

Capability Statement.

FIDUCIA





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EST. 2004

FIDUCIA
Twenty

#Fiducia20years

1.1 About Us



Fiducia developments capture imagination, bringing to market carefully curated buildings of substance, design and longevity.

Driven by the pursuit of excellence, Fiducia push the boundaries of conscious design, functionality, quality and delivery. Fiducia's core values focus on maximising residential sites and buildings to create superior living places and communities that thrive.

Led by CEO & Founder Ben Doyle and his partner Development Director Marie Doyle, Fiducia began in 2004 and has completed over 750 residences to date, collectively valued at over \$540M across 67 developments.

Fiducia's reputation for innovation and considerate community relationships is well deserved. Sydney locals and nationally recognised, the Fiducia team have won multiple awards from Urban Development Institute of Australia (UDIA NSW), Housing Industry Australia (HIA), REINSW and The Urban Developer for design excellence and execution in the development space.

1.2 Our Vision

Through our passion, our collaboration in design, regenerating purposeful places and creating thriving communities, people are at the heart of our Fiducia projects.

Our Team

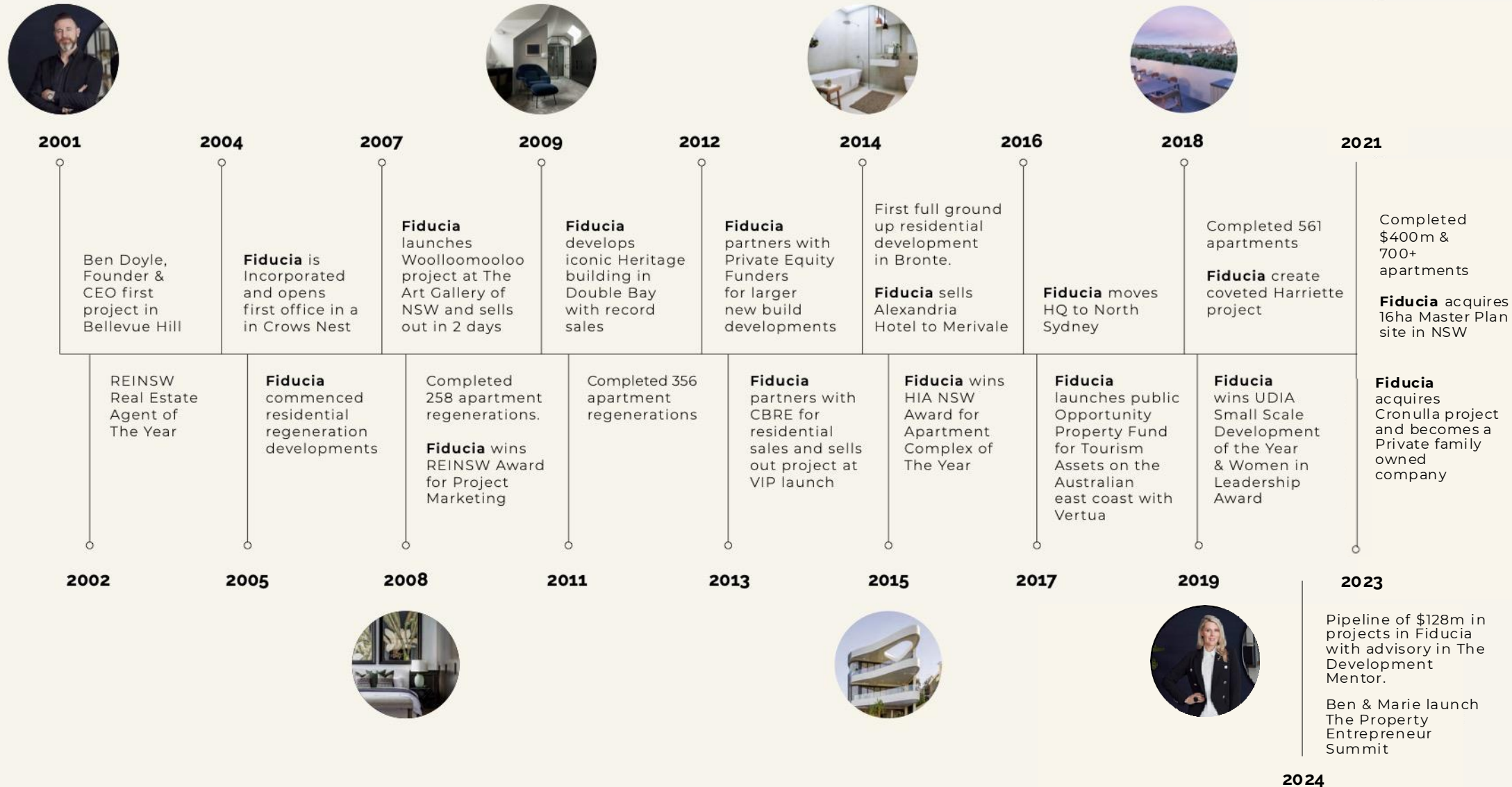
Our people are our difference.

Fiducia founders Ben and Marie Doyle are driven by strong values seeded in family, legacy, quality and people.

The high performing Fiducia team provide the best development services advice, approach and collaborators in the market. Our extensive track record ensures that we are able to provide bespoke solutions across all facets of your investment. Our passion sets us apart from the crowd and ensures excellent results are achieved in design impact, feasibility and profitability.



1.3 Timeline



1.4 Core Team



Ben Doyle

CEO & Founder

Ben has developed in excess of \$540+million of property developments. Ben brings expertise in the acquisition, redevelopment and vision for the Fiducia team. Ben is renowned as one of Sydney's most sought after experts in development, a board member of a listed Australian investment firm, property educator and speaker on the international stage.



Marie Doyle

Co-Founder & Development Director

Marie heads the acquisitions, & development team bringing project direction with over 17 years of expertise in property redevelopment, creative direction and financial analysis.

Marie has been awarded the 2015 HIA Winner Business Partner of the Year, Top 100 Women in Construction and the 2019 UDIA NSW Winner Women in Leadership Award.

2. Our Difference

02.

Leaving a legacy of measurable social, human and physical footprint.



2.1 Our Difference

67 boutique
development
projects

750 new residences and
boutique renovations
completed

\$540M+
in Fiducia Development Projects

Fiducia brings a unique approach to all facets of property development combining strong experience and commerciality with a commitment to quality in everything we do.

We channel our team's passion, and value persistence. We have developed honed processes that ensure that the right decisions are made at each stage of the development cycle.

We seek the industry's most innovative collaborators and hand pick the right team for each project to ensure that the triple bottom line is achieved in everything we acquire, develop and manage.

Fiducia adopt a value-add ethos to our residential developments, where we aim to impact the underlying social, economical and environmental value of a project.

Our carefully curated and highly qualified team have experience that spans the last four decades, we have capability to both internally manage projects of varying sizes and scope and partner with an established network of trusted advisors.

3. Developing with Fiducia

03.

We are results driven & focused on financial outcomes while delivering a superb standard of execution.

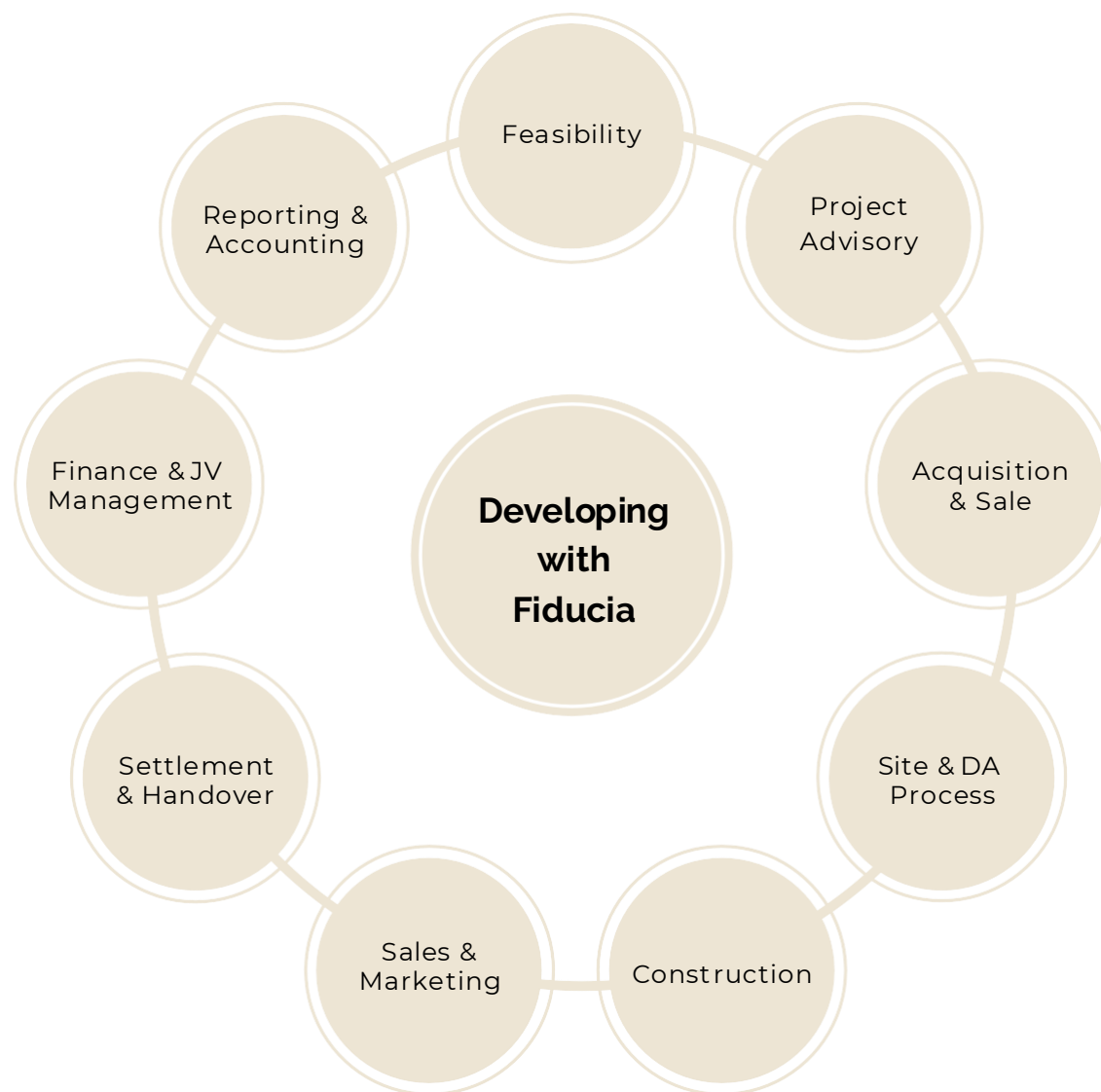


3.1 Development Management

Fiducia understands that every property development project is unique in both its strengths and its risks. It takes experience to understand both and to successfully ensure a profitable outcome.

Fiducia are able to provide a bespoke, one-stop approach to every stage and type of property investment. We provide expert advice as part of a strategic team delivering developments.

- Research & industry data review
- Acquisition & negotiation
- Feasibility modelling
- Development Management (DA to Construction)
- Tender management & contract administration
- Superintendent services
- Consultant advisory
- Financial reporting & accounting
- Sales & project marketing



3.2 Development Advisory

Partner with Experience. Invest with Confidence

At Fiducia, we don't just develop property — we craft high-performing investments backed by insight, expertise, and strategic foresight.

Our newly launched Advisory division extends our expertise to those seeking intelligent, data-driven guidance across the property development lifecycle.

Whether you're an investor, real estate agency, landowner or developer, Fiducia Advisory partners with you to provide:

- **Feasibility Analysis & Financial Modelling**

We assess development potential, risks, and returns with precision. From high-level project viability to in-depth feasibility studies, our advisory services offer the clarity needed to make informed investment decisions.

- **Site Acquisition & Deal Structuring**

We source off-market and strategic sites, negotiate favourable terms, and structure deals that align with your capital goals - whether you're a first-time investor or seasoned developer.

- **Planning & Development Advice**

Our team works hand-in-hand with planners, architects, and local experts to provide actionable insights on zoning changes, planning reforms (including Low & Mid Rise Housing and TODs), and value uplift opportunities.

- **Strategic Partnerships**

We collaborate with local real estate agencies, landowners, and property stakeholders to drive shared outcomes - from assembling development sites to preparing projects for DA or CDC lodgement.

- **End-to-End Sales Advisory** From site sales to off-the-plan project marketing, our in-house sales advisory service helps clients unlock maximum value. We understand what sells, where, and at what price - and we bring that market intelligence directly to your development strategy.



3.3 Investment Partnerships

Investment opportunities and development partnerships

Fiducia seeks quality investment opportunities and joint venture investment partnerships.

Our exemplary development track record is backed by valuable partnerships founded on trust, impact and success.

Fiducia is known for generating above average returns through our value-add processes across our projects and we have been responsible and successful for over 60 projects.

We are currently looking for development opportunities and partners for property developments located in NSW.

Our projects are successful for a number of reasons:

- Our personal connection and hands on approach to everything we do
- Our vision for a project and ability to execute this
- Our experienced, skilled and qualified team of professionals
- Our years of experience in property investment and development in Australia
- Our industry intelligence and data driven approach
- Our ability to call on trusted & established relationships and collaborations
- Our strong and multi-disciplinary understanding of all development facets
- Our ability to communicate comprehensive reporting and key stakeholder management
- Our end to end add value experience



3.4 Residential Advisory / Private Residential Projects



Fiducia are available to advise and manage the initiation, design and execution on major private residential home developments.

Major luxury custom home builds require risk management, expertise and knowledge in order to achieve a quality, buildable or exquisite residence.

With Fiducia on your team, we provide:

- Client facilitation, guidance and ease on all stages of the project
- Transparency and expedition of the delivery program and management of multiple concurrent workflows
- Provide greater technical coverage between interior and exterior disciplines for large, complex home residences & developments
- Development and management of a coordinated project team whilst diversifying the resource base - allowing document cross-checking, internal design audit, and greater risk management
- Management of all associated authorities, approvals, tenders, consultants, builders, documentation, contract administration, delivery, claims, budgets, reporting and teams on the project

Available to projects with a value of \$8m>

In these robust and creatively complimentary arrangements we work with the best architectural and design firms in Sydney.

Each entity has an established and agreed scope of works and is retained directly by the client in the delivery of their discipline, under a shared Project charter.

4. Our Portfolio

04.

Developing and planning for lifestyle, community and environment. A selection of our recent projects.



4.0 Our Portfolio



Callista

12 Apartments,
4 Bed, 3 Bed & 2 Bed

Positioned seaside in Cronulla's Roker Street, Callista is 12 oversized open plan apartments designed for barefoot luxury, ocean breezes, open plan living and refined natural appeal. Featuring stone sourced from Italy & Spain with artisanal fireplaces, custom joinery, timber floors, soaring ceilings and communal pool & BBQ area.

Location

Cronulla, NSW

Architect

Couvaras Architects

Interiors

Matters & Made

Builder

d.Velop.R Constructions

Gross Revenue

\$47m

Website

www.callistacronulla.com.au

4.1 Our Portfolio



Harriette

10 Apartments,
3 Bed

A collection of 10 exclusive 3 bedroom residences perfectly positioned in Neutral Bay's most intimate neighbourhood. Stunning city and harbour views, the timeless influence of Art Deco architecture presenting contemporary glamour throughout the custom interiors. Complete with Private Club level lounge and dining, concierge services and car lift access.

Location

Neutral Bay, NSW

Architect

PBD Architects

Interiors

Alexander & Co.

Builder

Australex Constructions

Gross Revenue

\$38m

Website

www.harriette.com.au

4.2 Our Portfolio

Residential Advisory Project



Oak House

Private Residence

An exclusive freestanding waterfront Heritage icon transformed into a private home. A study in warmth, contrast and European sensibility, Fiducia worked closely with the clients and design team to deliver an open plan, luxurious and natural palette. From the oak-lined ceiling, heavy linen drapes and accents of brass and marble throughout, every material has been carefully selected to build a layered, understated aesthetic. This private residence project included a full internal regeneration working within Heritage constraints, remediation works to the façade, landscaping and interior fit out.

Location

Walsh Bay, NSW

Architect

Tobias Partners

Interiors

Alexander & Co

Builder

Cumberland Building

Landscaping

Dangar Barin Smith

Development Management

Fiducia Group

4.3 Our Portfolio



Sea

3 Residences,
3 Bed

This stunning coastal masterpiece presents three individual full-floor residences – each with three extravagant bedrooms and three designer bathrooms. The striking curves of the building almost float above the street while the beauty of Clovelly Beach is an extension of this exclusive boutique address.

Awards

UDIA NSW CROWN GROUP
Awards for Excellence 2019
Small-Scale Infill Development NSW

Location

Clovelly, NSW

Architect

Bureau SRH

Interiors

Coco Republic

Builder

JCorp Construction

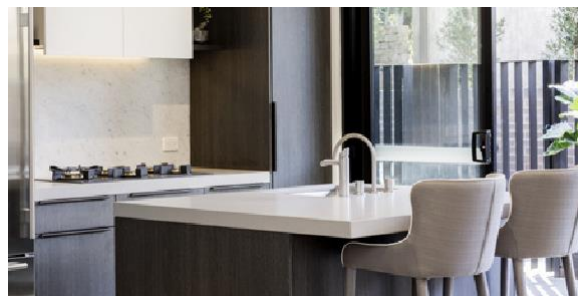
Gross Revenue

\$11.8m

Website

www.seaclovelly.com.au

4.4 Our Portfolio



Grace

33 Apartments,
1 Bed, 2 Bed & 3 Bed

33 Luxury residences in the heart of Northbridge. Architecture by renowned DKO Architecture featuring bold, clean lines of monochrome textures set in the verdant, lush green surrounds. As part of Fiducia's conscious support to the community, 2 Affordable Housing Apartments were provided to Willoughby council.

Location

Northbridge NSW

Architect

DKO Architecture

Interiors

Coco Republic

Builder

TCBuild

Gross Revenue

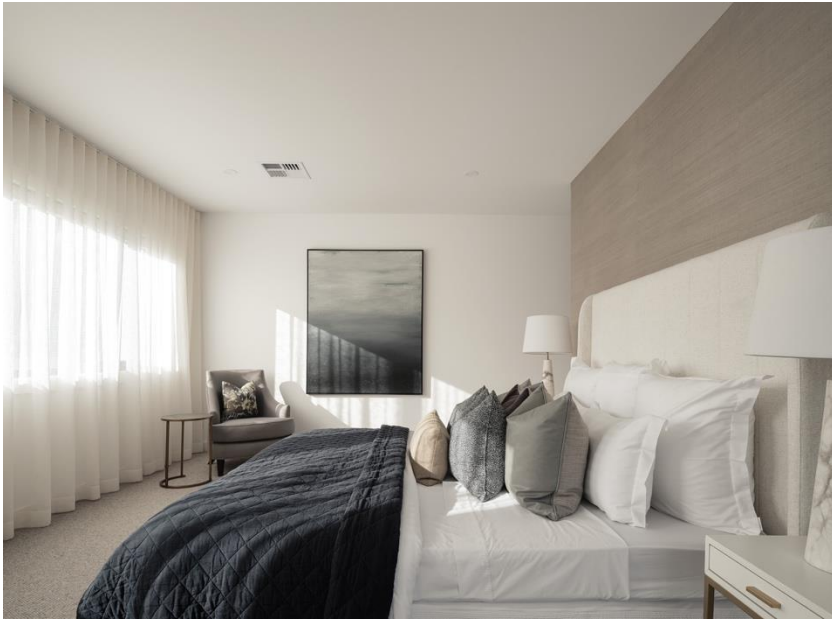
\$38.6m

Website

www.gracenorthbridge.com.au

4.5 Our Portfolio

The House Collection



Bellevue

3 Homes,
4 Bed

The 3 homes at Bellevue sit a top sweeping city views. Sleek design for contemporary living, these spacious planned homes represent luxury living with all the amenity of a premium location. Part of The House Collection by Fiducia, designed to offer a more substantial product in our project range.

Location

Greenwich, NSW

Architect

Atria Designs

Interiors

James Treble & Coco Republic

Builder

Newport Homes

Gross Revenue

\$12m

Website

www.fiducia.com.au

4.6 Our Portfolio



50 Bayswater

19 Apartments
Studio, 1 Bed & 2 Bed

50 Bayswater is immersed in history. Behind its vintage glamour and old world intrigue, the building has its own stories to tell. Merging elegant minimalism with intricate detailing, 50 Bayswater is a collective of beautiful interiors. Bespoke joinery, marble and custom crafted wall and door panelling is offset against the walnut timber herringbone floors.

Location

Rushcutters Bay, NSW

Architect

Daniel Boddam

Interiors

Coco Republic

Builder

JCorp Construction

Gross Revenue

\$16.98m

Website

www.50bayswater.com.au



The Victorian

Private Residence

Blending historic and modern architecture at this Mosman residence to create a beautiful dialogue between the old and the new. The refreshed Victorian house at the front hides a stunning contemporary extension at the back. The new interiors are clean and crisp with a monochromatic edge and accents of colour. This private residence project included a major renovation, second level, alterations, addition of a pool, sub basement, car parking and substantial landscaping.

Location

Mosman, NSW

Architect

Daniel Boddam

Interiors

James Garvan Architecture

Builder

All Design Construction

Landscaping

Wyer & Co.

Contract Sum

Not disclosed

Development Management

Fiducia Group

5. Completed Projects

05. Fiducia has completed over half a billion dollars in small scale boutique projects over the last 20 years.



5. Completed Projects

On Market	CRONULLA 14 Roker Street, Cronulla 12 Apartments Residential New Build		
Recently Completed	GREENWICH 10 Bellevue Ave, Greenwich	3 Apartments	The House Collection New Build
	HARRIETTE 7-9A Harriette Street, Neutral Bay	10 Apartments	Residential Apartments New Build
	50 BAYSWATER 50 Bayswater Road, Rushcutters Bay	19 Apartments	Residential Apartments New Build
	FORTY ONE 41 Wrights Road, Drummoyne	11 Apartments	Residential Apartments New Build + Alterations/Additions
	SEA 352 Clovelly Road, Clovelly	3 Apartments	Residential Apartments New Build
	THE DUKE 291 George Street, Waterloo	20 Apartments	Residential Apartments New Build + Alterations/Additions



5. Completed Projects

Recently Completed	THE GRACE 52-54 Eastern Valley Way, Northbridge	33 Apartments	Residential Apartments New Build
	ALEXANDRIA 35 Henderson Road, Alexandria	28 Apartments	Residential Apartments New Build
	BONDI OAKLEY 71 Oakley Ave Bondi	6 Apartments	Residential Apartments Alterations + Additions
	THE BLVD 9 Brighton Blvd, Bondi	8 Apartments	Residential Apartments Alterations + Additions
	BONDI 79 Wellington Street, Bondi	2 Apartments	The House Collection New Build
	BONDI 30 Oakley Ave, Bondi	6 Apartments	Residential Apartments New Build + Alterations/Additions
	NORTH BONDI 403-405 Old South Head Road, Bondi	16 Apartments	Residential Apartments New Build
	CHATSWOOD 745 Pacific Hwy, Chatswood	15 Apartments	Residential Apartments New Build

5. Completed Projects

Recently Completed	FULLERS EDGE 144 Fullers Road, Chatswood	2 Apartments	The House Collection New Build
	LANE COVE 446 Pacific Hwy, Lane Cove	4 Apartments	Residential Apartments Alterations + Additions
	EVOKE 173 Avoca Street, Randwick	19 Apartments	The House Collection New Build + Alterations/Additions
	RANDWICK 74 Clovelly Road, Randwick	2 Apartments	Residential Apartments New Build
	ENCLAVE 304 Bronte Road, Waverly	4 Apartments	Residential Apartments New Build
	WILLOUGHBY 481-483 Willoughby Road, Willoughby	7 Apartments	The House Collection New Build
Completed Development Management	ALEXANDRIA 90 Bourke Street, Alexandria	1 Fitout	Mixed Use Projects Commerical Fit Out
	BONDI Brighton Blvd, Bondi	1 Apartment	Residential Apartments Alterations + Additions to Heritage Building

5. Completed Projects

Completed Development Management	BONDI 25 Bennett Street, Bondi	9 Apartments	Residential Apartments Fire Upgrade/Strata + Alterations
	BONDI 7 Brighton Blvd, Bondi	6 Apartments	Residential Apartments Fire Upgrade/Strata + Alterations
	BONDI 3&6/7 Brighton Blvd, Bondi	2 Apartments	Residential Apartments Alterations + Additions
	CHATSWOOD 108, 640-650 Pacific Hwy, Chatswood	1 Apartment	Residential Apartments Alterations + Additions
	DOUBLE BAY 26 Ocean Ave, Double Bay	24 Apartments	Residential Apartments Fire Upgrade/Strata + Alterations
	DOUBLE BAY 37 Carlotta Street, Double Bay	1 Apartment	Residential Apartments Alterations + Additions
	KENSINGTON 56-65 Anzac Parade, Kensington	60 Apartments	Residential Apartments Alterations + Additions
	MOSMAN 74 Middlehead Road, Mosman	2 Apartments	Residential Apartments Alterations + Additions

5. Completed Projects

Completed Development Management	NORTH SYDNEY HPM, Level 5, 97 Pacific Hwy, Nth Sydney	1 Fitout	Mixed Use Projects Commerical Fit Out
	WALSH BAY 6 Towns Place, Walsh Bay	1 Apartment	Residential Apartments Alterations + Additions to Heritage Building
	WILLOUGHBY 127 Sydney Street, Willoughby	1 Apartment	Residential Apartments Alterations + Additions
Tourism Fund	BATEMANS BAY Beach Hotel, Batemans Bay	24 Apartments	Hotel *Alterations + Additions
	LISMORE Gateway Motel, Lismore	50 Apartments	Motel *Alterations + Additions
	TASMANIA Barclay Motor Inn, Tasmania	25 Apartments	Motel *Alterations + Additions
	TASMANIA Stuarts Bay Lodge, Tasmania	40 Lodges/Cabins	Lodges/Cabins *Alterations + Additions
	TUROSS HEAD Holiday Park, Tuross Head	46 Cabins	Holiday Park & Camping Facilities *Alterations + Additions

5. Completed Projects

Pre 2011	BONDI JUNCTION , 15 Ben Eden Street	6 Residential Apartments, Alterations + Additions
	CHATSWOOD , 225 Victoria Ave	6 Residential Apartments, Alterations + Additions
	CREMORNE , 43 Ellalong Road	4 Residential Apartments, Alterations + Additions
	DOUBLE BAY , 19 Cooper Street	12 Residential Apartments, Alterations + Additions
	MOSMAN , 54 Shadforth Street	12 Residential Apartments, Alterations + Additions
	NEWCASTLE , 38 Wolfe Street	3 Residential Apartments, Alterations + Additions
	NEWCASTLE , 65 Hunter Street	7 Residential Apartments, Alterations + Additions
	SOUTH COOGEE , 206 Malabar Road	6 Residential Apartments, Alterations + Additions
	SOUTH COOGEE , 214 Malabar Road	6 Residential Apartments, Alterations + Additions
	WOOLLOOMOOLOO , 24-36 McElhone Street	36 Residential Apartments, Alterations + Additions
Pre 2008	KINGSWOOD	18 Residential Apartments, Alterations + Additions
	BELLEVUE HILL	11 Residential Apartments, Alterations + Additions
	ROSEVILLE	7 Residential Apartments, Alterations + Additions
	JAMISTOWN	12 Residential Apartments, Alterations + Additions

5. Completed Projects

Pre 2008	FLEMINGTON	6 Residential Apartments, Alterations + Additions
	HILLSDALE	6 Residential Apartments, Alterations + Additions
	HILLSDALE	6 Residential Apartments, Alterations + Additions
	GREENSLOPES	6 Residential Apartments, Alterations + Additions
	CHELSEA	9 Residential Apartments, Alterations + Additions
	PRAHAN	16 Residential Apartments, Alterations + Additions
	ANNERLEY	7 Residential Apartments, Alterations + Additions
	ANNERLEY	8 Residential Apartments, Alterations + Additions
	HIGHGATE HILL	8 Residential Apartments, Alterations + Additions
	RYDE	8 Residential Apartments, Alterations + Additions
	GLADESVILLE	6 Residential Apartments, Alterations + Additions
	MERRYLANDS	6 Residential Apartments, Alterations + Additions
	INDOOROPILLY	6 Residential Apartments, Alterations + Additions
	NEW FARM	1 Residential Apartment, Alterations + Additions

5. Completed Projects

Pre 2008	FAIRFIELD	6 Residential Apartments, Alterations + Additions
	FAIRFIELD	14 Residential Apartments, Alterations + Additions
	NUNDAH	6 Residential Apartments, Alterations + Additions
	ST KILDA	12 Residential Apartments, Alterations + Additions
	ANNERLEY	4 Residential Apartments, Alterations + Additions
	PARRAMATTA	4 Residential Apartments, Alterations + Additions
	WYNNUM	6 Residential Apartments, Alterations + Additions
	MEADOWBANK	15 Residential Apartments, Alterations + Additions
	PARRAMATTA	24 Residential Apartments, Alterations + Additions
	COORPAROO	6 Residential Apartments, Alterations + Additions
	ROSE BAY	4 Residential Apartments, Alterations + Additions
	NEUTRAL BAY	4 Residential Apartments, Alterations + Additions
	PARRAMATTA	6 Residential Apartments, Alterations + Additions

5. Awards & Affiliations

06.

Our award-winning developments are the product of our extensive track record and combined expertise.



6.1 Our awards

2025	The Urban Developer 2025 Finalist Apartment Development of the Year - Callista
2022	UDIA 2022 Finalist UDIA NSW & Crown Group – Award for Excellence – Medium Density Development - Harriette
2021	UDIA 2021 Finalist UDIA NSW & Crown Group – Award for Excellence – Medium Density Development – Grace Northbridge
2020	Silver Award Winner Sydney Design Awards 2020 - Graphic Design - Identity & Branding - Property
2019	UDIA 2019 WINNER UDIA NSW & Crown Group - Award for Excellence - Small Scale Development UDIA 2019 WINNER UDIA NSW & Frasers Property - Women in Leadership Award for Excellence 2019 Winner & Contributor Top 100 Women in Construction - Marie Doyle The Urban Developer 2019 Finalist Apartment Development of the Year
2017-18	HIA 2018 Finalist - Apartment Complex of the Year < 10 Storeys HIA 2018 Finalist - Apartment of the Year HIA 2017 Finalist - Apartment Complex of the Year HIA 2017 Finalist - Renovations & Additions Project \$1m > \$5m ACA 2017 Finalist - Real Estate & Property - SEA Clovelly ACA 2017 Highly Commended - Real Estate & Property - Drummoyne



6.1 Our awards

2015-16

HIA 2016 Finalist - Australian Apartment Complex of the Year
HIA 2016 Finalist - Australian Business Partner of the Year
HIA 2016 Finalist - Townhouse/Villa Development of the Year
HIA 2015 Winner - Apartment Complex of the Year
HIA 2015 Winner - Business Partner of the Year
HIA 2015 Finalist - Apartment of the Year
HIA 2015 Finalist - Renovations & Additions Project \$1m > \$5

2014-08

HIA 2014 Finalist - Apartment Complex < 10 Storeys
HIA 2014 Finalist - Renovations & Additions Project > \$1m
HIA 2013 Finalist - Apartment of the Year
HIA 2013 Finalist - Apartment Complex of the Year
HIA 2010 Finalist - Renovations & Additions Project < \$300K
HIA 2008 Finalist - Renovations & Additions Project < \$600K
HIA 2008 Finalist - Renovations & Additions Project > \$600K
REINSW 2008 Winner - Real Estate Project Marketing Award - Evoke

Our Memberships



7. Contact

Fiducia Property Group

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