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## **ASX Announcement**

**30 August 2021**

### **Real Estate Acquisition – Significant Mixed-Use Development Site**

MAAS Group Holdings Limited (ASX: MGH) (“MAAS Group” or “MGH”) is pleased to advise of the acquisition of the largest mixed-use development site in the strongly growing regional city of Dubbo.

The site is centrally located and comprises a total land area of approximately 38ha, including 22ha of residential zoned land (approximately 280 lots), 4.8ha of industrial zoned land, and 4ha of tourism zoned land.

MGH has already undertaken civil construction services on the site for the previous owners and the full development of the site will pull through significant demand for MAAS Group’s Construction Materials, Civil Construction and Hire divisions.

Further details of the new acquisition are contained in the **attached** Real Estate Acquisition presentation.

Mr Wes Maas, Managing Director and CEO, said, “We are excited to be able to secure the largest mixed use development site in Dubbo. As well as providing an increase to our residential development pipeline, taking the portfolio to over 5,700 lots, there are redevelopment opportunities for the existing major industrial buildings on site which include four iconic ‘igloo’ hangers together with tourism zoned land with existing approvals for a service station and fast food restaurant”.

This ASX announcement was authorised for release by Stephen Bizzell, Chairman of MGH.

#### **For further information please contact:**




Mr Wes Maas                      02 5852 1800

Chief Executive Officer

#### **About MAAS Group Holdings Limited**

MGH is a leading independent Australian construction materials, equipment and service provider with diversified exposures across the civil, infrastructure, mining and real estate end markets.





# REAL ESTATE ACQUISITION

ANNOUNCEMENT - AUGUST 2021



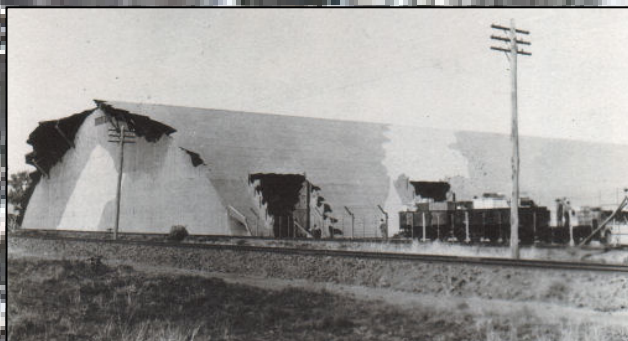
MAAS Group Holdings is proud and excited to announce the acquisition of the largest mixed-use development site centrally located in the booming regional city of Dubbo.

The iconic World War II - RAAF Stores Depot site comprises a total land area of approximately 38ha, including 4.8ha of industrial zoned land, 4ha of tourism zoned land, and 22ha of residential zoned land.

Development of the site is underway, with major upgrades to the Mitchell Highway and Palmer Street entrances. MAAS Civil has already undertaken works on the site for the previous owner. The 4ha tourism zoned land is constructed and serviced, with approval for service station and fast food restaurant. Also containing the historic split level 'Rabaul' stores building of approx. 1,800m<sup>2</sup> which boasts extraordinary redevelopment opportunity.

The site comprises five major industrial buildings with a total combined floor area of approx. 30,000m<sup>2</sup>, including four iconic 'igloo' hangers. Approval has already been obtained for the retrofit of one 7,000m<sup>2</sup> hanger into a self-storage facility. 22ha of residential zoned land provides an increase to the residential pipeline by approximately 280 lots, taking the portfolio to +5,700 lots.

Strategic refinement of the masterplan will be implemented to enhance the future sustainability of the site, with staged construction and delivery over the coming years.



Circa 1940's



Pre-development



An aerial photograph split vertically to show the progress of a development project. The left side, dated May 2020, shows a large, mostly undeveloped area with some trees and a few industrial buildings. The right side, dated July 2021, shows the same area with significant construction progress, including new roads, a roundabout, and more industrial buildings. A red outline marks the 38ha site boundary. The text 'Development underway' is at the top, and 'MAAS GROUP HOLDINGS' is in the top right corner.

Development underway

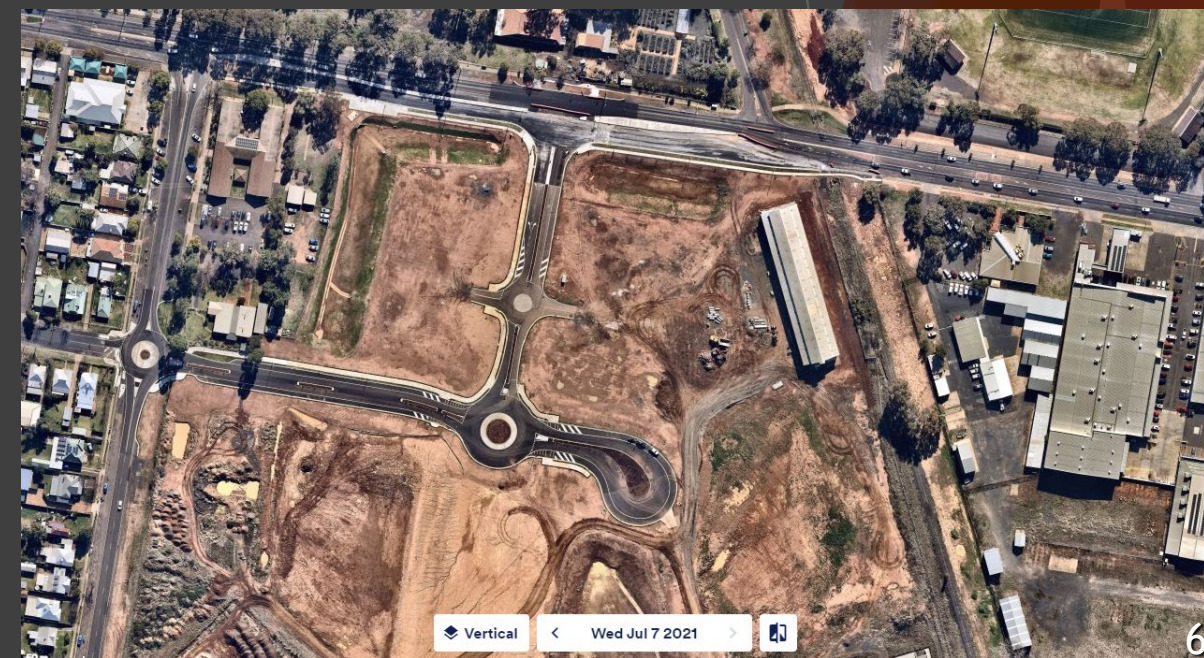
**MAAS**  
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MAY 2020

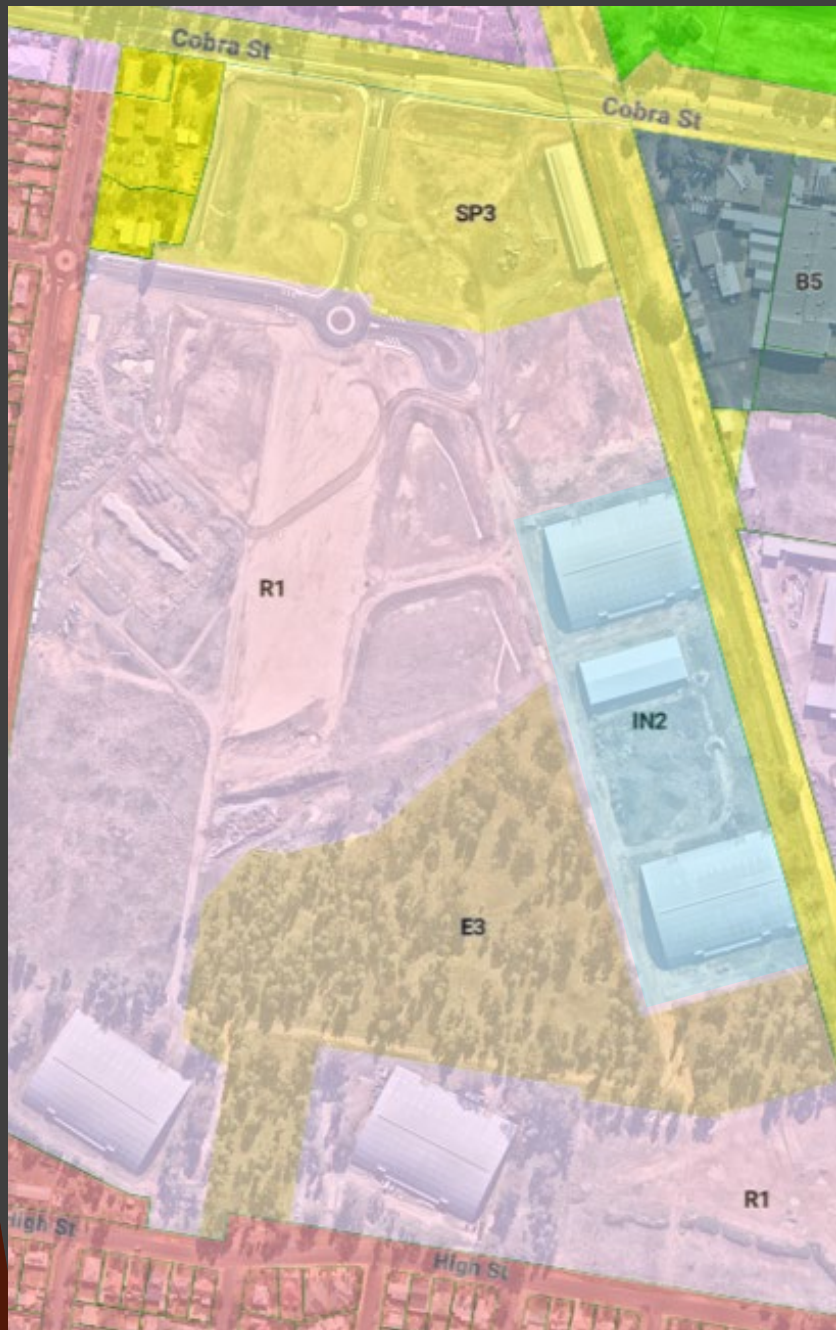
38ha

JULY 2021









AL ACCESS TO THE NATURAL  
THE DEDICATED SURFACE THEREBY  
TRIMPHANT MANAGEMENT

BOUNDARY OF THE  
VISIBLE LOCATIONS  
ON HERITAGE

## ZONE LEGEND

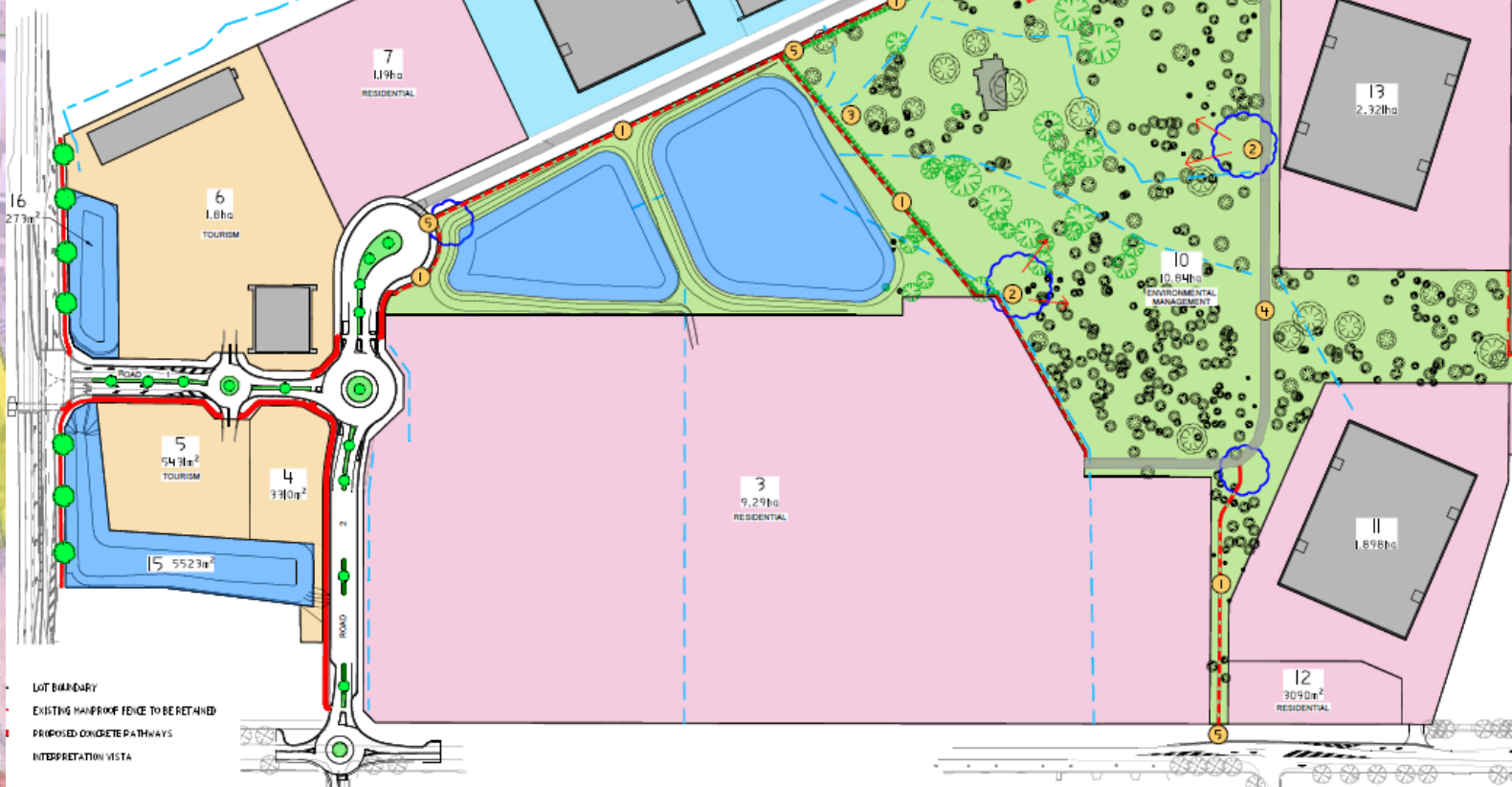
SP3 - Tourist

IN2 - Light Industrial

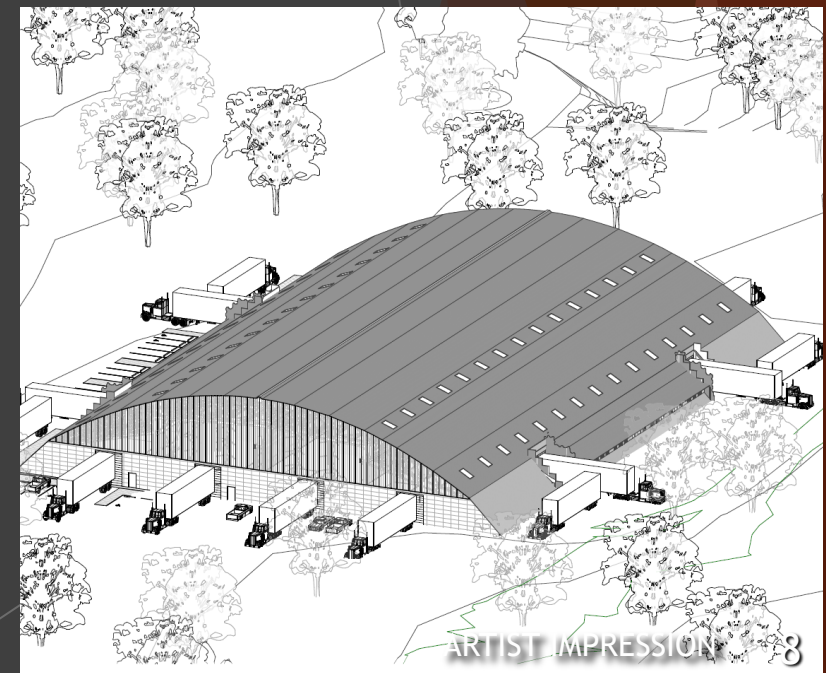
R1 - General Residential

E3 - Environmental

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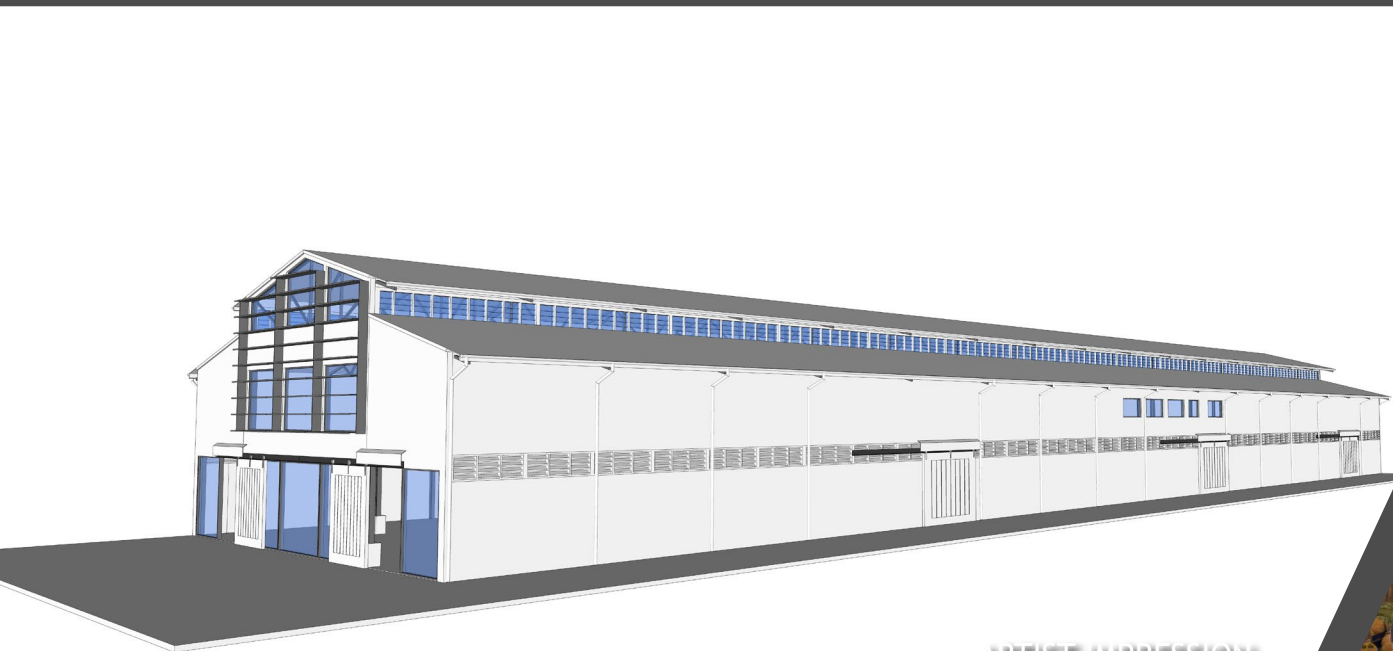


# 'Rabaul' Building

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ARTIST IMPRESSION



ARTIST IMPRESSION



ARTIST IMPRESSION





Building stronger regional communities

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