

The background of the page is a night-time photograph of a city skyline. The sky is a deep blue, and the city lights are visible. In the foreground, a body of water reflects the lights from the buildings and a bridge. The bridge is a multi-arched stone bridge with a white railing. The water is dark blue with ripples, and the reflections are clear and bright.

**Independent Australian Property Advisory  
for International Investors**

**Strategic Acquisition • Execution • Oversight • Capital Governance**

## Executive Overview

### Firm Overview

Australis Capital provides independent property advisory and execution oversight services for international investors seeking structured exposure to Australian property markets.

Our advisory model combines disciplined acquisition analysis with active oversight during execution phases.

We represent investor capital exclusively and operate independently of developers, brokers, and vendors.

Our role is to ensure capital deployment is supported by structured analysis, transparent governance, and practical on-ground oversight.



### Core Advisory Areas

Our services are structured across the lifecycle of capital deployment:

- Strategic Acquisition Advisory
- Development & Repositioning Oversight
- Capital Governance & Reporting
- Exit Strategy & Liquidity Planning



## Investment Context

### Australia as a Capital Destination

Australia remains one of the most transparent and institutionally stable property markets globally.



#### Key characteristics include:

- Established legal framework for property ownership
- Transparent regulatory environment
- Deep and mature real estate markets
- Clear title and ownership protections
- Strong institutional participation

However, successful capital deployment requires disciplined asset selection and active execution oversight.

Cross-border investors often benefit from local advisory support that combines market insight with operational understanding.





## Our Advisory Scope

### Strategic Acquisition Advisory

Disciplined entry determines long-term investment outcomes.

We assist clients in identifying and evaluating property opportunities aligned with defined capital objectives and risk parameters.



#### Scope may include:

- Market and sub-market analysis
- Asset identification and evaluation
- Financial feasibility modelling
- Sensitivity and downside scenario testing
- Planning and zoning risk considerations
- Due diligence coordination
- Negotiation support

We act solely in the interest of investor capital.





## Execution Oversight

### Development & Repositioning Oversight

Execution risk can materially affect capital outcomes.

Where mandates involve construction or asset repositioning, we provide on-ground oversight to support alignment with approved feasibility and programme expectations.



#### Oversight services may include:

- Budget validation and cost monitoring
- Consultant and builder coordination
- Programme tracking
- Risk identification and mitigation
- Structured reporting to capital providers
- Coordination with lenders and professional advisors where required

Active governance during execution phases protects capital integrity.



## Governance & Reporting

### Capital Governance

Transparent reporting supports investor confidence and informed decision-making.



**We provide structured reporting frameworks designed to give investors clarity on:**

- Project progress
- Budget performance
- Programme milestones
- Risk exposure
- Strategic decision points

Where portfolios involve multiple assets, reporting structures can be tailored to support broader capital oversight.

### Exit & Liquidity Strategy

Investment discipline includes clarity around exit scenarios.



**We assist clients in evaluating:**

- Hold versus divestment analysis
- Yield optimisation strategy
- Market timing considerations
- Sale process coordination

Exit planning is integrated into investment strategy from the outset.





## Principal Advisory

### Founder & Principal

#### Lawrence Mason

Australis Capital is led by its founder and principal advisor, who brings practical experience in Australian property acquisition and project execution.

With exposure across acquisition, feasibility assessment, consultant coordination, and build oversight, the firm's advisory approach is grounded in operational understanding and disciplined analysis.



#### Our philosophy is built on:

- Conservative risk assessment
- Structured feasibility analysis
- Transparent communication
- Principal-level oversight throughout execution

We believe successful cross-border property investment requires both strategic insight and practical on-ground governance.





# Engagement Framework

## Engagement Model

### Each mandate is structured around:

- 1 Defined capital objectives
- 2 Agreed advisory scope and deliverables
- 3 Transparent fee framework
- 4 Structured reporting checkpoints

We operate as a boutique practice and accept a limited number of engagements to ensure focus and principal involvement.





## Regulatory Position

We provide independent property advisory services relating to Australian real assets.

We do not provide financial product advice, legal advice, or tax advice.

Where appropriate, we coordinate with licensed legal, tax, and financial professionals to support client mandates.

### Contact

For confidential discussions regarding Australian property investment opportunities:

#### **Australis Capital**

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All discussions handled with discretion.