

# Capability Statement

A private development group — Melbourne

## Practice Overview

Men In Blue Developers is a design-led property development group structured around value creation. Our practice spans boutique residential, co-living and rooming-house developments, adaptive-reuse hospitality conversions, and planning-led repositioning of underutilised land — underwritten with the discipline of an institutional investor and delivered with the eye of an architect.

## Core Capabilities

- Property Development — boutique residential, co-living, rooming-house and adaptive-reuse hospitality
- Development Management — end-to-end project leadership for landowners and capital partners
- Strategic Acquisitions — aging office stock for hotel conversion and land with planning upside
- Joint Ventures — structured equity partnerships with aligned, patient capital
- Feasibility & Planning Strategy — permits, subdivision, rezoning and highest-and-best-use repositioning
- Investor Opportunities — curated co-investment in value-creation developments

## Development Process

Acquisition · Feasibility · Planning · Consultant Coordination · Procurement · Construction · Delivery. Each stage is led by the principal team and documented with institutional rigour — lender-aware capital structuring, conservative leverage, contingency discipline and transparent reporting cadences throughout.

## Current Projects & Developments

Project	Asset Class	Status
Sapphire Studio · Glenroy	Co-Living (Class 1B)	Under Construction
Cobblebank — Robinson Rise	Residential	Documentation & Tender
Murrumbeena	Residential	Under Construction
Doncaster	Residential	Redevelopment Opportunity

## Pipeline / Future Concepts

Hampton Park — Class 1B rooming-house opportunity (City of Casey). The Linden · Richmond — premium residential mixed-use concept (planning-led study). The Broadway — Brisbane adaptive-reuse hospitality concept. Melbourne East — future adaptive-reuse hotel concept.

## Acquisition Criteria

Asset class: co-living, residential, adaptive reuse, accommodation-led mixed-use. Value strategy: planning uplift, subdivision, adaptive reuse, controlled delivery. Site area 800m<sup>2</sup> – 5,000m<sup>2</sup> | GFA 2,000m<sup>2</sup> – 25,000m<sup>2</sup> | Geography: Melbourne metropolitan, eastern seaboard.

## Contact

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