking architecture, premium interiors, and exceptional resident amenities designed for modern city living.

93-119 Kavanagh St, Southbank, VIC 3006

PRICES FROM


\$589,000


TYPE

APARTMENT

EST. COMPLETION

Q1 2028

 1, 2, 3

 1, 2, 3

 1

FIND OUT MORE TODAY

 1300 545 083

 info@sathomson.com.au



HOUSE & LAND PACKAGES

UNVEILING THE FUTURE OF REAL ESTATE: STRATEGIC INVESTMENTS IN HOUSE & LAND PACKAGES

S A Thomson Nerys is renowned as a premier choice for discerning investors, offering **exceptional opportunities** across **Australia**, including for **non-residents**.

Our distinguished reputation for excellence is built on **comprehensive services** that ensure a seamless journey from the initial consultation through to successful property acquisition.

Committed to accessibility, we facilitate investments with a minimal 5% deposit requirement, making our opportunities both financially feasible and highly attractive. Our **experienced professionals** provide bespoke advice, carefully tailored to meet each individual's unique needs and goals.

Moreover, we offer **convenient loan facilities** to support swift and efficient financing, empowering clients to **capitalise on opportunities** confidently. Located in Australia's vibrant real estate market, we specialise in residential and commercial properties, land development projects, and tailored investment portfolios.

Beyond financial support, S A Thomson Nerys prioritises reliability and personalised service, fostering long-term relationships based on trust and transparency. Whether you're a first-time investor or seasoned entrepreneur, discover how our solutions can propel your real estate success.

Contact us today to learn more about our investment opportunities.

DUBAI



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COLOMBO



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Meet our **TRUSTED** **BUILDERS**

FEATURING



Trusted builders are the foundation of any successful construction project, offering expertise, reliability, and a commitment to quality craftsmanship. With a solid reputation built on years of experience, trusted builders prioritize transparency and clear communication throughout every stage of the building process. They understand the importance of listening to clients' needs and preferences, offering personalized solutions that exceed expectations. Their attention to detail ensures that every aspect of the project is meticulously handled, from initial planning and design to the final touches. By fostering a culture of integrity and accountability, trusted builders instill confidence in their clients, forging lasting relationships based on mutual respect and satisfaction.

FULL TURNKEY

Selecting the design for your new home is an exciting endeavor! With numerous options available, each home you explore offers unique features to adore. This marks the beginning of turning your dreams into reality, and we're delighted to be part of this journey.

Our trusted builders are committed to helping you discover the perfect home. They provide award-winning designs and the flexibility to customize floor plans to suit your preferences. Whether you desire changes in finishes, room configurations, or additional features, we ensure your satisfaction for years to come. They will guide you through every step of the process, assisting you in selecting the ideal look and style.

Ultimately, purchasing the right home entails more than research and financial negotiations—it's about taking pride in the space you've crafted and enjoying the rewards once the journey is complete.



— AHBgroup —

Royston
— HOMES —

Royston Homes focuses on delivering success for their clients, drawing on over 15 years of experience. Their strategic approach combines proficiency and insight to create quality homes that meet market demands.

Specialising in turnkey house and land packages, Royston Homes offers a diverse range of floor plan options with market-leading inclusions in prime locations across Melbourne and regional Victoria. This allows clients to maximise their investment potential.

The AHB Group builds quality housing for families and communities across metropolitan Melbourne and regional Victoria. Established in 2005, the AHB Group has grown into one of Victoria's and Australia's largest building and development groups, assisting over 8,000 families in realising their dream of a new home.

Structured as a group model, the AHB Group harnesses infrastructure for productivity, growth, and quality assurance.

HOUSE & LAND PACKAGES



Protea 184 Delta

🏠 4 🛏 4 🚗 1 🚗 2

LOT 1108

Codrington Street, MELTON SOUTH -
Maplewood Estate

Land Price: \$295,000
Build Price: \$353,800
Land size: 313m²
House size: 183.63m²
Anticipated titles: Q4 2024

\$648,800



Waratah 172 Tivoli

🏠 3 🛏 4 🚗 2 🚗 2

LOT 1142

Nevado Drive, TRUGANINA -
Grandview Estate

Land Price: \$350,000
Build Price: \$348,800
Land size: 321m²
House size: 172.26m²
Anticipated titles: Q1 2025

\$698,800



Dartmouth 117 Tivoli

🏠 2 🛏 3 🛋 1 🚗 1

LOT 184

Gold Street, TARNEIT - Parkview Estate

Land Price: \$266,000
 Build Price: \$303,900
 Land size: 221m²
 House size: 116.88m²
 Anticipated titles: Titled

\$569,900



Dartmouth 117 Delta

🏠 2 🛏 3 🛋 1 🚗 1

LOT 803

Ryans Way, DIGGERS REST -
 Davis Vineyard Estate

Land Price: \$278,460
 Build Price: \$302,500
 Land size: 221m²
 House size: 116.88m²
 Anticipated titles: Q1 2025

\$580,960



Summerfield 207 Mantra

2 4 1 2

LOT 314
Platt Drive, MADDINGLEY - Queens Brook Estate

Land Price: \$333,000
Build Price: \$380,800
Land size: 400m²
House size: 207.46m²
Anticipated titles: Titled

\$713,800



Easton 176 Mantra

2 4 1 2

LOT 522
Comb Street, MANOR LAKES - Winterset Lodge Estate

Land Price: \$330,000
Build Price: \$336,800
Land size: 316m²
House size: 176.18m²
Anticipated titles: Q3 2025

\$666,800



Berkeley 139 Vogue

2 3 1 2

LOT 626
Masaya Avenue, TRUGANINA - Olivia Estate

Land Price: \$299,000
Build Price: \$329,000
Land size: 263m²
House size: 139.29m²
Anticipated titles: Q1 2025

\$628,000



Easton 176 Delta

2 4 1 2

LOT 721
Bartolo Street, TRUGANINA - Olivia Estate

Land Price: \$328,000
Build Price: \$340,000
Land size: 313m²
House size: 176.18m²
Anticipated titles: Q1 2025

\$668,000



Easton 176 Mantra

2 4 1 2

LOT 907
Newchapel Road, SUNBURY - Maplestone Estate

Land Price: \$336,000
Build Price: \$343,900
Land size: 350m²
House size: 176.18m²
Anticipated titles: Q2 2025

\$679,900



Columbia 149 Tivoli

2 4 1 1

LOT 910
Newchapel Road, SUNBURY - Maplestone Estate

Land Price: \$303,000
Build Price: \$339,900
Land size: 294m²
House size: 148.58m²
Anticipated titles: Q2 2025

\$642,900



HERMITAGEHOMES

For over two decades, Hermitage Homes has been shaping quality homes for thousands of families and investors across Victoria. Renowned for its refined designs, exceptional service, and meticulous attention to detail, the company continues to set a benchmark in delivering outstanding value and enduring craftsmanship, positioning itself among Australia's fastest-growing builders.

At every stage of the journey, Hermitage Homes delivers a seamless, end-to-end building experience through its comprehensive turnkey approach, ensuring clients enjoy a smooth transition from construction to completion. Strong partnerships with leading land developers across Melbourne also provide access to premium allotments in highly sought-after estates.

Through its collaboration with Homepay, Hermitage Homes offers a flexible "Build Now, Pay Later" solution, enabling buyers and investors to commence building while managing cash flow more effectively and deferring repayments until later in the process.

Continuing to lead with innovation, Hermitage Homes remains committed to excellence in design, quality, and client satisfaction.



BAKER 14 DUKE

 2  3  1

LOT 237

Woodcutters Way, **DANDENONG NORTH**
- Woodcutters Way Bonshaw

Land size: 297m²
House size: 127.40m²
Anticipated titles: May 2026

\$550,300



DRAKE 19 DUKE

 2  4  2

LOT 777

Patriot Cres, **BONSHAW (Ballarat)** -
Pinnacle Estate

Land size: 476m²
House size: 174.86m²
Anticipated titles: April 2026

\$613,200

**FLINDERS 19 DEAKIN**

LOT 417

Rosell dan Road, COLAC - Clearwater Estate
7 Star Energy Rating

Land size: 392m²
House size: 179.61m²
Anticipated titles: August 2026

\$622,400**ELWOOD 20 DUKE**

LOT 415

Rosell dan Road, COLAC - Clearwater Estate
7 Star Energy Rating

Land size: 392m²
House size: 190.57m²
Anticipated titles: August 2026

\$623,400



GIBSON 13 DUKE

🏠 1 🚗 3 🚗 1

LOT 519

Divine Road, CHARLEMONT - Haymont Estate
7 Star Energy Rating

Land size: 187m²
House size: 116.74m²
Anticipated titles: March 2026

\$626,100



GAMA 17 DUKE

🏠 2 🚗 4 🚗 2

LOT 1707

Archer Drive, LARA - Austin Estate
7 Star Energy Rating

Land size: 375m²
House size: 156.67m²
Anticipated titles: September 2026

\$718,700



urbane
HOMES

Orbit
HOMES

In 1979, two carpenters set out to create a new type of home specifically designed for Australian families. Their vision extended beyond just the home itself; they aimed to provide a stress-free home-building experience for buyers.

Since then, this vision has evolved and grown. Orbit Homes has maintained its position as one of the country's leading builders, renowned for delivering high-quality homes suited to the Australian lifestyle.

The Orbit Homes team comprises individuals who have been part of the Orbit Homes family since its inception. With decades of experience, they offer invaluable knowledge to guide you in building the perfect home. They also deeply value the trust placed in them to ensure a seamless building journey.

Orbit Homes' ultimate goal is to ensure that your home brings you years of enjoyment, helps create irreplaceable memories, and provides the daily contentment of truly feeling 'at home'.

URBANE HOMES TURNKEY INCLUSIONS

What does
'Turnkey'
really mean?

When you choose Urbane Homes, you are opting for a fixed-price home and land package complete with **Turnkey Inclusions**.

A Turnkey house and land package means that at the end of the build, you can simply turn the key and step into your new home — **everything is included!**

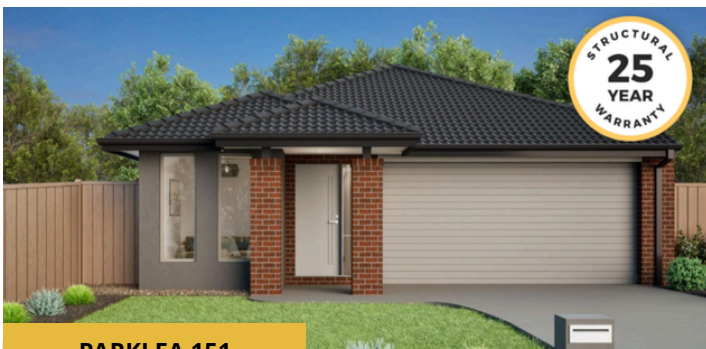
45
YEARS
INDUSTRY
EXPERIENCE

25
YEAR
STRUCTURAL
WARRANTY*

**FIXED
PRICE**
TURNKEY
INCLUSIONS

7
STAR
ENERGY
RATING

HOUSE & LAND PACKAGES

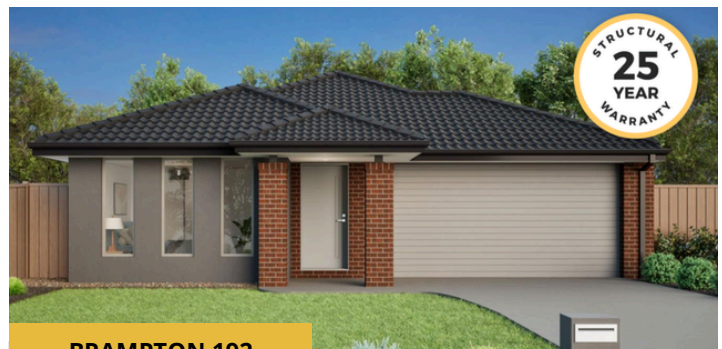


PARKLEA 151

Land Price: \$315,000
Build Price: \$330,739
Land size: 294m²
House size: 155.42²
Anticipated titles: Titled

LOT 809
Vincenza Avenue, TRUGNAINA -
Olivia Estate

\$645,739



BRAMPTON 192

Land Price: \$386,000
Build Price: \$353,291
Land size: 413m²
House size: 193.20²
Anticipated titles: March 2026

LOT 1925
Mercury Road, SUNBURY -
Kingsfield Estate

\$739,291



LOGAN 216

🏠 2 🛏 4 🚗 2 🚗 2

Land Price: \$452,000
 Build Price: \$352,562
 Land size: 400m²
 House size: 214.80m²
 Anticipated titles: Titled

LOT 1805

Alrose Grove, DEANSIDE -
 Deanside Village Estate

\$804,562



PARKLEA 151

🏠 2 🛏 3 🚗 1 🚗 2

Land Price: \$351,000
 Build Price: \$332,299
 Land size: 262m²
 House size: 165.18m²
 Anticipated titles: May 2025

LOT 930

Bonifacio Road, CLYDE NORTH -
 Evergreen Estate

\$683,299



BRAMPTON 192

🏠 2 🚗 4 🛋️ 2 🚗 2

LOT 5517

Fellows Road, MICKLEHAM -
 Merrifield Estate

Land Price: \$393,000
 Build Price: \$356,732
 Land size: 350m²
 House size: 214.80m²
 Anticipated titles: Titled

\$749,732



BRAMPTON 192

🏠 2 🚗 4 🛋️ 2 🚗 2

LOT 8401

Langford Street, WERRIBEE -
 Harpley Estate

Land Price: \$351,000
 Build Price: \$332,299
 Land size: 350m²
 House size: 193.20m²
 Anticipated titles: April 2025

\$698,620



metricon

For over four decades, Metricon has been a trusted name in Australian home building, delivering high-quality, stylish, and innovative homes for families and investors. Their success is built on a commitment to exceptional design, superior craftsmanship, and outstanding customer service, making them one of the country's most recognized and awarded builders.

With a focus on delivering homes that blend functionality with modern aesthetics, Metricon offers a range of designs to suit diverse lifestyles and budgets. Their comprehensive approach ensures a seamless building process, from planning to completion, providing homeowners with confidence and peace of mind.



Metricon's strong relationships with leading land developers allow them to offer exclusive opportunities in some of Australia's most sought-after locations, further cementing their reputation as a leading home builder.

As they continue to innovate and evolve, Metricon remains dedicated to setting new benchmarks in quality, sustainability, and customer satisfaction, ensuring that every home they build stands the test of time.

HOUSE & LAND PACKAGES



OXFORD 137

 2  3  1

LOT 2525

Westdahl Street, TRUGANINA -
Grandview Estate

Land size: 238m²
House size: 137.19m²
Titled: No

\$626,426



Chapel 172

 2  4  2

LOT 723

Horvath Boulevard, OFFICER -
Banyan Place

Land size: 294m²
House size: 172.03m²
Titled: No

\$757,933

HOUSE & LAND PACKAGES



Greenwood 255

🏠 2 🚗 4 🚗 2

LOT 358

Glance Avenue, WYNDHAM VALE -
Mambourin Green

Land size: 269m²
House size: 255.19m²
Titled: No

\$837,460



Wellington 155

🏠 2 🚗 4 🚗 1

LOT 1101

Woodlawn Road, WOLLERT -
Wollert Rise

Land size: 335.5m²
House size: 154.52m²
Titled: No

\$739,489

HOUSE & LAND PACKAGES



Swanston 208

 2  4  2

LOT 2631

Fairywren Road, MICKLEHAM -
Botanical Estate

Land size: 350m²
House size: 207.98m²
Anticipated titles: No

\$812,763



Blackburn 137

 2  3  1

LOT 3087

Carding Street, TRUGANINA -
Grandview Estate

Land size: 263m²
House size: 137.19m²
Anticipated titles: No

\$665,768



S. A. THOMSON NERYS

UNSATISFIED WITH YOUR CURRENT PROPERTY MANAGEMENT?



WATCH HOW WE MANAGE
YOUR PROPERTY

WHY CHOOSE US TO MANAGE YOUR PROPERTY?



360° Routine Inspections

Comprehensive checks to protect your investment



AI Maintenance Reporting

Instant updates, proactive issue management



17+ Years' Experience

Proven property management expertise



Cloud-Based Property Management Software

Access your property info anytime, anywhere



Insurance Claim Assistance

Support with paperwork and lodging claims



Tenant Inductions

Smooth onboarding for every tenant

**REACH OUT TO US
AND DISCOVER A**

BETTER OFFER





Confused About Buying Your First Home?

With over 25 years of experience as a Banker and Broker in Australia, Roshini specializes in structuring the loan with correct lenders for you.

Why Choose Us

With over 25 years of experience in banking and finance brokerage, Roshini Senanayake delivers expert, tailored lending solutions. She specialises in structuring complex loans, supporting first home buyers, and providing access to a wide lender network to achieve the best outcomes.



Roshini Senanayake



Talk to Roshini for personal advice so you can invest to grow your business, access asset finance at a competitive rate or buy a property in Australia.



Confused About Buying Your First Home?

- How do you find your borrowing capacity?
- Can you avoid paying costly LMI?
- Are you eligible for government grants?

Get Clear Answers – No Guess work!



Are you a Temporary VISA holder ?

We specialise in helping temporary visa holders understand their options, access the right lenders, and structure loans tailored to their situation.

LET'S MAKE YOUR FIRST HOME A REALITY!



+61 402740838



roshini@finrofinance.com.au



www.finrofinance.com.au



FORSTER
FINANCIAL

S A THOMSON
INTERNATIONAL PROPERTY



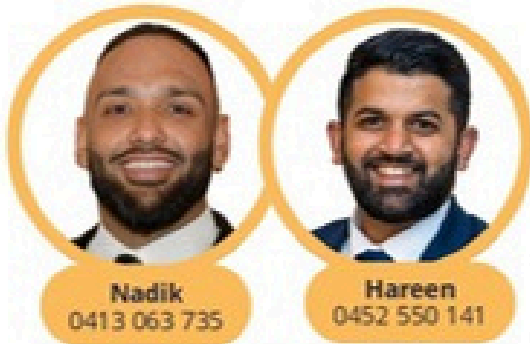
At Forster Financial, we do more than just arrange loans. We build long term lending strategies designed to support you on your wealth creation journey.

Our Process

- 1 Initial Strategy Consultation**
We understand your goals and financial position
- 2 Research and Structuring**
We compare lenders and structure your loan strategically
- 3 Application and Approval**
We manage submission and negotiate with lenders
- 4 Settlement and Ongoing Support**
We continue service including annual reviews

As your advisors, we can assist with:

- ✓ Home & Investment Lending
- ✓ First Home Buyers
- ✓ Refinancing & Restructuring
- ✓ SMSF Lending
- ✓ Car & Equipment Finance
- ✓ Personal Loans
- ✓ Commercial Loans & Business Cash Flow Funding
- ✓ Development Finance



Nadik
0413 063 735

Hareen
0452 550 141

Meet our Brokers

Why Choose Us?



Access to more than 40 lenders

Including major banks and specialist funders



Tailored lending strategies

Aligned with your long term financial goals



Ongoing annual loan reviews

To ensure your structure remains competitive



Support with complex scenarios

Including self-employed, trusts, and business lending



Find your happiness and build your future.

FORSTER
FINANCIAL

CONTACT:

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(03) 8832 5653

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The Future of Colombo Starts Here

PORT CITY

HIGH ROI POTENTIAL IN A BOOMING MARKET

MASTER-PLANNED SMART CITY

STRATEGIC LOCATION

WORLD-CLASS INFRASTRUCTURE

PORT CITY COLOMBO: A GLOBAL HUB

WORK • LIVE • PLAY



TALK TO OUR PROPERTY EXPERTS NOW

PROUD
AGENTS
OF



AWARD WINNING DEVELOPER

With over 30 years of industry leadership, Prime Lands stands as one of Sri Lanka's most trusted real estate developers. Founded with a clear vision—"Committed to Creating a Better Place on Earth"—the company has grown from a modest beginning to a dynamic conglomerate offering land development, housing, and condominium projects across the nation. Recognized for its commitment to quality and innovation, Prime Lands has garnered accolades such as the "Developer of the Year - Sri Lanka" at the Real Estate Asia Awards 2025. Their developments are designed to elevate urban living, combining lifestyle, convenience, and long-term value, setting new standards in the country's real estate landscape.



We are committed to creating
a better place on Earth.



SCAN TO REGISTER

JUST LAUNCHED!

JOHN KEELLS
PROPERTIES

CREATING NEW WORLDS

VAUXHALL DSTRCT

VAUXHALL DSTRCT BY JOHN KEELLS PROPERTIES

starting from
60MIL LKR
upwards

FLEXIBLE
5-YEAR
PAYMENT PLAN

BANK LOANS
AVAILABLE UP TO
10 YEARS


Infinity Sky
Pool


Sky Gym


Jogging
Track


Landscaped
Garden Decks


BBQ &
Entertainment
Areas


Games Room


Kids Play Area

PROUD
AGENTS
OF



JOHN KEELLS
PROPERTIES
CREATING NEW WORLDS



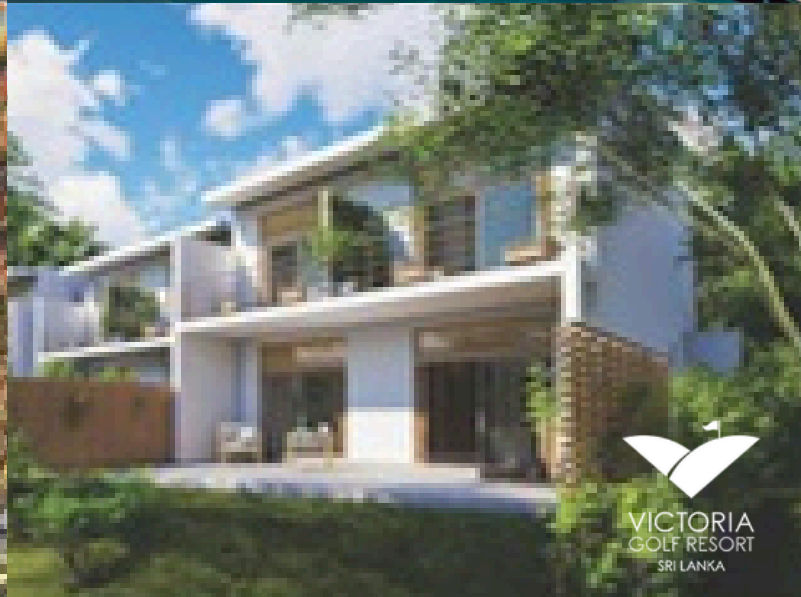
TRI-ZEN
A METROPOLITAN SPACE



The Residences
at
Cinnamon
Life



VIMAN
JA-ELA



VICTORIA
GOLF RESORT
SRI LANKA



SRI LANKA'S LARGEST AND MOST TRUSTED DEVELOPER

As Sri Lanka's largest and most trusted developer, John Keells Properties has redefined the country's real estate landscape

with landmark projects that combine luxury, innovation, and reliability. From iconic mixed-use developments like Cinnamon Life to premium residential communities, they deliver world-class living and investment opportunities across the island. Renowned for their scale, quality, and commitment to excellence, John Keells Properties offers buyers and investors unmatched confidence. More than homes, their projects blend lifestyle, convenience, and lasting value.



For us, 'Creating New Worlds' is not a slogan; it is fundamentally why we do what we do



SCAN TO REGISTER

INTRODUCING OUR NEW BUILDER

HOME LANDS
(MELBOURNE) PTY LTD.



 **PropertyGuru**
Asia Property Awards
**Best Developer
Sri Lanka 2025**
Home Lands Skyline (Pvt) Ltd

The 3rd
Consecutive
Win!



18+ AWARDS

Home Lands is a pioneering force in the real estate industry, renowned for its commitment to innovation, quality, and trust. With a strong track record of excellence and over 18 prestigious industry awards, Home Lands continues to set new standards in property development and investment. Guided by a vision to create exceptional living experiences, the company combines modern design, strategic insight, and unwavering dedication to deliver lasting value to its clients and communities.



PILYANDALA

CANTERBURY *Crest*
RESORT APARTMENTS



ATHURUGIRIYA

FEDORA
RESORT APARTMENTS



NEGOMBO

Bayfonte
MARINA
Resort Apartments & Villas
NEGOMBO



WADDUWA

OCEANA
Beach resort apartments & villas
Wadduwa



THUMMULLA HANDIYA

PENTARA
Residences
Handiye



COLOMBO 7 BORDER

Waterdale
Home Land Australia



3,500+ UNITS SUCCESSFULLY COMPLETED & HANDED OVER

With a proven track record of delivering over 3,500 units, Home Lands stands as a trusted developer committed to quality, timely

delivery, and customer satisfaction. Each project reflects our dedication to excellence and long-term value for our investors



60K+ CUSTOMERS

Join a community of over 60,000 satisfied customers who have entrusted Home Lands with their dream homes, a testament to our

unwavering commitment to excellence, trust, lasting value, and exceptional service.



Invest in Sri Lanka's Booming Real Estate Market with Home Lands Australia



SUPER BRAND IN REAL ESTATE 2025



SCAN TO REGISTER

ALTURA BY SUPREME Katunayake, Sri Lanka



REGISTRATION



EXCLUSIVE SALES PARTNER



Minutes from
Bandaranaike
International Airport



Close to Negombo
Beach & Lagoon



Quick Access via
Katunayake Expressway



GRAND LEISURE

Care and Wellness Resort

Negombo, Sri Lanka



REGISTRATION



This image is AI-generated and for illustrative purposes only.

SRI LANKA'S FIRST-OF-ITS-KIND LUXURY SENIOR LIVING

Designed for Comfort, Care & Peace of Mind

BUILT TO INTERNATIONAL STANDARDS
WITH SRI LANKAN HOSPITALITY



KOCHCHIKADE, NEGOMBO



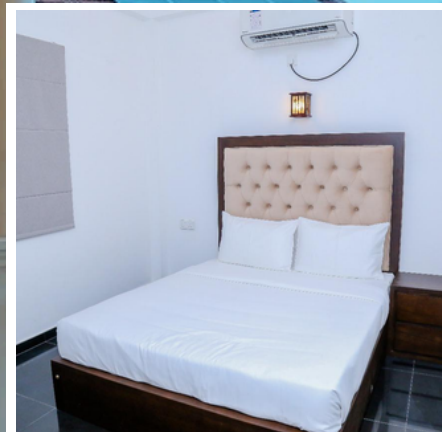
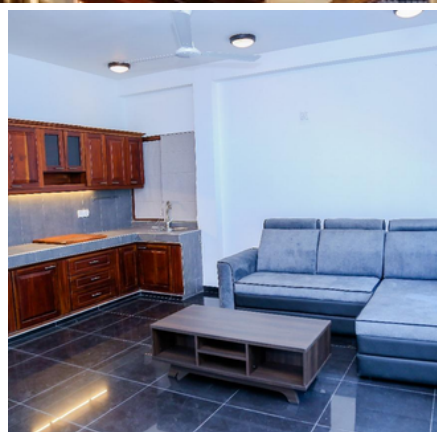
RESORT-STYLE LIVING WITH
PRIVATE LUXURY SUITES



24/7 MEDICAL & PERSONAL CARE



INDEPENDENT YET
SUPPORTED LIVING



BAY ONE

RESIDENCES COLOMBO

By ICC

VIDEO



COME HOME TO THE
SEA OF OPULENT LIVING,
SUNRISE TO SUNSET



Types of Residences:

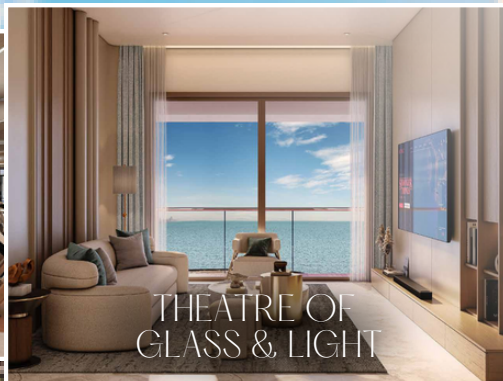
1-4 BHK and Penthouse

Size Range

1 BHK	69 sq.m - 73 sq.m
2 BHK	106 sq.m - 187 sq.m
3 BHK	153 sq.m - 215 sq.m
4 BHK	305 sq.m - 544 sq.m
Penthouse	799 sq.m



OCEAN-VIEW GYM &
FITNESS CENTRE



THEATRE OF
GLASS & LIGHT



MULTI-PURPOSE
FUNCTION HALL

DAMAC RIVERSIDE

VIEWS

Dubai's first *Riverside* community



EXPO
2020

16 minutes



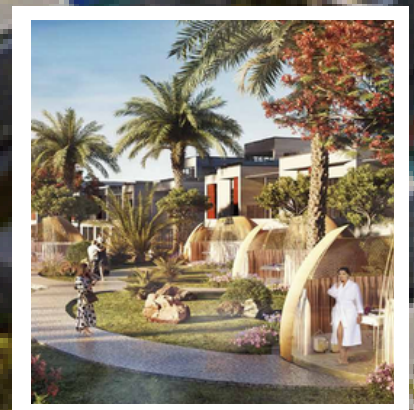
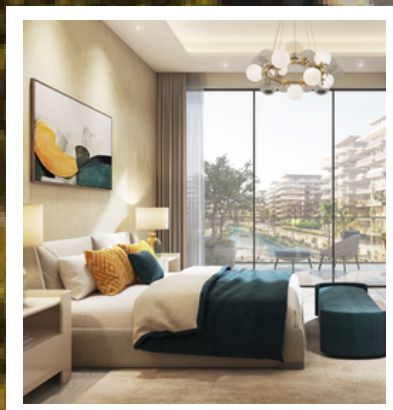
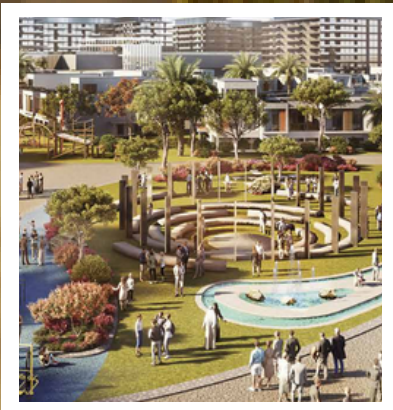
15 minutes



12 minutes



9 minutes



SAT
S. A. THOMSON NERYS

DAMAC
LIVE THE LUXURY



CONTACT US TODAY!

Janaka Bandara - Dubai Director

+61 450 554 053

janaka@sathomson.com

Imagine the perfect place to settle down and grow, where city life is designed for optimal health and wellness. Discover a natural way of being that seamlessly flows with the serenity of nature, fresh healthy food, and active routines. This is DAMAC Riverside, where lifelong friendships and a fulfilling lifestyle come together.

Life & leisure flow together



CULINARY CLASSES



BBQ STATIONS



HYDROPONIC FARM



PEACE ROOMS



AMPHITHEATRE



GAMES ZONE



ISLAND RESTAURANT



FLOATING SPORTS



SPLASH CLIMBING



CONTACT US TODAY!

Janaka Bandara - Dubai Director

+61 450 554 053

janaka@sathomson.com

Retire in THAILAND

Live Your Golden Years in Paradise



WE'LL HELP YOU FIND YOUR DREAM HOME



Designed for
foreigners aged
50 years and above



Long-Term Stay
in Thailand -
Simple Renewals



Enjoy Thailand's
culture, beaches
& lifestyle

INTRODUCING OUR NEW BUILDER

NARINSAYA
BY SAPPHAISAN 789 COMPANY LIMITED



บริษัททรัพย์ไพฑูริย์ 789 จำกัด



LUXURY LIVING IN THAILAND

Narinsaya is a boutique luxury developer in Phuket, delivering elegant pool villas and contemporary residences designed

for modern tropical living. With a strong focus on privacy, comfort, and refined architectural design, each project blends seamlessly with its natural surroundings. Narinsaya offers premium finishes, spacious layouts, and a sophisticated lifestyle for both homeowners and investors seeking high-quality property in Thailand.



A peaceful retirement begins with a place that feels like paradise.



RETIREMENT VISA



SCAN TO REGISTER

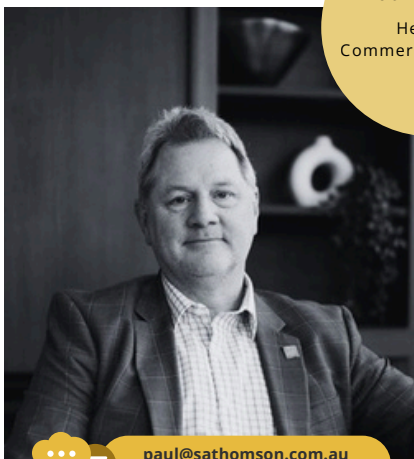
SA THOMSON CONSULTANCY

OWN AND MANAGE A BUSINESS

Visa Subclass 890 for ongoing business through Commercial Property Income;

For the 2 years immediately before you apply, you must have had, and continue to have, an ownership interest in one or more actively operating main businesses in Australia which is where SA Thomson Consultancy can assist. Key criteria we assess for businesses covers

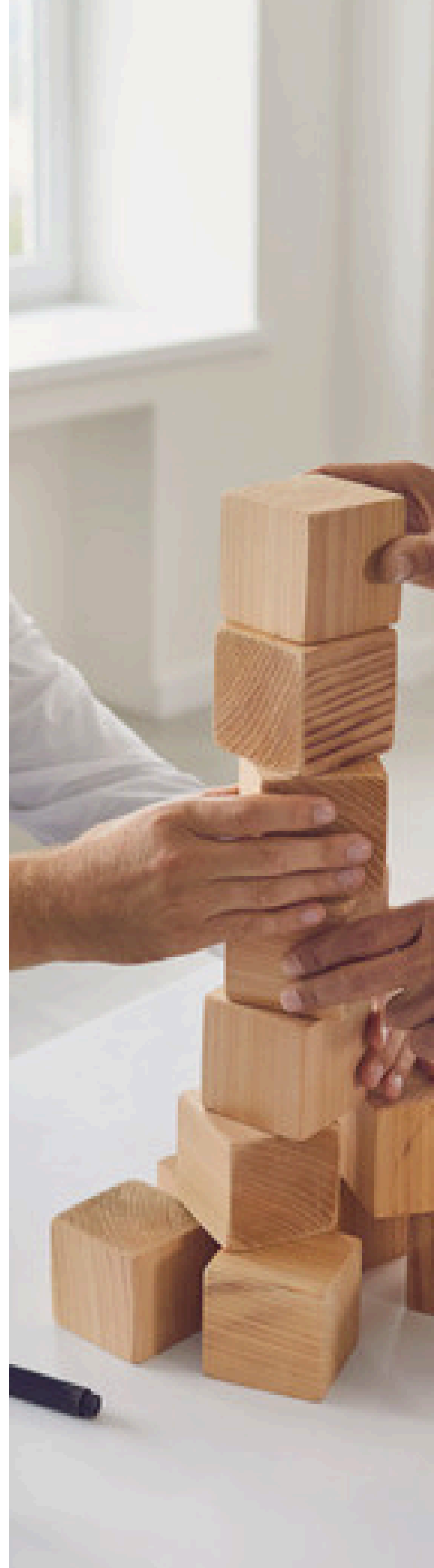
- ownership interest in the business, and the value of the ownership interest available within the immediate 2 years prior to making application
- direct and continuous management role in that business on a day to day basis (including periods when you are outside of Australia) - this can be managed by our services
- that each main business meets the criteria to be assessed as a qualifying business
- obtained an Australian Business Number (ABN) for each of your main business (you can rely on a maximum of two ABNs) - SA Thomson assist in the formation and Directorship of these entities
- provide evidence of portal process Business Activity Statements issued by the Australian Taxation Office
- employment records of managing the business and facilitation of the reporting requirements can be managed through our onshore and offshore services for you.



Paul Edwards
Head of
Commercial Projects



paul@sathomson.com.au
+61 488 998 220



HIGHLIGHTS OF THE MONTH

GLEN WAVERLEY



FLORET

A Lifestyle of Luxury and Comfort

A vibrant new community of premium townhouses. Floret is a collection of contemporary homes designed for modern living. With easy access to local amenities, parks, and top schools, Floret offers both convenience and luxury. Discover a community where quality meets comfort.

SOUTHBANK



AURA (MSQ STAGE 3)

A Higher State of Mind

Offers a refined urban lifestyle in the heart of Melbourne. This modern development combines sophisticated design with premium amenities, providing residents with exceptional comfort, convenience, and connectivity to the city's best dining, shopping, and cultural experiences.

MELBOURNE



640 BOURKE STREET

Prime Address in the Heart of Melbourne

A premium urban living in one of Melbourne's most vibrant business and lifestyle precincts. Positioned in the heart of the CBD, it provides unmatched access to public transport, dining, retail, and entertainment. With modern design and a central location, it delivers convenience, connectivity, and a dynamic city lifestyle.

MELBOURNE



ATLAS

A New Standard in Urban Living

A contemporary apartment living in a vibrant city location, combining modern design with exceptional convenience. With thoughtfully crafted interiors and premium finishes, residents enjoy a sophisticated lifestyle close to transport, shopping, dining, and entertainment. Discover comfort, style, and connectivity in the heart of Melbourne.




S. A. THOMSON NERYS

Let's talk about
investment

1300 545 083
info@sathomson.com.au
www.sathomson.com.au
@sathomsonnerys





about smart
nts today.

MELBOURNE

306 Mt Alexander Rd
Ascot Vale VIC 3032, Australia
1300 545 083 | +61 3 8814 3750 | +61 478 30 480



SINGAPORE

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10 Marina Boulevard, Singapore 018983
+65 6818 6242

COLOMBO

No. 1 Gunasekera Lane,
Colombo 08, Sri Lanka
+94 741 329 681 | +94 77 699 9708

DUBAI

Building A1, Dubai Digital Park,
Dubai Silicon Oasis, Dubai, UAE
+61 450 554 053  

Orbit
HOMES

Royston
HOMES

DAMAC



PRIME
GROUP

MELBOURNE
SQUARE

HERMITAGE HOMES



AZIZI

PORT CITY
COLOMBO

HOME LANDS

m
metricon

AHB group

OSK
PROPERTY

ARADA

JOHN KEELLS
PROPERTIES
CREATING NEW WORLDS



RAWATLUXE
BY NARINSAYA

PRYPCO

GEOCON

R. Iconic
South Melbourne

SOBHA
REALTY

DANUBE
PROPERTIES

FinRo
FINANCE

BAY ONE
RESIDENCES COLOMBO

SAMANA
DEVELOPERS

Colliers
INTERNATIONAL

FRASERS
PROPERTY

ARY
& **MAZ**
DEVELOPMENTS

creation
homes

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