



20L Sheraton Rd, Dubbo NSW 2830

PO Box 4921, Dubbo NSW 2830

E: info@maasgroup.com.au

Ph: 02 5852 1800

ASX Announcement

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MGH Issues Earnings Guidance for FY22

Leading independent Australian construction materials, equipment and service provider MAAS Group Holdings Limited (ASX: MGH) (“MAAS Group” or “MGH”) has today provided guidance with respect to its expected Proforma EBITDA¹ for the year ended 30 June 2022 with Proforma EBITDA expected to be in the range of **\$115 million and \$125 million** (FY21 \$75.9 million).

MGH Managing Director and CEO Mr Wes Maas noted that trading conditions were consistent with the outlook commentary provided following release of the company’s FY21 results.

This earnings growth in FY22 will be predominantly delivered from organic growth in the business with recent acquisitions to contribute materially to earnings growth in FY23 and beyond.

Mr Maas noted that the FY22 result would be strongly second half weighted (approximately 35%/65% weighted between halves) driven largely by the settlement profile of residential property, commercial property milestones and increased quarry sales associated with the establishment of new quarries and the ramping up of both the Inland Rail and other projects.

Mr Maas noted that the residential division has more than 200 lot presales secured year to date with 77 of these forecast to settle before 31 December 2021 and more than 200 settlements expected in the second half of FY22 with significant price escalation also being achieved. Mr Maas also noted that the Commercial Property division remained on track to deliver fair value increments of more than \$10m with key revaluation milestones for some developments scheduled to occur in the second half of FY22. Mr Maas also noted that the timing of major regional projects including Inland Rail were continuing to build and will drive strong second half demand for its quarry operations.

Longer Term Outlook

The longer-term outlook remains very strong. The coming years will see a transition in the relative contribution to the earnings with the expected growth of our Construction Materials and Real Estate segments underpinned by the significant historical investment made in these segments in a portfolio of strategic quarry and property assets.

Our Construction Materials segment continues to grow both organically and through acquisition with several further opportunities on the horizon. The Inland Rail project moving to its next phase of construction will see us bring online several additional quarries over the next few years.

The outlook for the Civil Construction and Hire segment is stronger than it has ever been with a significant pipeline of infrastructure projects continuing to come online over the next 3 to 5 years.

Our Real Estate segment will deliver significant growth over the coming years, leveraging the investments we have made over the past 3 to 5 years and the continuing strength of the markets we operate in.

The next few years will see the development of our lifestyle communities, our land lease communities, and the commercial hubs within them. We will also develop out our self-storage, industrial and hotel / serviced apartment portfolio where we have over \$380m of gross development value of our projects currently on the books and growing.

The Manufacturing segment has had its challenges this year with COVID and whilst these will continue in the short term the fundamentals of this business segment remain strong and the output from the Vietnamese manufacturing facility has significant capacity to grow without the requirement for any further capital investment once border restrictions were removed.

We have several acquisitions under consideration and at various stages of due diligence, predominantly in the Construction Materials and Real Estate segments. We expect that we will close a number of these transactions before the end of 2021, noting that any FY22 contribution from future acquisitions is **not included** in the earnings guidance provided.

This ASX announcement was authorised for release by the Board of Directors 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.

1 – Proforma EBITDA is a non-IFRS measure and includes proforma adjustments in relation to business acquisitions which have previously been announced and which are subject to a “lock box” arrangement which provides MGH with the benefit of earnings from a defined date through to the date of completion. The proforma adjustments in relation to these “lock box” arrangements are added back to statutory EBITDA and are estimated to be approximately \$1.9m with respect to the above guidance.

Forward looking statements

This announcement contains forward-looking statements, which address a variety of subjects including, for example growth prospects and financial performance. Statements that are not historical facts, including statements about our beliefs, plans and expectations, are forward-looking statements. Such statements are based on our current expectations and information currently available to management and are subject to a number of factors and uncertainties, which could cause actual results to differ materially from those described in the forward-looking statements. The Company's management believes that these forward-looking statements are reasonable as and when made. However, you should not place undue reliance on any such forward-looking statements because such statements speak only as of the date when made. We do not undertake any obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, except as required by law or the ASX Listing Rules. In addition, forward-looking statements are subject to certain risks and uncertainties that could cause actual results, events, and developments to differ materially from our historical experience and our present expectations.