



SJS PARTNERS

SJS Property fund I

Partner with Sky Jade Corporation

Singapore

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Sydney

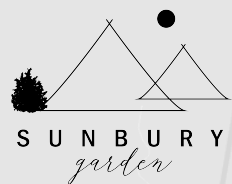
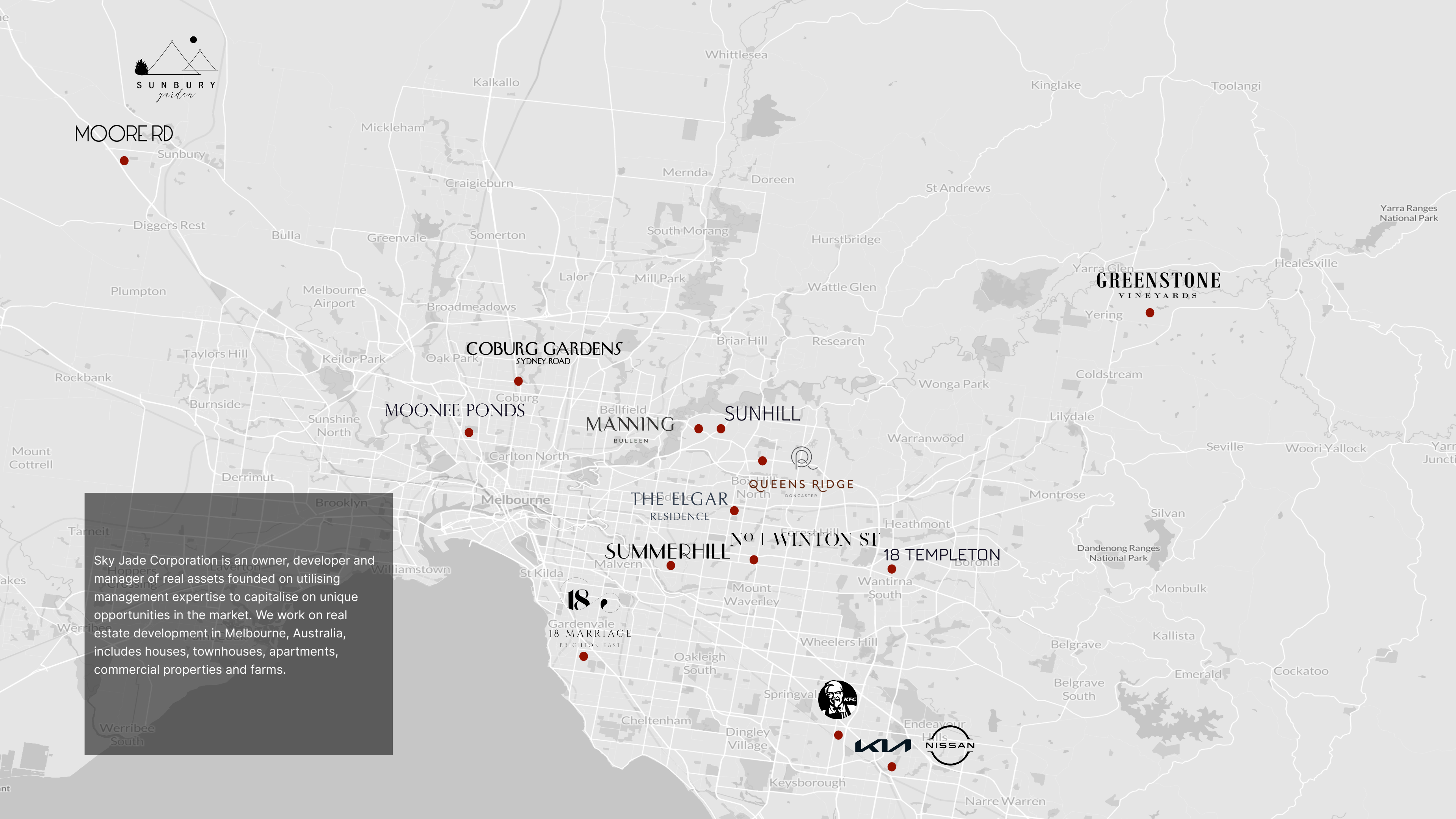
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Chatswood NSW 2067

Jakarta

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South Kedoya, West Jakarta 13310

www.sjs.partners





MOORE RD

GREENSTONE
VINEYARDS

COBURG GARDENS
SYDNEY ROAD

MOONEE PONDS

MANNING
BULLEEN

SUNHILL

QUEENS RIDGE
DONCASTER

THE ELGAR
RESIDENCE

SUMMERHILL

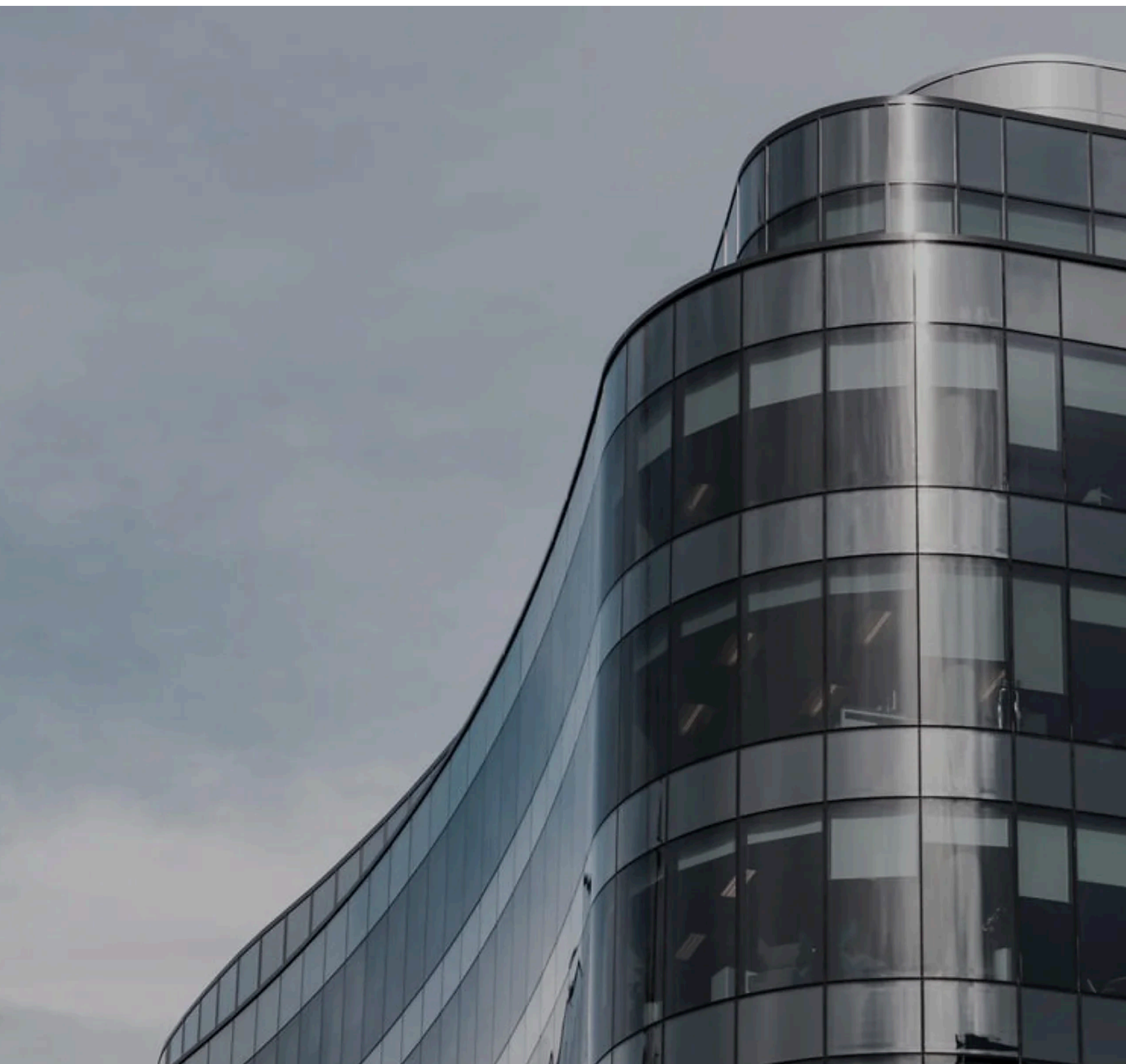
NO 1 WINTON ST

18 TEMPLETON

18
GARDENVALE
18 MARRIAGE
BRIGHTON EAST



Sky Jade Corporation is an owner, developer and manager of real assets founded on utilising management expertise to capitalise on unique opportunities in the market. We work on real estate development in Melbourne, Australia, includes houses, townhouses, apartments, commercial properties and farms.



The Thesis

We envision reshaping urban living by creating exceptional residential and commercial properties that surpass expectations. Our goal is to deliver innovative, sustainable, and thoughtfully designed spaces that enhance the quality of life for our clients and communities.

We strive to be the premier choice for individuals and businesses seeking exceptional properties that reflect their unique lifestyles and aspirations. Our trusted partners share our passion for design, detail and craftsmanship, with the results evident in every project we deliver.

Drawing upon our extensive industry experience, our core values of family, Honesty, passion, trust, and respect guide us in fulfilling our clients' vision.

The Services

From conception to settlement, we provide a comprehensive service. Our years of wide-ranging experience mean that we can offer expert services at every step of our extensive network.

Property development services:

- Project Planning and Development
- Design and Architecture
- Construction and Project Management
- Sales and Marketing

Project management services:

- project programming
- value management
- tender preparation & procurement strategy
- contractor negotiations and award
- superintendent services
- finance structuring
- handover and settlement

Featured project: Lonsdale project

The Lonsdale project in Dandenong, a satellite city in southeast Melbourne, is owned and operated by Sky Jade property. Commercial real estate operation and development project with two quality car dealership tenants: KIA and Nissan.





Featured project: Coburg gardens

Sky Jade owned Coburg gardens has entered into an agreement with social housing provider Housing First to purchase all 147 apartments under the government funded social housing programme (\$5.3b budget).



Jason Wang

Co-founder/Director

Jason Wang has 16 years' experience in property development in Australia. Jason Wang has dedicated himself to achieve expertise in a broad range of fields within property industry, including: development management, project management, investment management, client relations reporting, construction management and business development.



Shao-Ting Chih

Co-founder/Principal

Director and co-founder of Sky Jade Corporation. With 16 years of experience developing property in Australia, Shao-Ting Chih has completed over 35 projects with value exceeding \$200 million. With a focus on Melbourne, Australia, he consistently finds undervalued properties and adds value.

KEY TERMS

FUND NAME	SJS Property Fund I
MAIN OFFICE(S)	Melbourne, Australia
GENERAL PARTNER	Jason Wang, Shao-Ting Chih
FUND SIZE	\$200 Million
FUND TERM	2 – 5 years after the Initial Drawdown Date
MANAGEMENT FEE	0.500-1.00% per annum (excluding GST) of the Net Asset Value
CARRIED INTEREST	20% (excluding GST) of returns in excess of a hurdle return of 8% per annum
REPORTING	Annual Audited Financials

Jason Wang

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