

An aerial photograph of a residential development, showing a road and several houses. The image is partially covered by a red overlay on the left side. The MAAS logo is in the top right corner.

MAAS

**DELIVERING
MARKET LEADING
PROPERTY, CONSTRUCTION
AND INFRASTRUCTURE
SOLUTIONS**



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**OPERATING
SEGMENTS**

MAAS

CONSTRUCTION MATERIALS

CIVIL CONSTRUCTION & HIRE

RESIDENTIAL REAL ESTATE

COMMERCIAL REAL ESTATE

**MANUFACTURING &
EQUIPMENT SALES**





ABOUT MAAS

**Delivering market leading property,
construction and infrastructure solutions.**

Maas is an ASX-listed Australian construction materials, equipment and services provider with diversified exposure across the property, civil, infrastructure and mining sectors.

Since its founding in 2002, Maas has built a strong market position in all its key business segments.

2002– 2004

Wes Maas purchases first bobcat and tipper truck and establishes Maas Contracting

—
Additional plant is acquired

—
Team grows in response to rapid business growth

—
Maas expands into small scale civil construction

2005– 2007

Maas wins major earthworks packages in Moree, Tullamore and Trundle

—
Maas purchases first articulated dump truck

2008– 2010

Maas quickly expands servicing Tier 1 clients including John Holland and Abi Group on several major projects such as Bonneville Bypass, Pacific and Hume Highway upgrades and the Wellington to Wollar Power Project

—
Maas is successful on several coal mine expansion projects including Caval Ridge Coal Mines and various gas projects

2011– 2014

Maas develops a leasehold quarry and establishes Regional Group Australia

—
Following sustained growth, Maas restructures into Sales, Plant Hire and Civil Works divisions

—
Maas acquires stake in underground hard rock services company, EMS Group

—
Maas purchases first residential subdivision in Dubbo and establishes Maas Properties

2015– 2018

Maas Properties expands into Mudgee

—
Maas Properties expands to include commercial development

—
Maas purchases and develops South Keswick Quarry in Dubbo

OUR HISTORY

Maas has grown from a small equipment hire company based in Dubbo, to a large and diverse ASX listed entity with operations along the east coast of Australia.

2019– 2020

Maas establishes itself in Orange with the purchase of Hamcon Civil and a residential subdivision and quarry

—
Maas purchases Macquarie Geotech

—
Maas acquires Forbes and West Wyalong quarries

—
Maas merges JLE and EMS

—
Maas Group Holdings (MGH) lists on the Australian Stock Exchange

2021

Expansion into Central QLD with purchase of Amcor Quarry and Concrete and Amcor Excavations

—
Purchase of Willow Tree Gravel

—
Expansion of Commercial Properties division with purchase of Quest Apartments, Spacey Storage, Maas Construction, Maas Plumbing, Badgery's Creek development site, as well as David Payne Constructions

—
Maas Homes division expands with purchase of Brett Harvey Constructions

—
Residential land acquired in Bathurst, Lithgow and Griffith as well as additional residential land in Orange

—
Expansion into concrete batching with purchase of Inverell Aggregates and Concrete, and a concrete batching plant in Tamworth NSW

—
Continued civil expansion with purchase of AI Earthworx

2022

Purchase of numerous additional quarry and concrete assets throughout QLD

—
Purchase of residential subdivision Ellida Estate, Rockhampton increasing lot pipeline to ~8,100 lots

—
MGH banking facilities increased

—
Expansion of Civil Electrical capability through acquisition of Garde

—
Further expansion into Central QLD with purchase of Schwarz Excavations

—
Expansion into Victoria through acquisition of Dandy Premix

—
Maas Group Holdings (MGH) included in the S&P/ASX 300 Index

2023

Maas enters the asphalt market by acquiring the controlling stake in Austek Roads

—
103 Prince Street, Orange's first medium-density housing development granted development approval

—
Ongoing growth and expansion across all operating segments







AT A GLANCE

~1800
TEAM MEMBERS

~550
ASSETS FOR HIRE

41 QUARRIES

~8000
RESIDENTIAL LOTS

17 CONCRETE
PLANTS

3 MANUFACTURING
FACILITIES

~\$872M COMMERCIAL PROPERTY
GDV

Correct as of July 2023

OUR VALUES

At Maas, we know that a culture of commitment and care enables us to strive to create lasting impact.

Our culture is values driven, delivering high performance, care, respect and commitment to getting the job done. We recognise and reward those who live and breathe our values through incentive programs and career development opportunities.

We support diversity and inclusion — and we believe our workforce represents that in the industries and markets we operate.





**TRUST
CANDOUR
COMMITMENT
OWNERSHIP
TEAMWORK
LEADERSHIP**

OUR FOOTPRINT

Maas continues to grow its operations and asset portfolio on the east coast of Australia, in addition to Western Australia and internationally, in line with major infrastructure and construction projects.


KEY

 **Maas Headquarters**


 **Maas Office/Hub**


 **Construction Material Quarries**

 **Construction Material Concrete plants**

 **Real Estate Residential Developments**

 **Real Estate Commercial Developments**

 **Civil Construction & Hire Assets and resources**

 **Manufacturing & Sales Manufacturing, product support and parts sales and distribution centres**

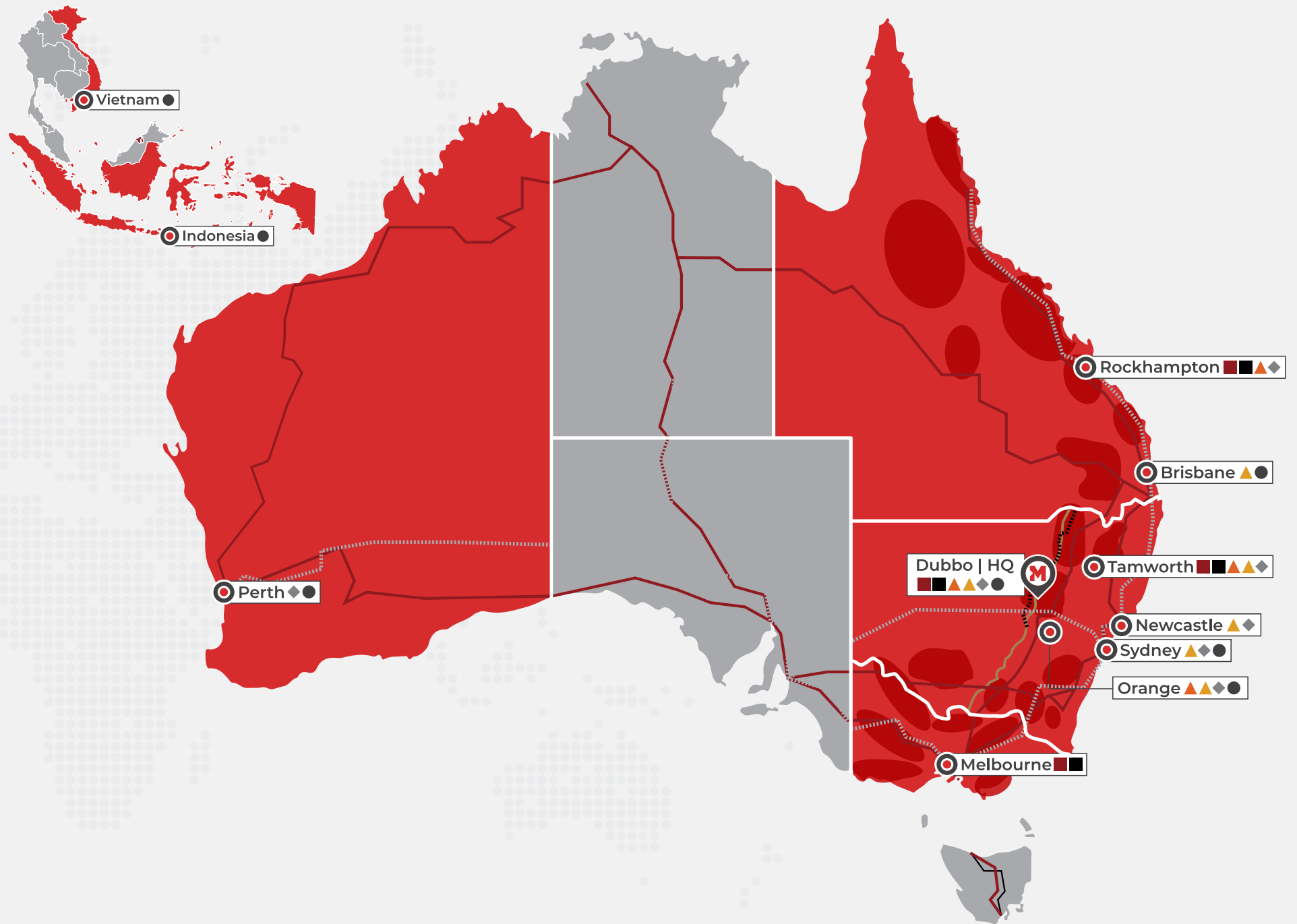
 **Inland Rail**

 **Newell Highway**

 **National Highway**

 **Major Railway**

 **Renewable Energy Zones**



COMPANY

Maas Group Holdings strategically manage capital allocation, collective resources, and intellectual property across all operating segments and assets.

Our vertically integrated system sets us apart, allowing us to supply and perform construction activities seamlessly.

CONSTRUCTION MATERIALS

QUARRIES

CONCRETE

ASPHALT

GEOTECHNICAL ENGINEERING

LOGISTICS

CIVIL CONSTRUCTION & HIRE

CIVIL

ELECTRICAL

EQUIPMENT REPAIR

EQUIPMENT SALES & HIRE

OVERVIEW



MANUFACTURING & EQUIPMENT SALES

EQUIPMENT SALES & DISTRIBUTION
MANUFACTURING

RESIDENTIAL REAL ESTATE

RESIDENTIAL SUBDIVISION DEVELOPMENTS
HOME BUILDING
BUILT-TO-RENT
LAND LEASE COMMUNITIES

COMMERCIAL REAL ESTATE

COMMERCIAL DEVELOPMENT
COMMERCIAL CONSTRUCTION
LEASING
BUILDING MATERIALS

MAAS HAS REINVESTED HUNDREDS OF THOUSANDS OF DOLLARS BACK INTO THE COMMUNITY— A COMMITMENT WE’LL CONTINUE WELL INTO THE FUTURE

COMMUNITY & ENVIRONMENT

We believe that it is our business to build better communities.

Our projects are much more than business to us. They should contribute to each location’s social, environmental and economic future, and we pride ourselves on sustainable enterprise. We also play an active role in our local communities, supporting events, clubs and the people who need it most.

Maas is proud to support local events, charities and initiatives that contribute to the social and economic benefit of our community, including:

- **Dolly’s Dream**, a national charity supporting young people and their families in addressing the impact of bullying, anxiety, depression and youth suicide through education and awareness raising.

- **The Clontarf Foundation** aims to improve the education, life skills, self-esteem and employment prospects of young Aboriginal and Torres Strait Islander men across Australia.
- **Local community events and initiatives**, including the Dubbo Regional Theatre and Convention Centre, Macquarie Titan Mud Run, Dubbo and District Junior Rugby League, Annual NRL Regional Round, Ronald McDonald House South East Queensland and Rockhampton Basketball.

In addition to the initiatives above, we sponsor and donate prizes to countless local teams and events in the communities we operate. We are proud to support the local communities that support us.



Maas is committed to managing and minimising its environmental footprint responsibly.

Our businesses are governed by numerous pieces of legislation that mandate various environmental management practices. We have established an Environmental Management Framework to identify environmental obligations and implement management strategies from planning through to operations.

The processes we undertake and which form part of our Environmental Management Framework include:

- Ensuring environmental management is part of our decision-making process;
- Assigning accountability for environmental performance to individuals within the business;
- Engaging with all stakeholders (clients, communities, competitors and regulators) to foster a culture of continual environmental improvement; and
- Using appropriate controls to mitigate environmental impacts and promote sustainable use of resources.



THINKSAFE
ACT SAFE, LOOK AFTER YOUR MATE

MAAS SAFETY SLOGAN

Our Group Safety Slogan outlines the behaviours we commit to and unifies us as a team. It focuses everyone on the same safe actions and sets the business' expectations.

HEALTH & SAFETY

We care about our people. And we believe all workers should return home safely at the end of the day.

This belief drives a strong commitment to our workers' health, safety and wellbeing — and it's supported by robust work health and safety management systems. Our consultative risk management framework aims to deliver a targeted risk-based approach, engaged leaders, empowered workers and a positive safety culture.

Our Health and Safety Strategy 2022 – 2024 has three key pillars to focus our efforts and deliver results.

1

Our People

Centred around our culture and the implementation of our Safety Slogan “*Think Safe, Act Safe, Look After Your Mate*”. The Maas Safety Slogan outlines the behaviours we commit to and unifies us as a team. It focuses everyone on the same safe behaviours and sets the business' expectations for all employees.

2

Risk Management

Maas has introduced Critical Risk Standards for situations or hazardous activity that have the potential to lead to a fatality if established controls and defences are ineffective. Our targeted risk-based approach and behaviours will deliver engaged leaders, empowered workers and a positive safety culture.

3

Systems

Our WHS management systems are underpinned by effective consultation and risk management protocols that protect workers from harm, ensure legislative compliance and secure safety standards. The key elements of the Maas WHS management system are commitment, planning and design, implementation and integration, measurement, evaluation and ongoing refinement. The Maas WHS management system continually improves and builds on existing health and safety processes.

Our key pillars are supported by genuine consultation that empowers workers to take ownership and provide innovative solutions to uphold WHS standards. In addition, ongoing communication facilitates engaged and accountable leadership, which creates trust and positive safety culture within the workforce.

OUR TEAM



WES MAAS

CEO and Managing Director

Founded with a Bobcat and a tipper truck, Wes has turned Maas into a thriving ASX-listed enterprise. With a focus on construction materials, civil construction, real estate, and manufacturing, Wes leads the way forward with his experienced executive leadership team. Committed to continued success, Wes and his team remain future-focused and dedicated to the growth of the business.



CRAIG BELLAMY

Company Secretary and Chief Financial Officer (CFO)

Craig utilises his financial expertise to drive the success of the company. His dedication to identifying growth opportunities, streamlining processes, and optimising financial performance is essential to the success of Maas. Through his innovative thinking and unwavering commitment, Craig continues to drive the company towards financial excellence.



ANDREW LETFALLAH

Chief Operating Officer (COO)

Andy's primary objective upon joining Maas was to drive profitable growth and operational excellence. With a particular focus on commercial property and group integration, he brings a wealth of strategic vision and expertise. Andy is dedicated to driving innovation and excellence across the business, ensuring Maas is well positioned to achieve its goals.



CHRISTINE ASHCROFT

Group Health & Safety Manager

Christine is responsible for leading the health and safety function of Maas. With broad experience in developing, implementing, and governing risk and safety compliance frameworks for civil and mining organisations, she is well equipped to ensure the safety and well-being of all Maas employees. Her expertise is vital to the company, ensuring that health and safety are at the forefront of all operations.



DAMIEN PORTER

Director, Business Development

Damien leverages his decades of experience and industry connections to drive growth through major projects and M&A opportunities. His expertise spans civil infrastructure, mining, and construction materials, enabling him to identify and capitalise on opportunities that complement existing business units and provide operational synergies.



JOSH LARGE

*Director,
Civil Construction & Hire*

Josh's expertise in the civil and electrical industry spans decades, including founding and building JLE Electrical. His specialisation in electrical infrastructure and construction includes design, engineering, contracting, and project delivery. At Maas, Josh's diverse industry experience and skills contribute to his role, enabling him to excel and drive the company's success.



RYAN ROBERTS

*Chief Operating Officer (COO)
Construction Materials*

Ryan leads the Construction Materials segment for Maas, bringing over 15 years of experience in the construction and construction materials sectors. He has held senior management roles, both internationally and nationally, for large, listed companies. With a strong background in general and operations management, Ryan is dedicated to delivering robust commercial outcomes for the business. He holds a Bachelor of Construction Management and a Diploma of Project Management.



JOHN GREY

General Manager, Residential

John draws upon his extensive property, business management, and sales background to lead the Maas residential property segment. He is a passionate customer service advocate committed to developing thriving regional communities. John's expertise and vision are vital assets to the company. He ensures that our residential developments are designed and executed to meet the needs of both customers and the community.



SHAWN MAAS

General Manager, Commercial

Shawn's construction industry experience proves valuable in managing Maas' commercial property segment. Starting as a plumber, he merged his business with Maas in 2021. Shawn leverages his industry knowledge to manage the company's self-storage portfolio and drive growth in their commercial property assets.



GLENN BLUNT

*General Manager, Manufacturing
& Global Supply Chain*

Glenn's broad management experience covers multiple locations in original equipment manufacturing and mining contractor operations. His effective leadership style has successfully influenced and engaged customers, business units, and suppliers, consistently adding value to customers and delivering excellent business and operational outcomes.

**DELIVERING MARKET LEADING
PROPERTY, CONSTRUCTION AND
INFRASTRUCTURE SOLUTIONS**



RATED / STATIC 500kg *
CAPACITY / MOBILE 410kg

OUR OPERATING SEGMENTS

PREFERRED SUPPLIER OF
INTEGRATED QUARRY AND
CONSTRUCTION MATERIAL
SOLUTIONS





CONSTRUCTION MATERIALS

SERVICES: QUARRIES | CONCRETE | ASPHALT | LOGISTICS | GEOTECHNICAL ENGINEERING

Our construction materials segment supplies quarry materials, aggregates, asphalt, pre-mix concrete, crushing and screening services to the civil infrastructure, building and construction, and mining sectors. It also provides transport and logistics services with a large fleet of PBS rated trucks.

Quarry materials are used in a variety of applications, including concrete, asphalt, railways and roads. Crushing and screening services involve the use of specialised plant

and equipment to crush both owned and third-party resources, such as quarry rock and gravel, to suit customers' specific size requirements and specifications for various applications.

Our geotechnical business, Macquarie Geotech, is at the forefront of the geotechnical site investigation industry. Their carefully tailored approach combines conventional and innovative techniques to deliver ground investigations that meet clients' logistical requirements.

REGIONAL
GROUP

Dandy
PRE MIX

MACQUARIE
GEO TECH

AUSTEK ROADS

CIVIL CONSTRUCTION & HIRE

SERVICES: CIVIL | EQUIPMENT SALES & HIRE | ELECTRICAL | EQUIPMENT REPAIR

Our civil construction and hire segment provides construction and above ground plant hire services to major civil and infrastructure projects across Australia.

We offer our clients a full suite of self perform services for various stages of implementation of civil and mining infrastructure projects, mining production activities and general construction work. Our in-house plant hire division has a \$100M fleet of quality mining and

construction equipment. This enables us to service our clients from a large fleet of equipment assets.

In addition, through our electrical businesses, we undertake electrical infrastructure works for projects in NSW, WA and QLD, including underground electrical and hard rock mining projects. We also undertake commercial electrical and construction projects.



**LEADING SUPPLIER OF CONSTRUCTION
EQUIPMENT AND SERVICES**



WE CREATE PLACES WHERE
PEOPLE WANT TO LIVE



OUR
DEVELOPMENTS

BOMBIRA
ESTATE

collina
north

DELTA SHORES

EAGLEVIEW
ESTATE

ELLIDA
ESTATE

Highland
estate

Kerwick
on the Park

Lakeview
SOUTHLAKES | GATED ESTATE

LOGAN
ESTATE

 **magnolic**


southlakes

the boulevard
ON MAGNOLIA

WATERWAY

Westwinds
ESTATE



RESIDENTIAL REAL ESTATE

SERVICES: RESIDENTIAL SUBDIVISION DEVELOPMENTS | HOME BUILDING |
BUILD-TO-RENT | LAND LEASE COMMUNITIES

Our approach to development is rooted in the belief that we are responsible for contributing positively to the social, environmental, and economic future of the locations in which we operate.

We understand that the decisions we make today will have an impact on generations to come, which is why we are committed to building communities that are sustainable, liveable, and supportive of the needs of the people who call them home.

Our extensive and diverse range of projects reflects this commitment. From master planned communities to gated estates, from build-to-rent to land lease

communities and homes, each of our developments are designed with the needs and preferences of our residents in mind.

At Maas, we leverage vertical integration to deliver added value in real estate asset delivery. Our in-house services, which include planning, civil construction, machinery hire, electrical work, construction materials, and building supplies, enable us to develop property assets efficiently and effectively.

Our residential portfolio is diverse with assets across Australia, including in Dubbo, Orange, Mudgee, Tamworth, Griffith, Lithgow and Rockhampton.

MAAS

Brett Harvey
design + construction

COMMERCIAL REAL ESTATE

SERVICES: COMMERCIAL DEVELOPMENT | COMMERCIAL CONSTRUCTION | LEASING | BUILDING MATERIALS

We take great pride in being a leading developer and manager of commercial and industrial properties strategically located across Australia.

Our extensive and diverse portfolio of assets includes hotels, serviced apartments, childcare facilities, industrial parks, and self-storage facilities.

To ensure the quality of our projects, we have a property management division that oversees our assets, enabling us to maintain strict cost and quality controls throughout each project's lifecycle.

Our commercial and industrial developments are in high growth and well serviced locations, including Canberra, Dubbo, Griffith, Mudgee, Newcastle, Orange, Rockhampton, Tamworth, Tweed Heads, and Wagga Wagga. As we grow, we will further diversify our commercial portfolio by exploring new growth markets and increasing our product diversity.

In addition, we are also able to supply building materials through our owned businesses.



OUR DEVELOPMENTS

103 —
PRINCE





WE'RE COMMITTED TO DEVELOPING
QUALITY COMMERCIAL AND INDUSTRIAL
REAL ESTATE DEVELOPMENTS



OUR MANUFACTURED
GOODS ARE USED BY
COMPANIES ALL OVER
THE WORLD



MANUFACTURING & EQUIPMENT SALES

SERVICES: PRODUCT SALES & DISTRIBUTION | MANUFACTURING

VMS is a global leader in manufacturing mobile equipment, machinery and components.

We deliver innovative, leading-edge solutions, enabling our clients to compete globally.

Located in Vietnam, our modern VMS manufacturing facility is designed to meet the needs of our clients. We handle full builds and specialised items allocated to our factory for shipping back to their assembly centres. Our team comprises engineers and designers who can design, build, and manage every aspect of your product — from raw materials management to the completion of finished goods ready to operate in the harshest of conditions. We also actively compete in the procurement of solutions for our clients for complete build or partial toll requests.

Jacon is a major player in the niche field of designing, manufacturing and supplying concrete pumping, spraying and transportation equipment to the mining and construction industry since 1978.

Since then, Jaco has developed into a global company that markets its products in Australia, New Zealand, Vietnam, North & South America, China, Southeast Asia and South Africa. Our clients are mine and construction sites requiring sophisticated machinery, equipment and innovative technologies to ensure they meet their goals. Jaco is well-known for its pioneering approach to ensuring the most cutting edge technologies are applied to our products.

JACON
EQUIPMENT

VMS

COMET
EQUIPMENT



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MAAS