

It's
personal



AT A GLANCE

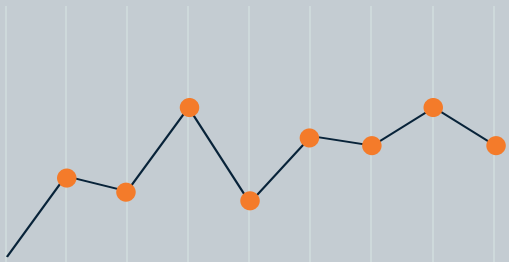
MRS Property is an independent property advisory, investment and asset management company specialising in commercial property.

With offices in Adelaide, Melbourne and Brisbane, we take the time to get to know our clients and understand their needs to ensure their property investments are successful.

Investments in:



\$2.0B+ Assets and funds under management



Managing office, industrial and retail properties

Helped **700+** businesses find new premises

Investments valued at

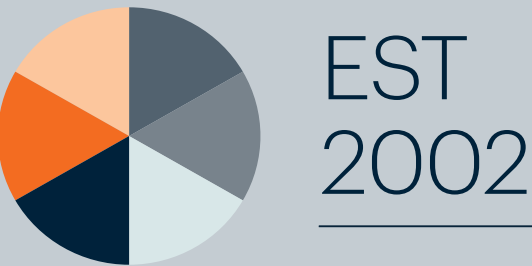
\$5M - \$80M



Offices in Adelaide, Melbourne and Brisbane



60+ Staff



EST 2002

Clients include private investors, family companies, SME's, ASX-listed fund managers, superannuation funds and syndicates



“Our vision has always been to build a company that provides a superior level of personal service to its clients. Since the very beginning we've enjoyed exceptionally strong relationships with our clients and most of our work has come from personal referrals. Although we've grown, the personal way we do business will never change.”

LLOYD IOANNOU
MANAGING DIRECTOR

OUR STORY

We do things differently.

Established in Adelaide in 2002, MRS Property has steadily expanded to a team of more than 60 property experts, with more than \$2.0 billion in assets and funds under management.

The opening of our Melbourne and Brisbane offices in 2020, along with the appointment of five new Directors, reflects our continued growth into the wider Australian commercial property market.

We know that owning and investing in commercial property can at times be time consuming, frustrating and overwhelming. At MRS, property is what we know and are passionate about, we love problem solving and finding the best solutions.

As your trusted property advisor, we offer a range of services including:



Advisory



Property Management



Managed Property Investments, offered through our Harmony Property Investments product

Our key point of difference is our commitment to providing a professional, proactive, innovative, enthusiastic, and above all, personal service.

We take the time to get to know our clients, to be available, and to truly seek the best outcomes for them in every property investment or transaction.

We treat everybody's property or investment as if it is our own.

ADVISORY

Location is fundamental to your business success.

Having the right property in the right location is fundamental to your business success.

The right choices allow you to run and grow your business sustainably, to attract the right team and thrive.

Our advisory team offers advice on a range of broad and sometimes complex property matters.

We have a wealth of industry experience and market knowledge in a broad range of sectors including office, industrial, retail, aged care health, hospitality and not-for-profit.

We are independent, experienced, innovative, lateral thinkers who deliver the right solutions for our clients.

Some of our services include:

Undertaking accommodation searches for office, retail and industrial premises

Negotiating new lease agreements and rent reviews

Completing acquisition and disposal mandates

Coordinating due diligence, either as a place for conducting business or as an investment

Undertaking opinion of value reports for accounting purposes and self-managed super funds

Preparing condition reports prior to tenants occupying premises for reference at lease expiry

Developing property strategies, including option analysis and advice on new and value add opportunities

Coordinating projects as our clients' valued 'hands-on' resource, from conception phase to project initiation stage, construction and completion



“Finding the right business premises and negotiating good terms can be complicated. We listen and use our knowledge and expertise to get the best results for our clients.”

MICHAEL ROUVRAY
DIRECTOR – ADVISORY



"At MRS, we do what we say we'll do and treat every property as if it were our own. We're thrilled to be offering our personal and proactive approach to property management in the Melbourne, Brisbane and Adelaide markets. We're responsible for the property and asset management of a large portfolio exceeding 700,000 square metres in lettable area, including but not limited to CBD office buildings, industrial facilities and shopping centres."

MIKE ELGAR
DIRECTOR -
PROPERTY ASSET MANAGEMENT

PROPERTY MANAGEMENT

A supportive, proactive team.

Great property management is essential for looking after and maintaining the value of your commercial assets. It's about having a good plan, supported by a proactive team who roll up their sleeves and get things done.

Our highly qualified property management teams working in Adelaide, Melbourne and Brisbane, offer a personal and proactive property and asset management service for retail, office and industrial assets.

Some of our property management services available in Adelaide, Melbourne and Brisbane include:

Developing a strategic plan for managing your property based on your aspirations, business and investment objectives

Managing the finances of your property

Proactively managing leases and tenancies

Dealing with the day-to-day issues of managing your property, including 24-7 service

Advising on broader issues affecting the ongoing and future performance of your property investment



HARMONY PROPERTY INVESTMENTS

We carefully select the right property investments.

Harmony Property Investments, exclusive to MRS Property, has provided its clients with independent commercial property investments since 2003.

Our investments team are experts in both finding the 'right' commercial investment opportunities, and then proactively managing these property investments to deliver strong, regular returns for investors.

Harmony offers property investments across all asset classes, including retail, office, industrial and commercial properties in South Australia, Queensland, New South Wales, Western Australia and Victoria. With more than \$750 million of funds under management, Harmony has consistently provided healthy returns to investors*.

Our syndicated properties are rigorously selected on a wide range of criteria, in addition to utilising our knowledge of the Australian market.

In each investment we ask the key question of 'am I happy to invest my own money in this property?'

This approach means our valued clients can invest in total confidence knowing that we will act in their best interests at all times to optimise investment performance.

HARMONY
PROPERTY INVESTMENTS



"We consistently deliver strong returns to our investors, based on our diligent selection of properties and robust management."

CAROL OLSEN
NATIONAL PORTFOLIO
MANAGER

*Returns on investment are not guaranteed. Investors are advised to seek independent financial advice regarding their wealth management approach. Harmony Property Syndication Pty Ltd (Harmony) is an independent property investment business being the holder of Australian Financial Services Licence No 270413, issued by ASIC.



GEOFF ROBERTSON
EXECUTIVE DIRECTOR

OUR TEAM VALUES

It's personal

We've been personally and successfully advising our clients and managing their property interests for over 20 years. Our success comes from a great team of people and a culture that drives everything we do.

Our team is now 60-strong and includes nine directors who lead our different services. We are all passionate property experts with significant depth and breadth of experience. But more importantly, we share an ethos for how we do business.

We treat everyone's property like it's our own.

There are three questions we always ask about each and every deal or decision we make.

The answers guide us to making the right decision and have allowed us to build strong and trusted relationships with our clients.

1. What would I do if it was my property?

2. If it were my property, would I spend money on this?

3. Would I invest my own money into this investment?

We offer a personal service

Our key point of difference is our commitment to personal service, which allows our clients to rely on us with total confidence that we will act in their best interests at all times to optimise their property investments.

We spend more time with our clients, we really get to understand their needs, and we're always looking for ways to go above and beyond what is expected.

We have fun and give back

We work hard and are committed to providing excellent service and outcomes for our clients, but we also like to make time for fun and giving back to our community.

We do it in an understated way, by supporting a number of charities on a regular basis and dedicating a percentage of our profits to giving back to our community.

OUR LOCATIONS

MRS Property has offices located in Adelaide, Melbourne and Brisbane.

Contact us today to experience our professional, proactive, innovative, enthusiastic, and above all, personal service.

Visit us

Adelaide	Melbourne	Brisbane
Level 1 60 Light Square Adelaide SA 5000	Level 10 410 Collins Street Melbourne VIC 3000	Level 11 10 Market Street Brisbane QLD 4000
T +61 8 8297 2400	T +61 3 9957 3950	T +61 7 3739 4470



