



MAAS
GROUP HOLDINGS



RESIDENTIAL ACQUISITIONS

ANNOUNCEMENT - AUGUST 2021

OVERVIEW

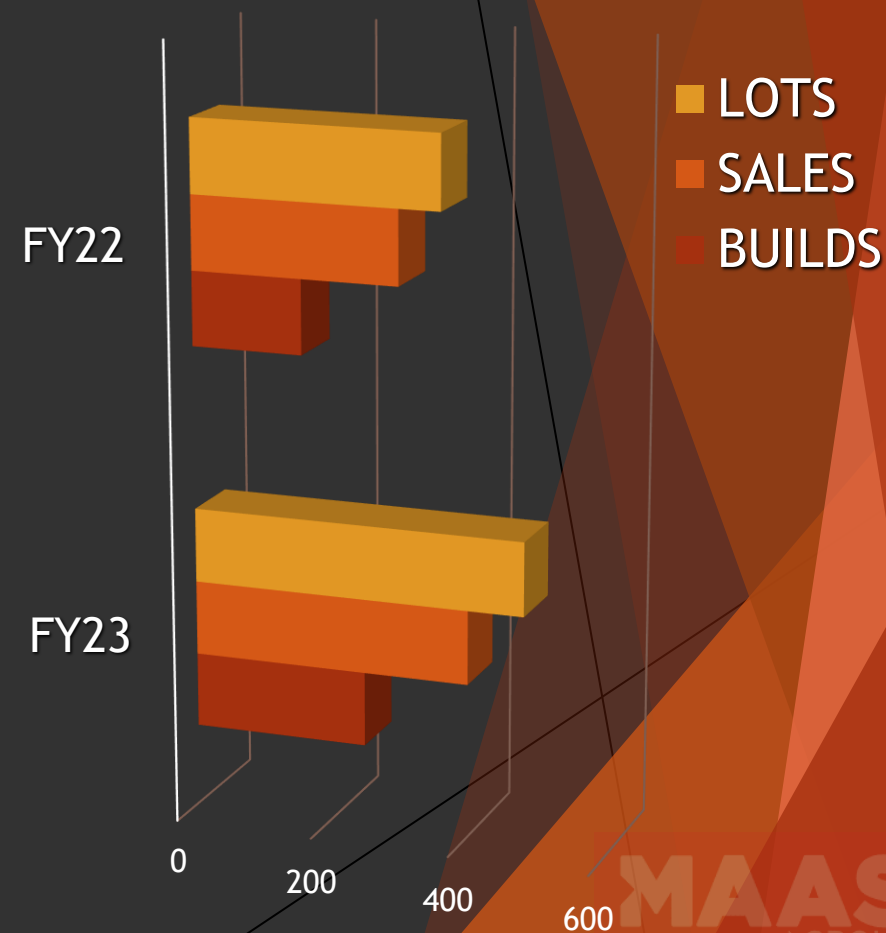
MGH announces the acquisition of 2 residential sites in the strong regional centres of Orange and Griffith, contributing an additional 550 residential lots to the portfolio. These acquisitions expand the existing pipeline to over 5,400 residential lots, with growth in medium density and retirement living projects. 15 year pipeline and growing

Acquisitions increase the diversity of the residential segment through exposure to new geographical areas and economies, and further product diversity. Strategically targeted acquisitions in high demand major growth centres leverage MGH's vertically integrated business.

FY22 is forecast to produce circa 360 new Lots, 300 Sales, and new Home construction expanding to 160 new builds. Excluding any further acquisitions, the current pipeline is geared towards producing more than 450 new Lots for up to 400 Sales in FY23.

FY23 will see the commencement of our new retirement living product which has a current pipeline of circa 1,250 lots which are in various stages of planning.

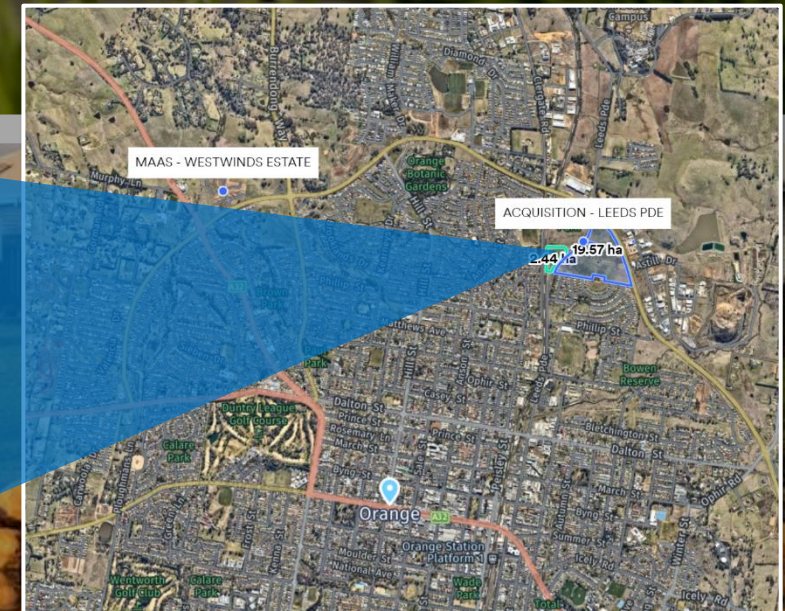
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ORANGE - LEEDS PARADE & NORTH DISTRIBUTOR ROAD

- The largest R1 zoned holding between the CBD and the North Distributor road
- 2km distance to the CBD, with proximity to shopping and surrounding amenity
- 19.5ha Residential site - Minimum 250 dwelling 'Retirement Living' development
- Includes 2ha of Business zoned land with a myriad of commercial opportunities
- 2023 forecast project commencement at a rate of approx. 50 sales p/yr

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An aerial photograph of a residential development in Griffith, NSW. The image shows a semi-circular road layout with modern, multi-story houses. The area is surrounded by trees and greenery. The text is overlaid on the image, providing information about the Griffith - Collina Growth Area.

Griffith - Collina Growth Area

- Located within Griffith Council's northern residential growth precinct
- 'Collina' Growth Precinct is the required new land supply for Griffith
- Historic Land delivery of 100 lots p/yr, forecasted 150-200 Lots required
- 300 Lot yield with Neighbourhood shopping centre opportunity
- 2023 forecast commencement at a rate of approx. 100 sales p/yr minimum

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PROJECT LOCATIONS

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- >5,400 Residential Lots
- Residential Portfolio of +\$1.1B Gross Development Land Value
- 15yr pipeline and growing



➤ **Dubbo**
x5 Projects

➤ **Orange**
x2 Projects

➤ **Mudgee**
x3 Projects

➤ **Tamworth**
x2 Projects

➤ **Bathurst**
x1 Project

➤ **Lithgow**
x1 Project

➤ **Griffith**
x1 Project

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Building stronger regional communities

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