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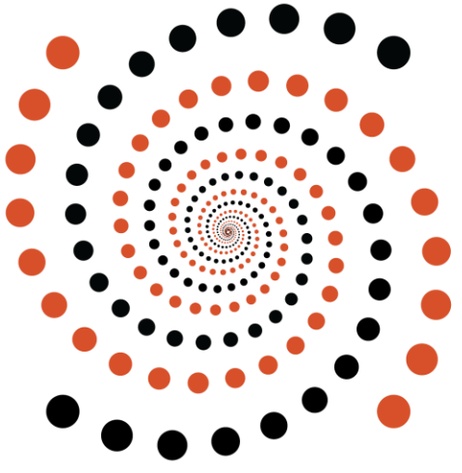
NAAS

NORTHERN AUSTRALIA
ACCOMMODATION SOLUTIONS



OUR VISION

To be Australia's market leading and preferred partner for volume and speed to market accommodation solutions.

OUR CHARTER

Create fast, flexible, affordable, quality, and long-lasting accommodation solutions for a range of clients and situations, redefining solutions for the Australian housing market.

WHO IS NAAS?

Northern Australia Accommodation Solutions (NAAS) specialises in delivering high-quality, cost-effective residential and commercial accommodation, on a scale and timeline unmatched by conventional building practices.

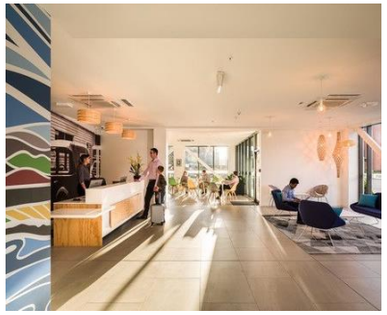
NAAS's team has over 200 years of combined experience across property development, construction, development and project management, design management, funds management, finance and asset management. These skills, together with NAAS's strategic partnerships, provide clients with de-risked, value-added, and turnkey solutions for a diverse range of accommodation needs and geographic locations.

1. TLC COMPLETED & CURRENT PROJECTS

ARDEN HOTEL, CHRISTCHURCH,

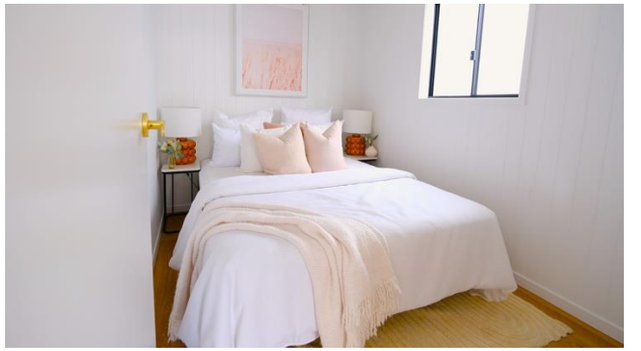
NEW ZEALAND: 88 ROOMS COMPLETED IN 2016

(It has been resold three times)



NORTHCOTE, AUCKLAND, NEW ZEALAND

GENESIS MODULAR HOUSING PRODUCT



TRADITIONAL CONSTRUCTION METHODS: THE PROBLEM

There is a requirement for skilled onsite labour. When onsite, construction is a slow process.

Building traditionally produces high volumes of wastage and inefficiencies. This leads to higher costs.

Quality compliance issues are more prevalent.

Building traditionally has a higher dependency on the weather. In the Northern Territory, this means avoiding the wet season as much as possible.

Building traditionally is more susceptible to cost variations.

A B C - ADVANTAGE BUILT CONSTRUCTION: THE SOLUTION

Advantage Built Construction can cater to site-specific requirements by adding and subtracting modules from a base design.

Less wastage produced and higher levels of recycling possible due to factory manufacturing and quality control.

Advantage Built Construction buildings and housing solutions have the capacity and ability to fulfil building requirements for earthquake and cyclone-prone areas.

Increased warranty times, such as 50 years for structure steel.

Construction tolerances are superior to onsite construction - tolerances in the Advantage Built Construction workshop are within 1mm, producing higher precision quality.

The modules are built in a controlled factory workshop environment offsite, with a large disciplined labour force that produces modules faster than traditional on-site construction methods and processes. This controlled environment also provides a consistent high-quality product with little to no defects.

Modular construction reduces the amount of on-site labour required and allows the local labour force to participate in the delivery of projects without importing workers into already challenged accommodation centres.

Site preparation can commence before the modules arrive, leading to savings of up to 50% on construction time when completed modules and allows occupation shortly thereafter.

Advantage Built Construction methods meet the National Construction Code (NCC) and Australian Standards with less complications than those found in traditional construction, leading to better outcomes in design and quality of the works.

WHY CHOOSE NAAS?

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NAAS

NORTHERN AUSTRALIA ACCOMMODATION SOLUTIONS

	NAAS	COMPETITORS
Relevant Industry Experience	200+ years' experience Diverse range skills	Many lack the diverse experience of NAAS
Supply Capabilities	800+ homes per annum	Inferior to NAAS
Structural Guarantee	80 years (structural steel)	50 years or less
Impact / Resistance	Superior	Low to medium
Termite Resistance	No site treatment required	Relies on site treatment
Moisture Control	Fully wrapped, one-way breathable membrane	Limited
Adaptability (re-use)	Relocatable	None / Limited
Quality Control	High / Consistent	Varies / Inconsistent
Speed of Construction	Up to 60% faster	Conventional
Cost Overruns	Minimal to none	Frequent / High
Environmental Impact	Low	Medium to High

PRODUCT TYPES

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NAAS

NORTHERN AUSTRALIA ACCOMMODATION SOLUTIONS

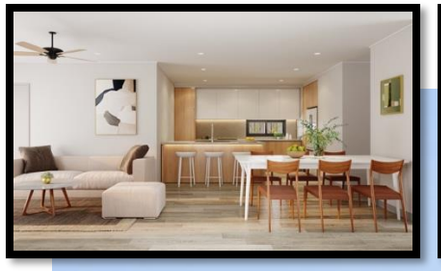
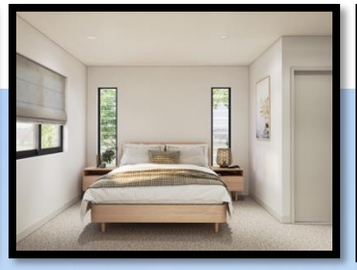
BUILDING CLASSIFICATION	BUILDING TYPES	CAN NAAS PROVIDE
Class 1 buildings	Houses, Duplexes, Townhouses, Studios	✓
Class 2 buildings	Residential Apartments	✓
Class 3 buildings	Hotels / Motels Boarding / Guest Houses Hostels / Backpackers Workers Accommodation Student Accommodation	✓
Class 7 buildings	Storage Type of Buildings (i.e. self-storage)	✓
Class 9 buildings	Healthcare Buildings Assembly Buildings Residential Care Buildings	✓
Class 10 buildings	Non-habitable buildings or structures e.g. garage or carport	✓

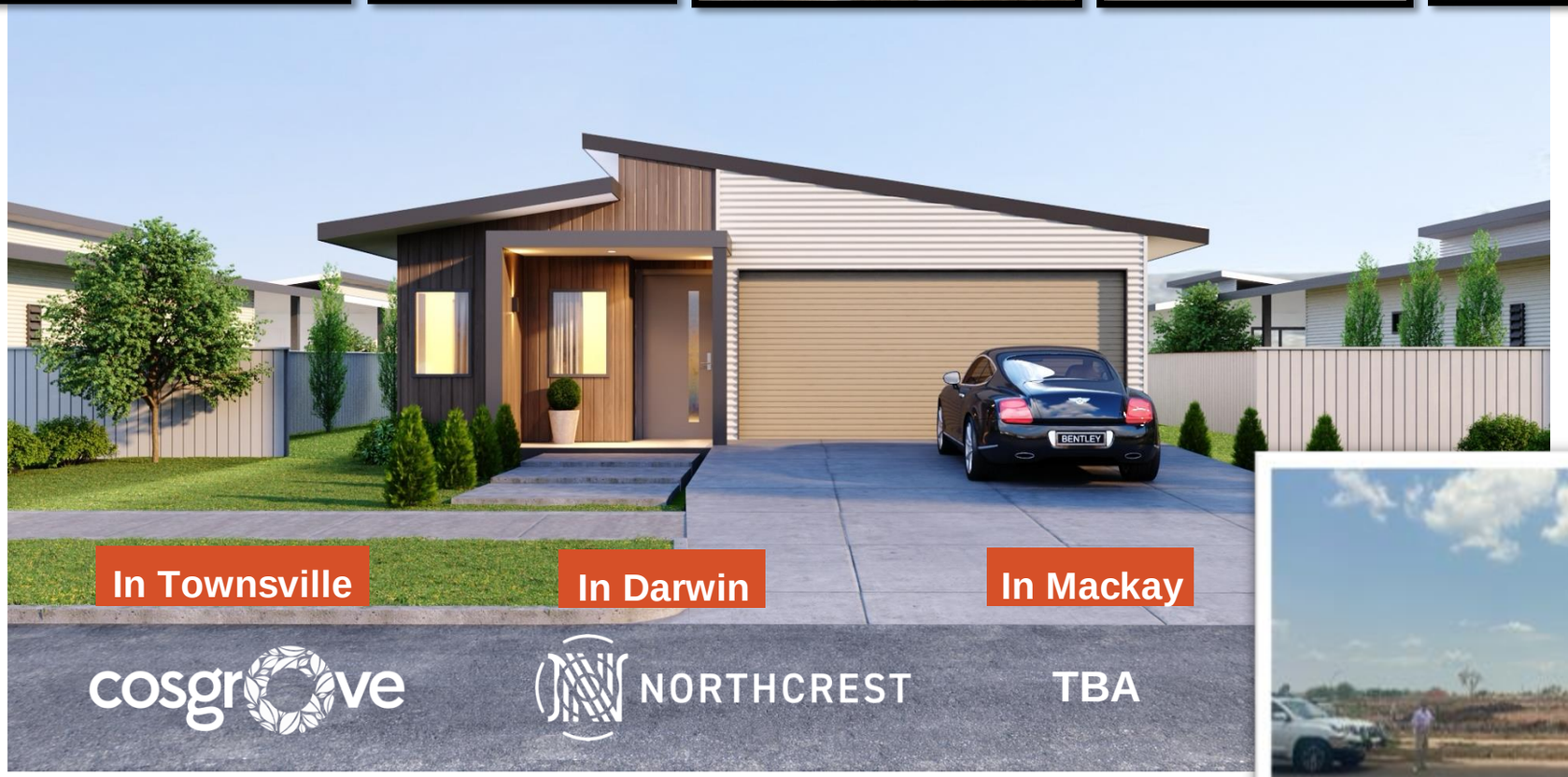
CATEGORIES

TLC PRODUCTS

1. RESIDENTIAL AND 20-UNIT MOTEL
2. APARTMENTS 1 AND 2 BEDROOM / DUAL KEY
3. HOTELS 1 AND 2 BEDROOM / DUAL KEY
4. STUDENT ACCOMMODATION
5. MEDICAL/ HEALTH FACILITIES
6. AGED CARE ACCOMMODATION
7. REMOTE COMMUNITY HOUSING

1. RESIDENTIAL—4-BEDROOM DISPLAY HOUSE

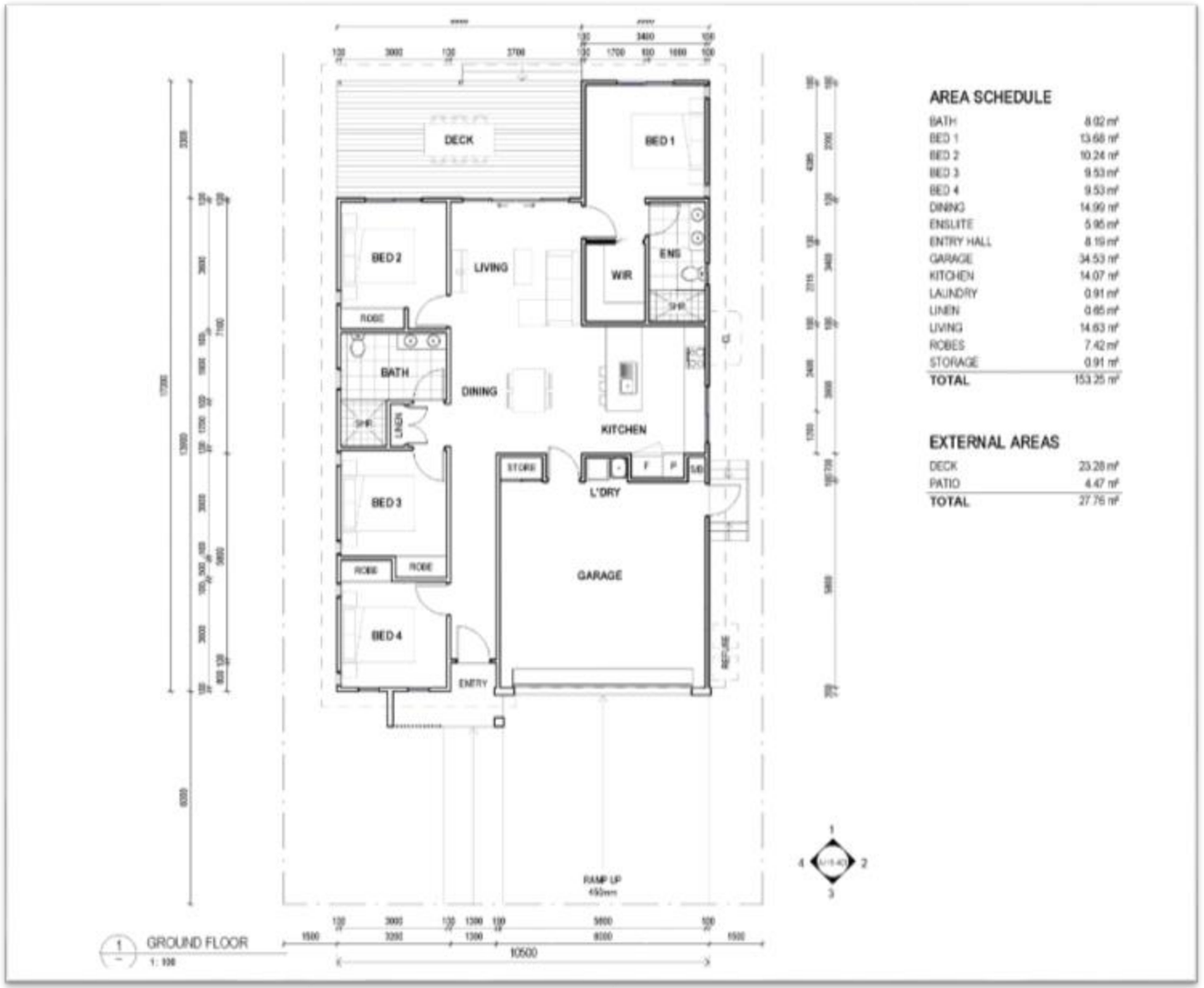
LIVING AREA

153.25M²

- 4 BEDROOMS
- 2 BATHROOMS
- 1 LIVING ROOM
- 2 CAR GARAGES

Location: Northcrest, Darwin

1. RESIDENTIAL—4-BEDROOM DISPLAY HOUSE



AREA SCHEDULE

BATH	8.02 m²
BED 1	13.68 m²
BED 2	10.24 m²
BED 3	9.53 m²
BED 4	9.53 m²
DINING	14.99 m²
ENSUITE	5.95 m²
ENTRY HALL	8.19 m²
GARAGE	34.53 m²
KITCHEN	14.07 m²
LAUNDRY	0.91 m²
LINEN	0.65 m²
LIVING	14.63 m²
ROBES	7.42 m²
STORAGE	0.91 m²
TOTAL	153.25 m²

EXTERNAL AREAS

DECK	23.28 m²
PATIO	4.47 m²
TOTAL	27.75 m²

LIVING AREA

153.25M²

- 4 BEDROOMS
- 2 BATHROOMS
- 1 LIVING ROOM
- 2 CAR GARAGES

1. RESIDENTIAL — 20 – UNIT MOTEL DEVELOPMENT — BLACK NUGGET

81 Mills Avenue, Moranbah

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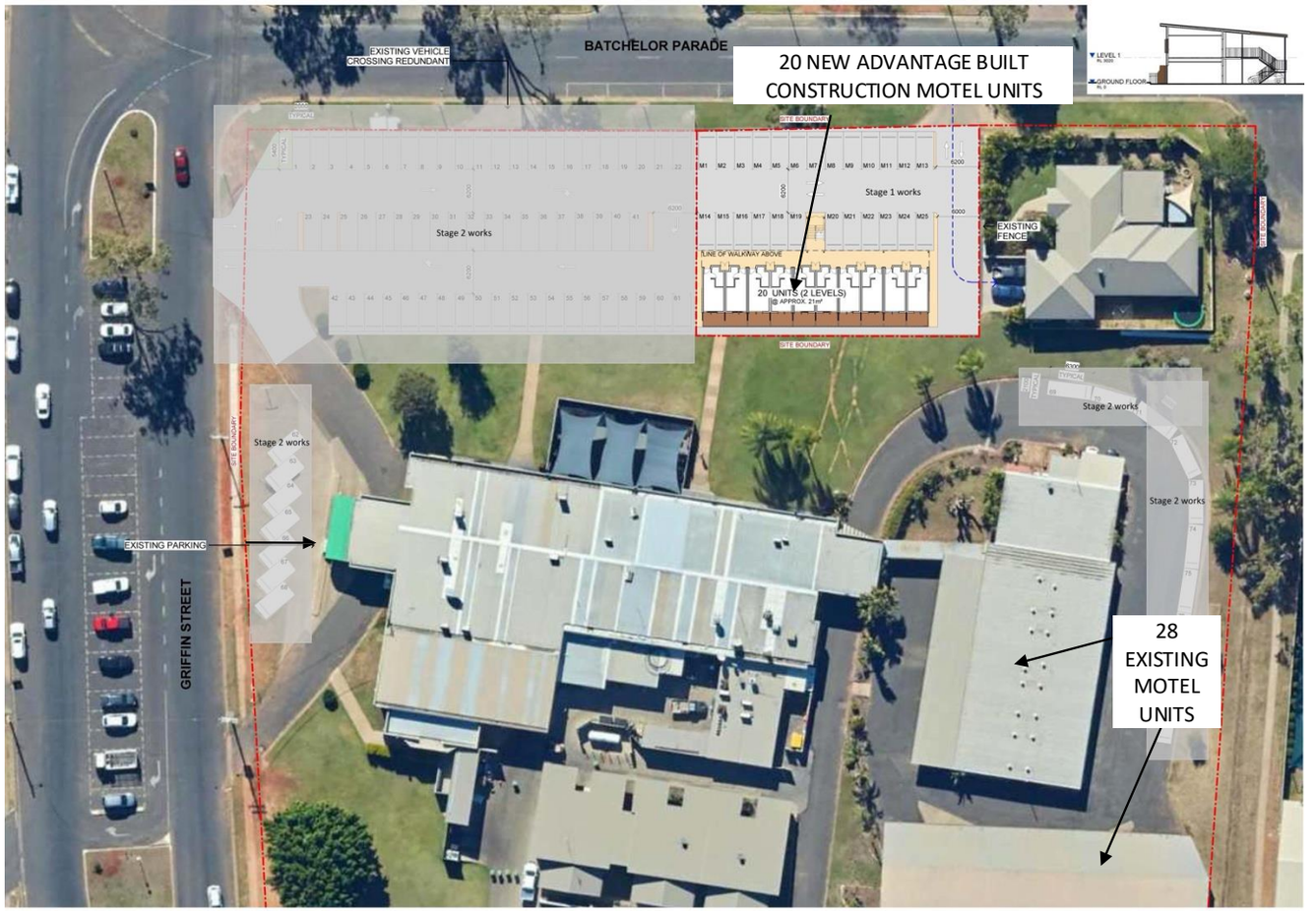
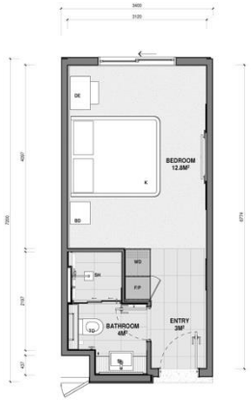
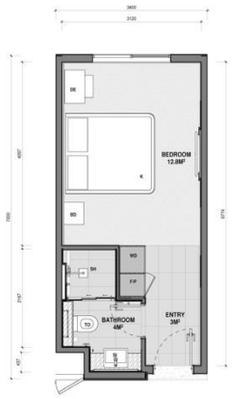
81 Mills Avenue, Moranbah







1. RESIDENTIAL—1-BED / 2-BED / 3-BED TOWNHOUSE

1 BED LIVING AREA

54.6M²

- 1 BEDROOM
- 1 BATHROOM
- 1 LIVING ROOM
- 1 CAR GARAGE

2 BED LIVING AREA

88.8M²

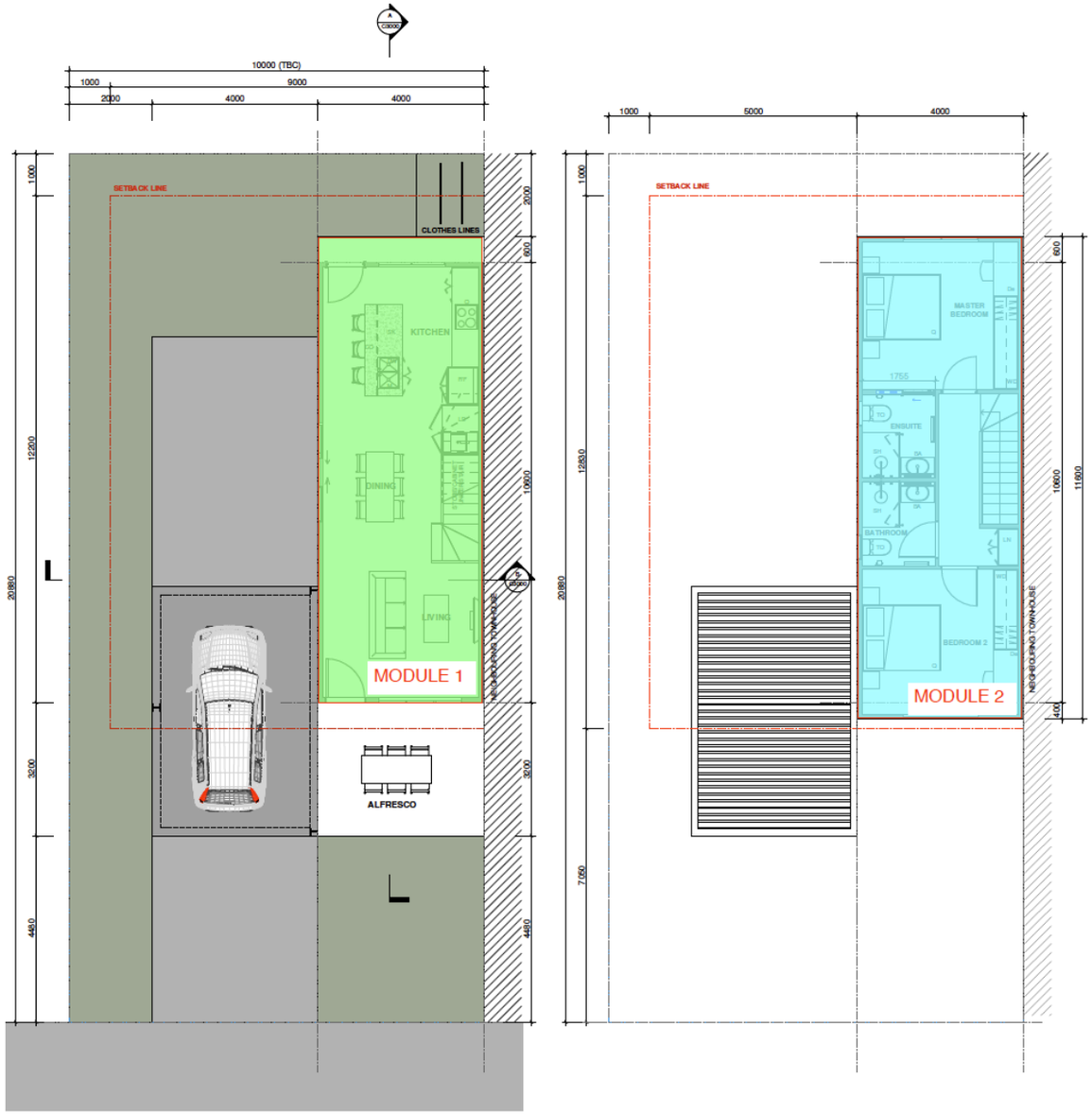
- 2 BEDROOMS
- 2 BATHROOMS
- 1 LIVING ROOM
- 1 CAR GARAGE

3 BED LIVING AREA

112M²

- 3 BEDROOMS
- 2 BATHROOMS
- 1 LIVING ROOM
- 1 CAR GARAGE

1. RESIDENTIAL—1-BED / 2-BED / 3-BED TOWNHOUSE



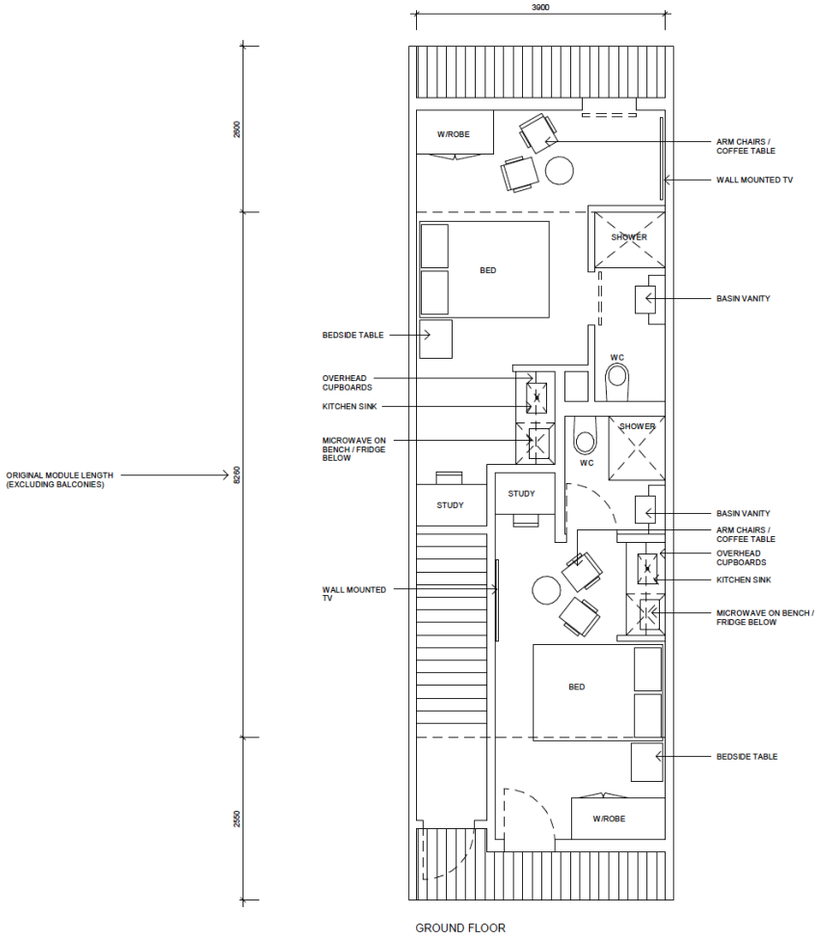
2. APARTMENTS

2-STOREY APARTMENT

3-STOREY APARTMENT

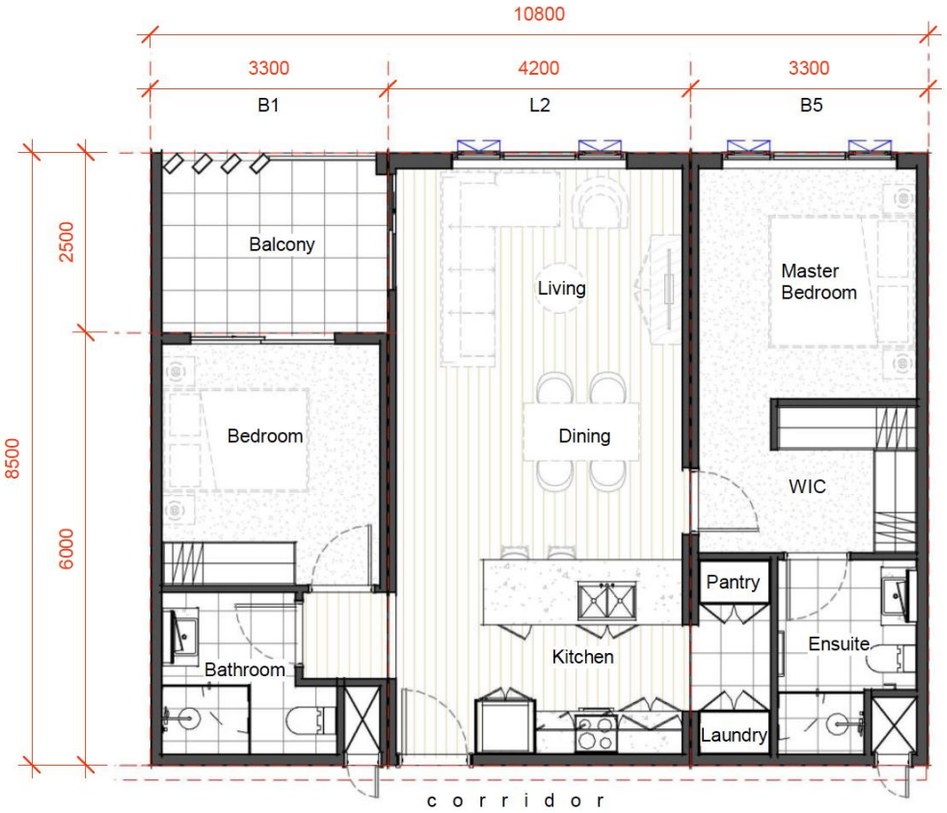
2. APARTMENTS — *EXAMPLES OF MODULE TYPES*

2 BEDROOM TYPE



2-STOREY APARTMENT

2 BEDROOM TYPE



3-STOREY APARTMENT

3. HOTELS

(PROPOSED PROJECT AUCKLAND AIRPORT NZ)

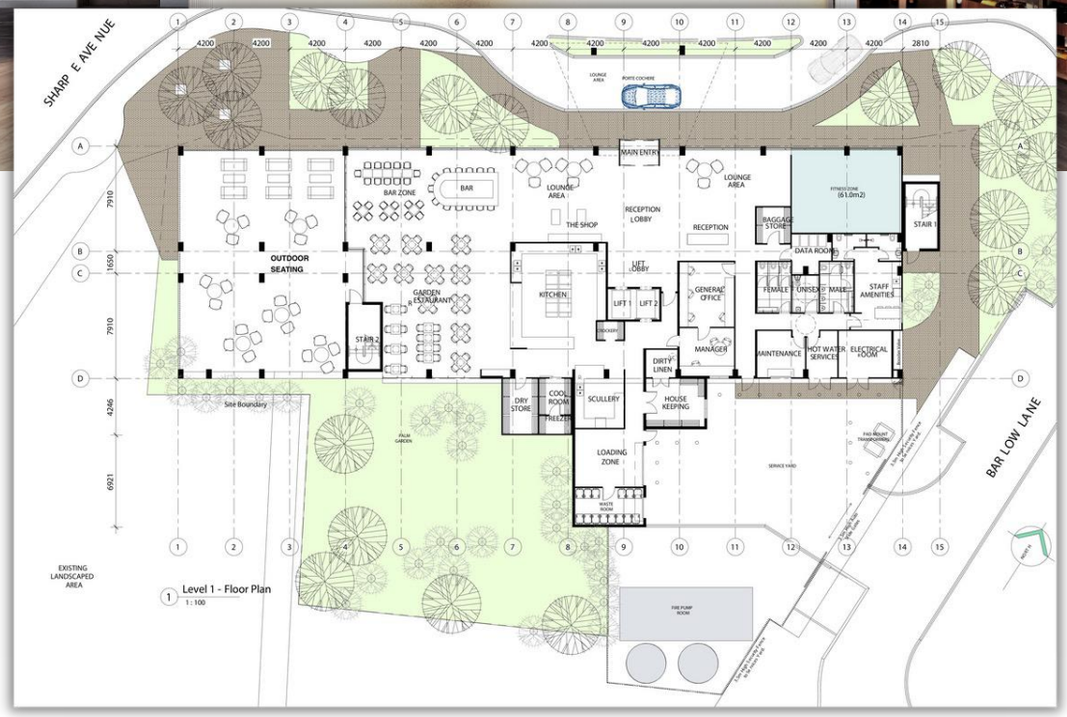
HOTELS

STANDARD DOUBLE ROOM

- 27M²
- 2 SINGLE BEDS
- 1 BATHROOM
- 1 FLAT-SCREEN TV

STANDARD KING ROOM

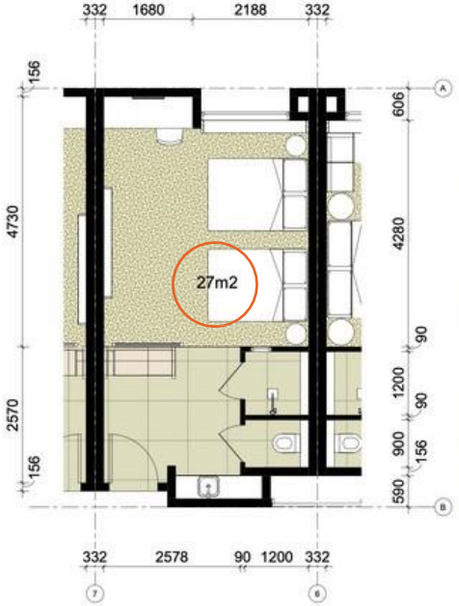
- 27M²
- 1 KING BED
- 1 BATHROOM
- 1 FLAT-SCREEN TV



SITE PLAN — LANDSCAPE

3. HOTELS

Standard Double Room

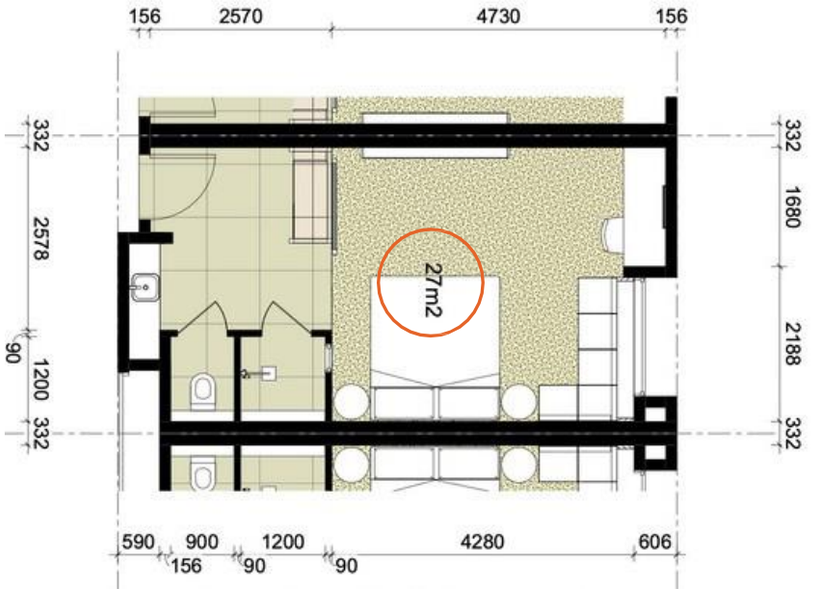


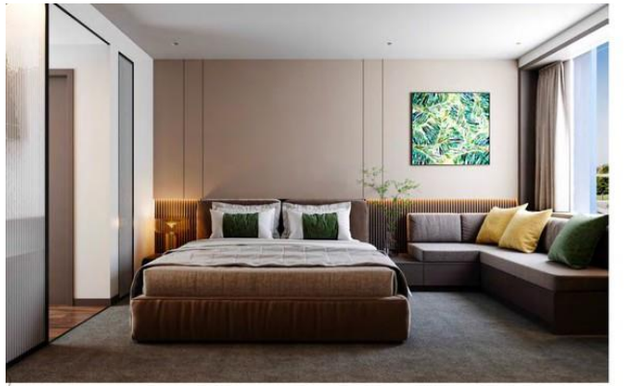
STANDARD DOUBLE ROOM

- 27M²
- 2 SINGLE BEDS
- 1 BATHROOM
- 1 FLAT-SCREEN TV

Standard King Room

(PROPOSED PROJECT)



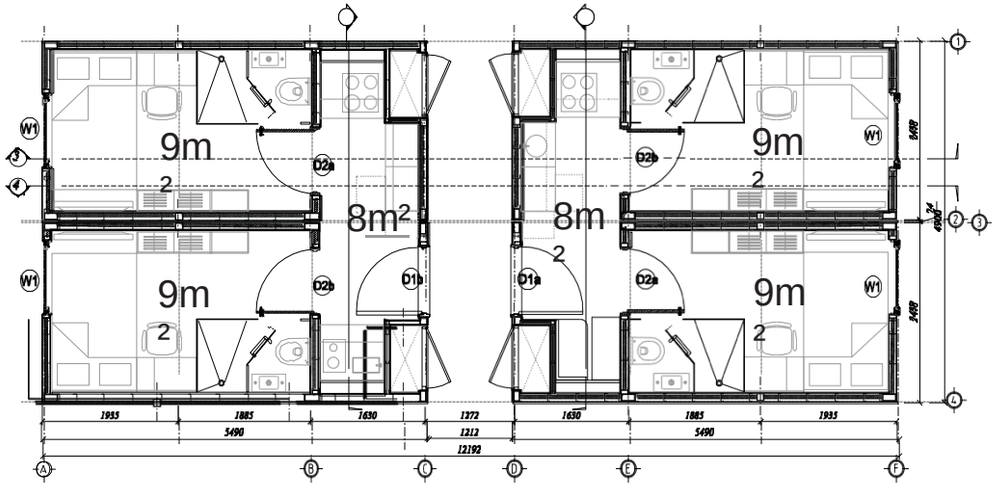


STANDARD KING ROOM

- 27M²
- 1 KING BED
- 1 BATHROOM
- 1 FLAT-SCREEN TV

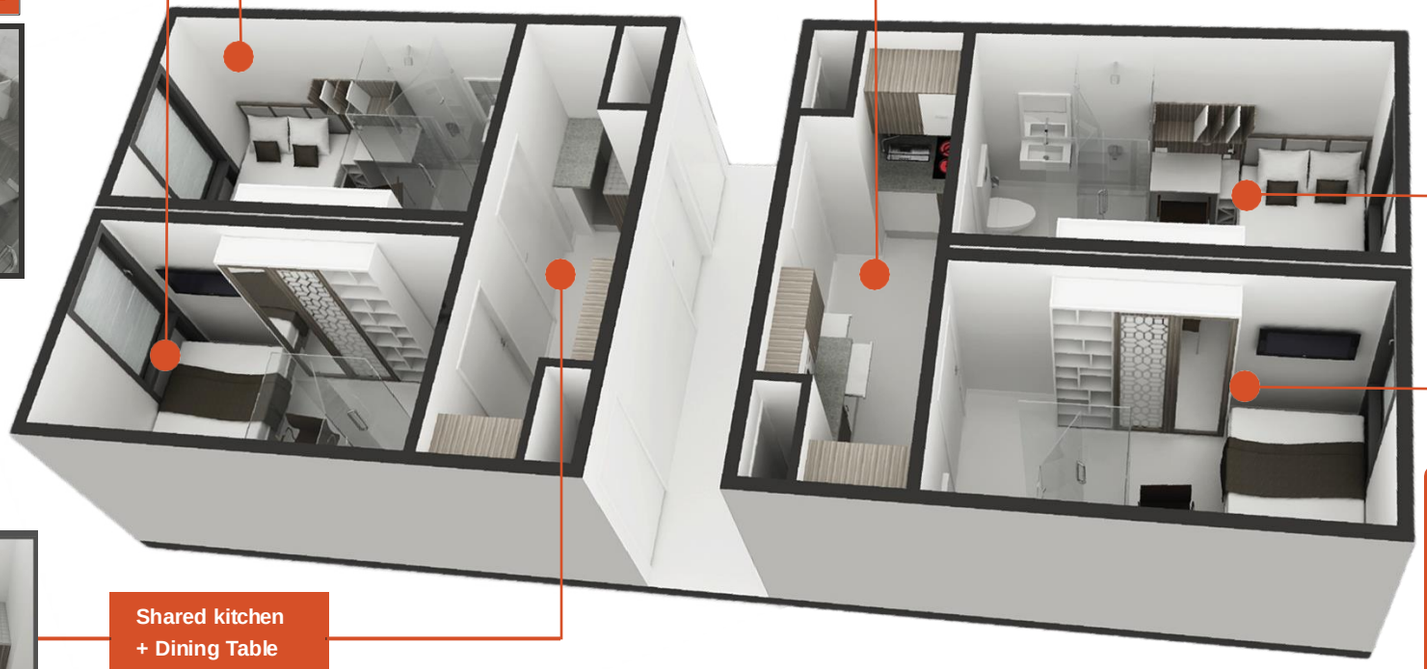
4. STUDENT ACCOMMODATION

4. STUDENT ACCOMMODATION



Single Bedroom — 2 Share Apartment

2
2
1



Shared kitchen + Dining Table

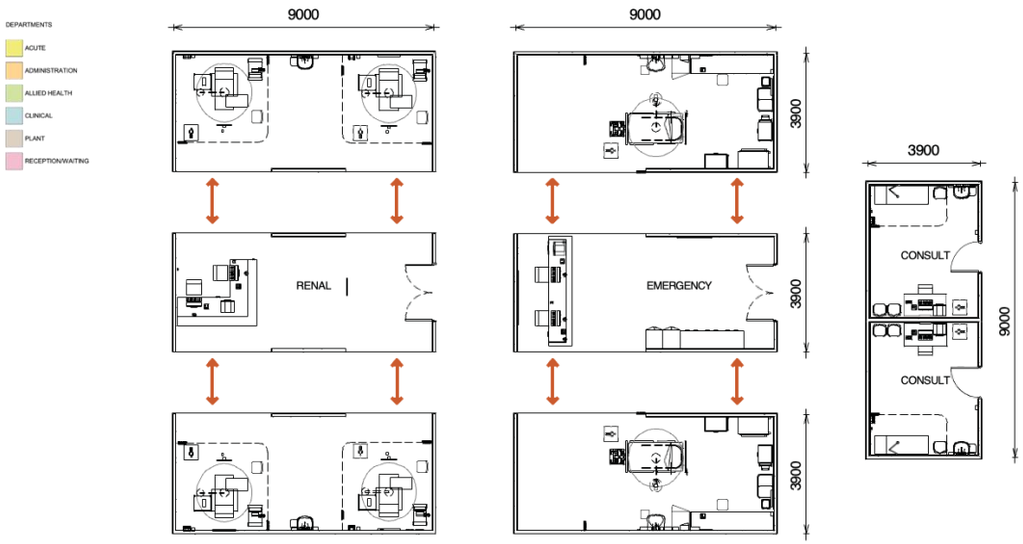
Single Bedroom — 2 Share Apartment

2 | 9m² | 2 | 2 | 1

5. MEDICAL/HEALTH FACILITIES

ARTIST IMPRESSION ONLY - FORM AND MATERIALS SUBJECT TO CHANGE DEPENDENT ON BRIEF AND SITE

5. MEDICAL/HEALTH FACILITIES



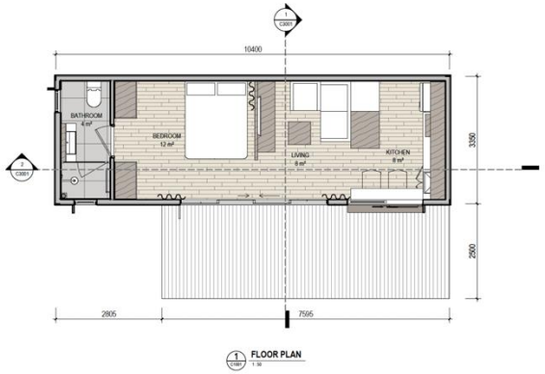
This layout demonstrates how a health facility planned to be constructed in a 'traditional manner' can be easily modified to be delivered in an Advantage Built Construction fashion. Changing to Advantage Built Construction does not compromise the health planning, additionally, compliance with the Australasian Health Facility Guidelines can be achieved prior to delivery on site.

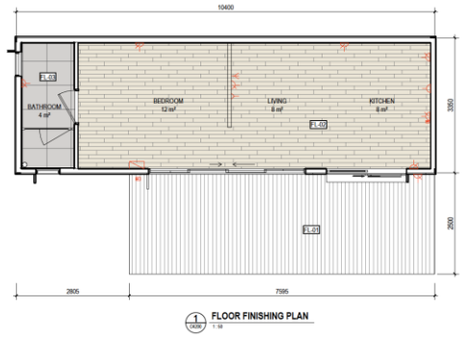
6. AGED CARE ACOMMODATION

6. AGED CARE ACOMMODATION

7. REMOTE COMMUNITY HOUSING

7. REMOTE COMMUNITY HOUSING



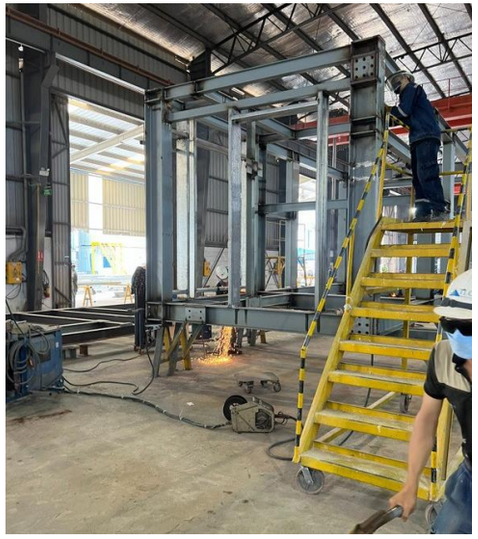


THE FACTORY







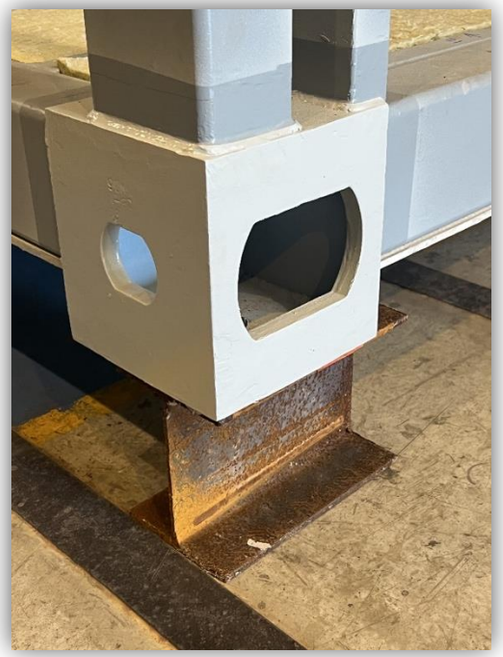



THE FACTORY

ADVANTAGE BUILT CONSTRUCTION PROCESS

- Modules range in size to suit design needs, with the maximum dimensions for efficient transportation being 12 metres by 4.5 metres

- Emerging decarbonized steel technology.



ADVANTAGE BUILT CONSTRUCTION PROCESS

DESIGN

Upon receiving the proposal, we work collaboratively with consultants and clients to develop and refine the concept design, consistently ensuring it meets specified needs, style and budget.

BUILDING APPROVALS

Once permits are obtained, our consultants will complete all Advantage Built Construction documentation required for the project. Once plans are finalised the team will prepare a contract specifying the total scope of work, all inclusions and the handover date.

BUILD

Offsite manufacturing and construction of the modules will take place. Our experienced manufacturing team will work to deliver a quality finished home that meets Australian building standards.

TRANSPORT

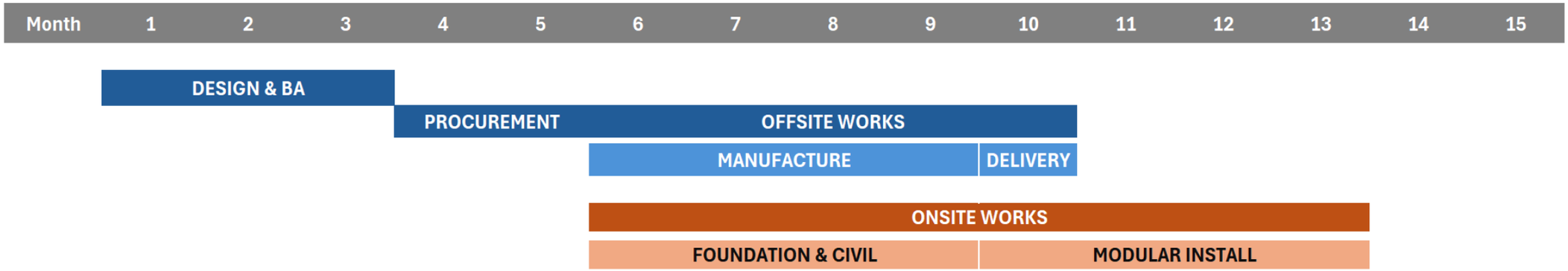
Modules are transported to the build sites.

ON-SITE

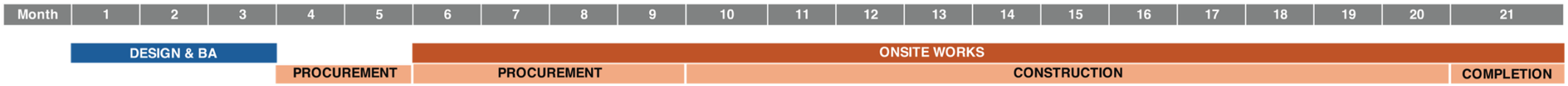
Modules are connected together on site and all works, including footings, module transport and installation, connection of services, fencing, landscaping, concrete driveway and footpaths completed.

Advantage built construction

The Advantage Build Construction is 8 months FASTER than the Conventional Method.



Conventional method diagram



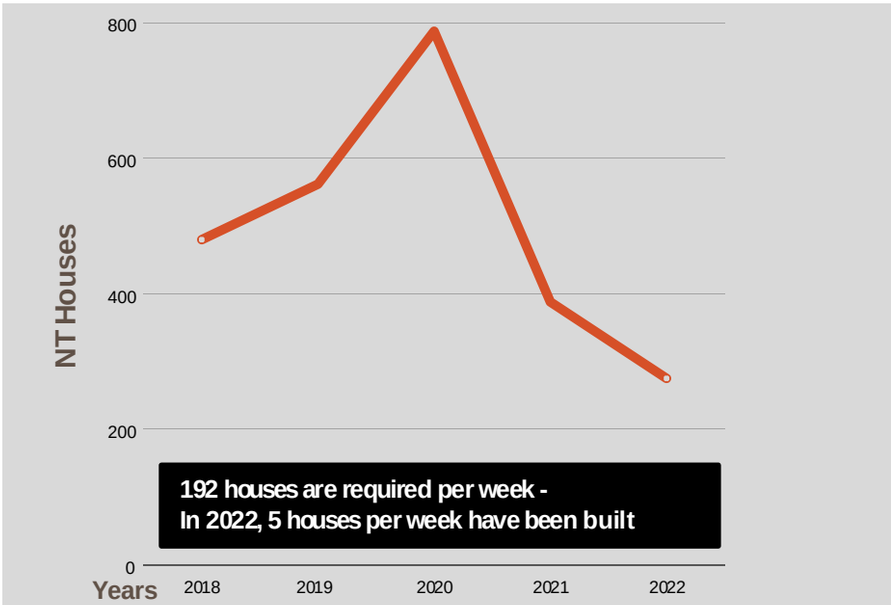
OUR PARTNERS

HOUSING AND STUDENT ACCOMMODATION DEVELOPMENT TARGETS FOR THE NT BY 2030

OVER
70,000
extra houses

in 7 years are forecasted to make the

$40 BN
TARGET



In 2022, approved housing in NT is 275 which is 40% down from previous year (388)

Target
8,000
Currently 2,000
International Students by 2028

0.7%
Rental Vacancy

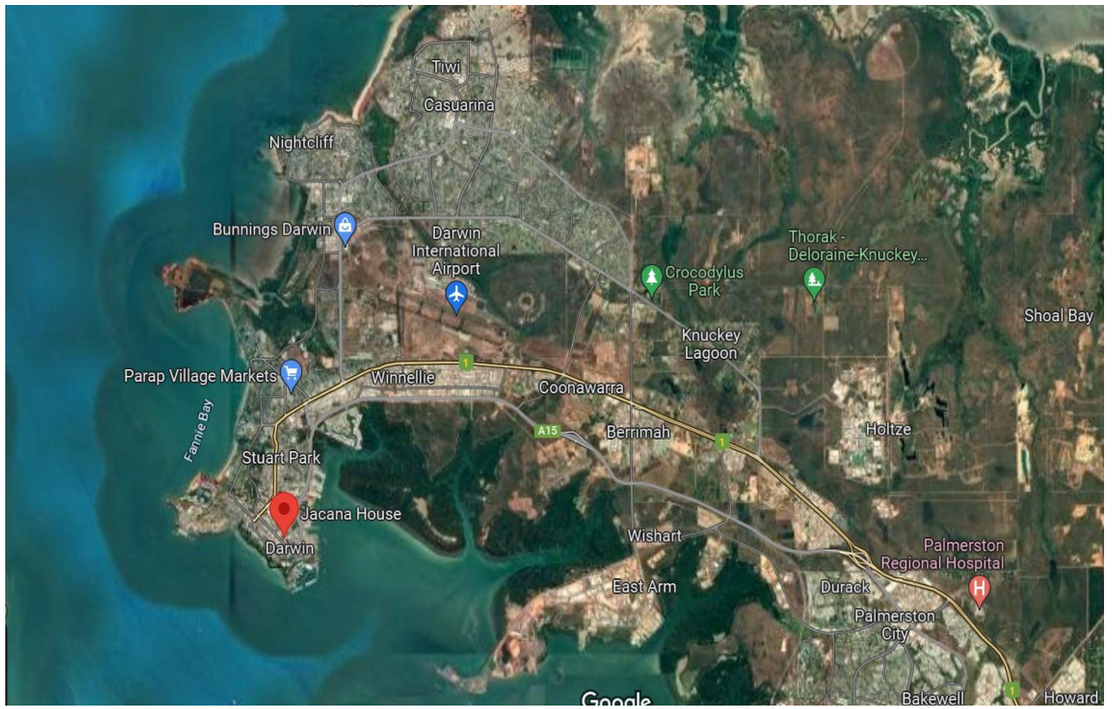
CONSTRUCTION WORKFORCE
15,000 in 2016
9,000 in 2022

DECREASED LABOUR IN NORTHERN TERRITORY

$40 BN
in NT Economy by 2030

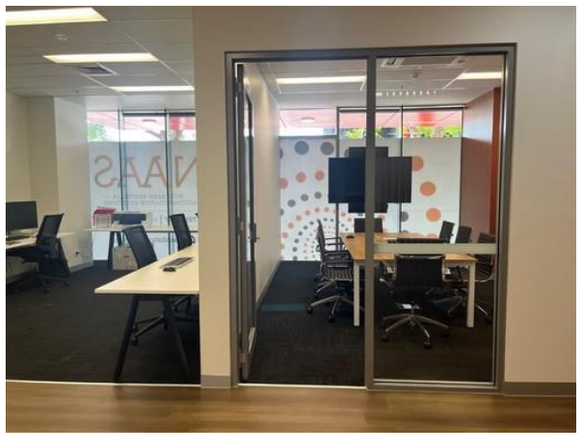
NAAS OFFICE | DARWIN

SUITE G01.2, 39 WOODS STREET DARWIN QLD 0800



Great street coverage – Strong branding with glazing graphics

Located in the Darwin CBD, Ground floor



OUR NAAS TEAM

Stephen Russell
Chairman

Warren Ebert
CEO

Rod Fidler
COO

Michael Sherlock
CMO

Scott Tynan
Advisory Board

Greg Turnbull
Design Manager

Jonah Fidler
Development & Project Manager

Victoria Zeng
QS/Projects Coordinator

Contact Rod Fidler: +61 (0)419 025 049 | info@naasolutions.com.au

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