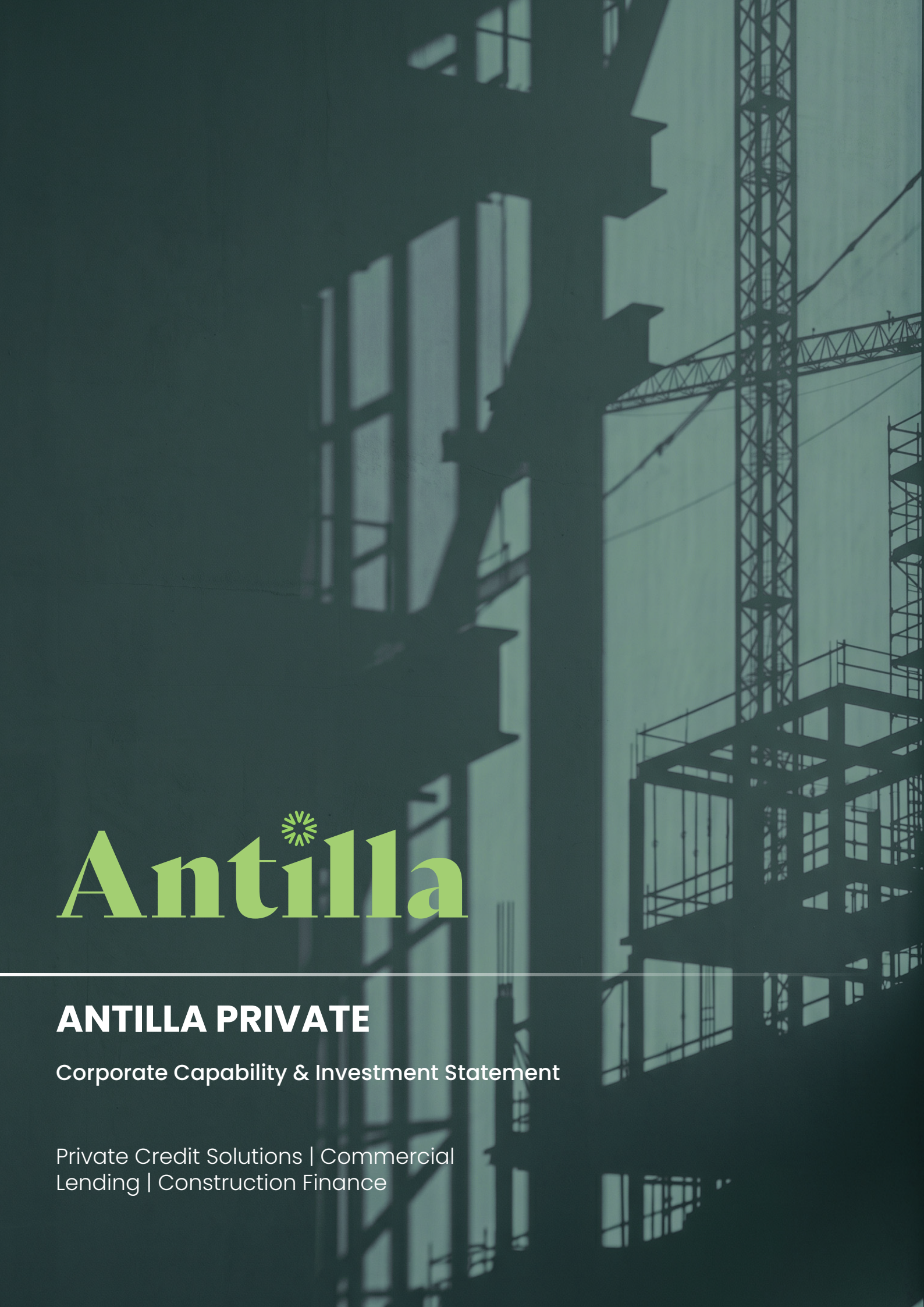




Antilla

ANTILLA PRIVATE

Corporate Capability & Investment Statement

Private Credit Solutions | Commercial
Lending | Construction Finance

OUR APPROACH

Antilla: is a private funding company that specialises in short-term lending solutions across a variety of scenarios, including bridging finance, working capital, real estate acquisitions, investment opportunities, and construction funding. We cater to both businesses and individuals seeking fast, flexible access to non-bank capital. For investors, whether you are an individual, company, trust, or superannuation fund, Antilla offers attractive returns and tailored benefits. You can start investing with as little as \$10,000.

OUR VISION

At Antilla, our mission is to provide accessible, flexible, and strategic private funding solutions to high-potential ventures, companies, and individual borrowers. For our investors, we are committed to delivering secured investment opportunities with attractive returns — all while upholding transparency, trust, and integrity at every step.

Our Vision is to be a trusted and ethical private funding firm that delivers flexible financing solutions and high-value investment opportunities. We are committed to fostering long-term relationships and growing organically alongside our clients.

PROVEN TRACK RECORD



75+

Projects we
Facilitate



25+

Active facilities with
over 175Mn+ facilities



\$500M+

Total facilitated
value



ZERO

Default rate from
out clients



0%

Capital Loss
To-Date

OUR FOUNDER ✨



Mervin Smith

Mervin migrated to Australia in 2005 with his family in pursuit of new opportunities and a better future. His journey into the financial services industry began in 2006 — and he hasn't looked back since. With over 20 years of experience spanning mainstream banking, private funding, and broking, Mervin has held roles across leadership, credit analysis, sales, relationship management, and mentoring. Today, as the founder of Antilla Private, he helps clients navigate the often-complex world of finance and property with clarity, confidence, and outcome driven mindset.

“ Capital is the foundation. Strategy, expertise and relationships create lasting success. ”

OUR DEVELOPMENT PARTNERS ✨



OUR COMMUNITY COMMITMENT ✨

At the heart of our operations is a deep commitment to social responsibility. For every cent we earn, we actively contribute to the empowerment of communities by proudly partnering with the Foundation of Goodness. Through this collaboration, we ensure that our commercial success directly translates into sustainable, life-changing opportunities for those who need it most.



OUR PROJECTS



FRANKSTON BAYLIGHT

Luxury apartment
development

*Premium coastal residential
development supported
through tailored property
finance solutions.*



EMERALD ESTATE

Residential Community
Development

*Masterplanned
residential estate
delivering quality
housing within
Melbourne's growth
corridor.*



LITTLE SPRING ESTATE

Land Development &
Residential Project

*Strategic development
project supported with
structured funding
solutions from acquisition
through delivery.*



CHERRY SIDE ESTATE

Residential
Development

*Contemporary
residential project
focused on modern
living and long-term
community value.*





RIVER GARDEN ESTATE

Large-Scale Residential Estate

Major land subdivision project supporting continued growth within Victoria's expanding suburbs.



HARMONY ESTATE

Residential Masterplanned Community

Residential development providing high-quality homes and sustainable community infrastructure.



COAST DEE WHY

Luxury Coastal Residential Development

Premium Sydney coastal project delivering high-end residential opportunities.



OTHER PROJECTS

TYCOON PROJECTS

- Rockbank Springs – Tycoon Estate
- The Guildford Palace
- 1276 Dohertys Road, Tarneit VIC 3029
- 60 Kenning Rd, Tarneit
- Rivergarden Estate VIC 3024
- 641 Mount Cottrell Rd, Rockbank VIC 3335
- 22 Evesham Circuit, North Tamworth NSW
- 45 Denman Avenue, Kootingal NSW

OYOB PROJECTS

- Atticus Local Town Centre
- Plumpton Road – Local Town Centre
- Caroline Waters
- The Bonnie Brook Land Project
- The I Am Learning ELC Little Springs
- Afton Aberfeldie
- Wheelers Park Drive – Cranbourne North

OTHER DEVELOPER PROJECTS

- Gama Homes – 345 Rossmoyne St, Thornbury
- Novo Developments projects

PARTNER WITH



Thinktank..

ORDE

balmain



LSH CREDIT



Trilogy
Funds

Banner

N
NICHOLAS JAMES
LAWYERS

Bank of
Melbourne

Pioneer Wealth

remara.

HM Capital

Antilla

ANTILLA PRIVATE PTY LTD

LEVEL 4/54
WELLINGTON STREET
COLLINGWOOD VIC 3066

Phone: 0433 999 306
Email: mervin.smith@antillaprivate.com.au
Website : antillaprivate.com.au