

CORPORATE PROFILE



01 LANCINI PROPERTY GROUP

Lancini Property Group (LPG) is an integrated property development and management company focused on creating high-quality destinations where communities can thrive.

Founded over 45 years ago in Townsville by Executive Chairman Laurence Lancini AM, LPG has evolved from a residential construction business into a diversified property group with a portfolio spanning retail, commercial, homemaker and industrial assets across Queensland.

LPG specialises in site acquisition, planning, development, construction and long-term asset management, with a focus on delivering sustainable, high-performing precincts.

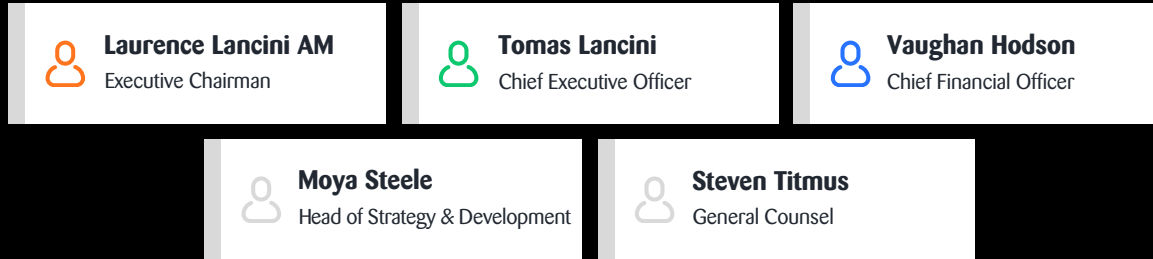
The business is supported by an experienced in-house team across town planning, finance, design, leasing, development, marketing and property management. This integrated model ensures consistency, efficiency and quality across all stages of the property lifecycle.

LPG maintains a strong presence across South East, Central and North Queensland and continues to invest in projects that create jobs, support local economies and deliver long-term community value.

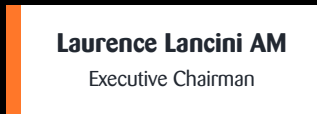
In addition to its core portfolio, LPG has established a number of long-term joint venture partnerships across Queensland, including residential communities, high-rise developments and operating businesses.

02 ORGANISATIONAL STRUCTURE

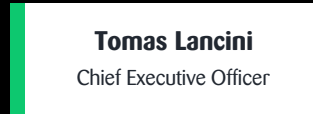
EXECUTIVE TEAM



CONSTRUCTION



PROPERTY MANAGEMENT



FINANCE & COMPLIANCE



CORPORATE OFFICE



03 EXECUTIVE TEAM



LAURENCE LANCINI AM
EXECUTIVE CHAIRMAN

Founder of Lancini Property Group, Laurence has over 45 years' experience in construction and property development. He has led the growth of the business from a residential builder to a diversified property group with a statewide portfolio.



TOMAS LANCINI
CHIEF EXECUTIVE OFFICER

Tomas has over 15 years' experience in the retail property sector. As CEO, he leads the strategic direction of the Group, overseeing operations, portfolio performance and the delivery of future development opportunities.



VAUGHAN HODSON
CHIEF FINANCIAL OFFICER

A Chartered Accountant with over 20 years' experience, Vaughan is responsible for financial strategy, funding, reporting and compliance. His background spans Big Four advisory and senior roles across listed and private organisations.



MOYA STEELE*
HEAD OF STRATEGY & DEVELOPMENT | 25 years



STEVEN TITMUS*
GENERAL COUNSEL | 21 years

*External Independent Advisors



04 CONSTRUCTION

Laurence Lancini Constructions (LLC) is LPG's wholly owned construction company, responsible for delivering all LPG developments and joint venture projects.

Established in 1981 by Laurence Lancini and still lead by him, LLC has evolved from residential construction into a builder of multi-residential, commercial, retail and mixed-use developments.

This fully integrated delivery model provides LPG with a significant competitive advantage, enabling greater control over cost, programme and quality, while reducing reliance on third-party builders.

LLC maintains a strong subcontractor and supplier network across Queensland, positioning the business to effectively manage construction demand and market constraints, including those associated with the lead-up to the 2032 Olympic Games.

The team brings extensive experience and continuity, with long-standing, highly experienced senior construction staff contributing to the successful delivery of LPG's portfolio.



05 PROPERTY MANAGEMENT



Lancini Property Group approaches property management as a long-term investment in people, place, and community. As developers, owners and operators of key retail precincts, we actively manage our centres as enduring assets—focusing not only on performance, but on creating vibrant, well-connected community hubs.

Our hands-on management style, lead by CEO Tomas Lancini, ensures each asset is maintained to the highest standard while evolving to meet the needs of tenants, customers, and the broader community. We work closely with retailers to support sustainable trading outcomes, recognising that strong tenant relationships are central to long-term success.

Beyond day-to-day operations, Lancini Property Group is deeply embedded in the communities we serve. We take pride in supporting local initiatives, sponsoring events, sporting teams and charities, and fostering partnerships that strengthen the social and economic fabric of each precinct.

By combining strategic asset management with a genuine commitment to community, we deliver places that are not only commercially successful, but locally valued.

06 FINANCIAL MANAGEMENT

Financial management across the Lancini Property Group (LPG) is led by Chief Financial Officer Vaughan Hodson CA (ANZ), supported by a long-standing and experienced in-house finance team responsible for group reporting, funding strategy, cashflow management and joint venture oversight. The Group places a strong emphasis on governance, internal controls and disciplined financial decision-making, with systems and processes designed to support delivery certainty across a long-term development and ownership horizon.

LPG typically equity and cash fund the majority of its developments upfront, utilising group capital to secure sites, progress planning and commence delivery. Term debt is generally introduced later in the project lifecycle on completion of our projects, once risk has been materially reduced, enabling the Group to access highly competitive funding terms. This conservative, equity-first approach has underpinned strong and enduring relationships with Australia's major banks, with the Group consistently securing support from senior credit teams who have a deep understanding of LPG's track record and delivery capability.

Cashflow across the group is actively and conservatively managed over a long-term horizon, with detailed forecasting undertaken to ensure the Group can comfortably fund its existing portfolio, committed developments and targeted pipeline opportunities simultaneously. This approach allows LPG to prioritise projects, manage market cycles and maintain flexibility without compromising delivery or balance-sheet strength.

This continuity, combined with strong banking relationships and a proven funding strategy and cashflow management, provides confidence that Lancini has the financial capacity, discipline and systems required to deliver complex projects.



07 JOINT VENTURES



Kalynda Chase, Townsville

In partnership with Urbex (a BMD Group company), Kalynda Chase is a 1,250-lot masterplanned community located in Townsville's northern growth corridor. This project represents a successful collaboration spanning more than 25 years.



High-Rise Residential Projects

In partnership with John James and HG Developments, LPG has delivered numerous high-rise residential developments across South East Queensland, comprising 395 apartments in key inner-city locations including Newstead, Bowen Hills, Woolloongabba and Bulimba.



LUMIRA - NEWSTEAD

Units: 75 | Completed: 2016



VICINITY - WOOLLOONGABBA

Units: 92 | Completed: 2016



THE BOATYARD - BULIMBA

Units: 27 | Completed: 2019



HOLM - BARDON

Units: 14 | Completed: 2021



OMEGA - BOWEN HILLS

Units: 130 | Completed: 2020



ALOUETTE- NEWSTEAD

Units: 57 | Completed: 2023



Sparkletown

In partnership with Rick McLaren, Sparkletown has grown from a single car wash in Townsville to a network of nine operating sites across Queensland, with additional locations under construction and in planning.

08 CURRENT PORTFOLIO

LPG owns and manages a portfolio of six shopping centres, comprising two Sub-Regional and four Neighbourhood centres all anchored by major full-line supermarket retailers. These assets are valued at \$450 million, generating \$20 million in net annual revenue and more than \$625 million in total annual turnover. LPG is committed to ongoing reinvestment across its portfolio through new initiatives, expansions and refurbishments—delivering destinations that create jobs and support vibrant, thriving communities.



FAIRFIELD CENTRAL

2-30 Lakeside Drive, Idalia QLD 4811

Sub-Regional Shopping Centre | 24,059 sqm
 Opened: July 2008 (Redeveloped: 2015 & 2019)
 Major tenants: Coles, Kmart, Woolworths
 Delivered by LLC and currently undergoing an expansion to include a Dan Murphy's and tavern, due for completion in early 2027.



YEPPOON CENTRAL

42 Park Street, Yeppoon QLD 4703

Sub-Regional Shopping Centre | 14,432 sqm
 Opened: March 2008
 Major tenants: BIG W, Woolworths
 Delivered by LLC



BURPENARY EAST

137 Uhlmann Road, Burpengary East QLD 4505

Neighbourhood Shopping Centre | 4,973 sqm
 Opened: November 2025
 Major tenant: Woolworths
 Delivered by LLC in under 18 months, overcoming a challenging construction environment in South East Queensland.



CARSELDINE CENTRAL

735 Beams Road, Carseldine QLD 4034

Neighbourhood Shopping Centre | 5,670 sqm
 Opened: March 2009
 Major tenant: Woolworths
 Delivered by LLC



CHATSWOOD CENTRAL

2-16 Magellan Road, Springwood QLD 4127

Neighbourhood Shopping Centre | 7,457 sqm
 Established: 1991 (Redeveloped: 2004 & 2019)
 Major tenant: Woolworths
 Owned and managed by LPG since 1991, with major redevelopments by LLC, to include Woolworths and a tavern.



HOLMVIEW CENTRAL

302-318 Logan River Road, Waterford QLD 4133

Neighbourhood Shopping Centre | 5,878 sqm
 Opened: May 2011
 Major tenant: Woolworths
 Delivered by LLC, with an expansion planned to commence in 2027

09 PAST PROJECTS

Over the past 45 years, LPG and LLC have developed and delivered a diverse range of retail, commercial and mixed-use projects across Queensland.

Key projects include:



TOWN CENTRE VICTORIA POINT

Victoria Point QLD 4165

A 20,892 sqm retail precinct delivered by LLC, comprising a mix of large format retailers and a neighbourhood convenience centre across a 7.6-hectare site, located 27km south-east of the Brisbane CBD.



DOMAIN CENTRAL

Townsville, QLD 4811

Queensland's largest single-destination homemaker centre, delivered by LLC over multiple stages. The centre comprises over 60 major retailers, including Harvey Norman, JB Hi-Fi and BCF.



CITY LANE & CITY ARCADE

Townsville, QLD 4811

A 7,950 sqm mixed-use precinct delivered by LLC, opened in 2014. The development transformed historic buildings into a boutique laneway dining destination, featuring seven food and beverage operators. A second stage, City Arcade (opened 2016), integrates a full-line Woolworths, commercial offices and 12 specialty retailers.



ANDERGROVE CENTRAL

Andergrove QLD 4740



CAIRNS HOME IMPROVEMENT CENTRE

Cairns, QLD 4870



CITY POINT

Townsville CBD, QLD 4810



HERMIT PARK SHOPPING CENTRE

Hermit Park QLD 4812



LAKES CENTRAL

Townsville, QLD 4811



WOOLCOCK ST SUPA STORES

Townsville, QLD 4811



420 ON FLINDERS

Townsville, QLD 4810

10 UPCOMING PROJECTS

LPG has a strong pipeline of retail projects to be delivered by LLC over the next three to five years. All projects have Development Approvals in place and have been secured using the Group's available cash reserves, reducing risk and providing flexibility in delivery.



JOYNER CENTRAL

Youngs Crossing Road, Joyner QLD 4500

Neighbourhood Shopping Centre | 7,500 sqm
Opening: August 2026
Major tenant: Coles
Specialities: Approximately 20
To be delivered by LLC



EVERLEIGH CENTRAL

Teviot Road & Anderson Drive, Greenbank QLD 4124

Neighbourhood Shopping Centre | 6,485 sqm
Opening: 2028 (Commencing: October 2026)
Major tenant: Coles
Specialities: Approximately 15 + Fast Food Drive-Thru
Located within Mirvac's Everleigh masterplanned community in the Greater Flagstone PDA.
To be delivered by LLC



HOLMVIEW CENTRAL EXPANSION

302-318 Logan River Road, Waterford QLD 4133

Neighbourhood Shopping Centre | 10,000 sqm
Opening: 2028 (Commencing: Late-2026)
Major tenants: Coles + Tavern
Specialities: Approximately 15 + Fast Food Drive-Thru
Expansion of existing asset, Holmview Central
To be delivered by LLC



YEPPOON MARKETPLACE

181 Taranganba Road, Taroomball, QLD 4703

Neighbourhood Shopping Centre | 4,900 sqm
Opening: 2030 (estimated)
Recently approved centre located in the Taroomball growth corridor, providing a convenience retail offering for the local community.

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