

# INFORMATION MEMORANDUM

## FOR THE ISSUE OF PREFERENCE SHARES

JANUARY 2025

### Sophisticated Investors

This offer is not available to the public and can only be accepted where all the requirements of s708 (1), (8), (10) or (12) of the Corporations Act are satisfied.





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## DIRECTORY

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### OFFICE ADDRESS

Builtfast Homes Pty Ltd

296 McGregor Road, Pakenham, Victoria 3810

### POSTAL ADDRESS

Builtfast Homes Pty Ltd

296 McGregor Road, Pakenham, Victoria 3810

### CONTACT DETAILS

Phone: +61 3 8652 8970

Email: [chris@builtfasthomes.com.au](mailto:chris@builtfasthomes.com.au)

Website: <https://www.builtfasthomes.com.au>

### DIRECTORS

James Pastras

Gus Quiroga

### COMPANY SECRETARY

Robert Parton

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## LETTER FROM THE BOARD

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Dear Investor,

I am pleased to extend an invitation on behalf of the Board to consider investing in Builtfast Homes Pty Ltd (referred to as "The Company" or "Builtfast Homes").

Builtfast Homes is positioned as a vertically integrated construction and property development entity, offering a unique opportunity for investors seeking medium-term income and capital growth returns. Our mission is to create a substantial social impact while delivering returns that are highly attractive to our valued investors.

Upon successfully achieving the minimum fundraising goals outlined in this Information Memorandum, Builtfast Homes intends to launch its construction business. Initially, our focus will be on specializing in the supply and development of Company-owned NDIS (National Disability Insurance Scheme) and co-living real estate properties, primarily situated in and around Melbourne and its rapidly growing suburbs.

Our key objective is to generate returns for our investors by developing NDIS and co-living related properties that align with the investment criteria set forth in this Information Memorandum.

Key Highlights:

**Attractive Target Return:** In a time marked by economic uncertainty on a global scale, we believe that Builtfast Homes offers an enticing return on investment. Equally significant, our endeavours address a pressing social need by providing housing solutions for individuals with disabilities and contributing to alleviating the general housing and residential rental market shortage.

Under this Information Memorandum, Builtfast Homes extends an invitation for investors to subscribe for up to 15,000,000 Preference shares at an Offer Price of \$1.00 per Share, with the aim of raising up to \$15,000,000 (before Offer costs).

This Information Memorandum comprehensively outlines Builtfast Homes' operations, financial performance, and introduces our experienced management team. It also delineates some potential risks associated with this investment. We encourage you to review thoroughly before making your investment decision.

We eagerly anticipate the possibility of welcoming you as a valued Shareholder of Builtfast Homes, sharing in our vision for transformative and rewarding investments.

Kind regards,

Yours faithfully



JAMES PASTRAS

## KEY INFORMATION

### KEY OFFER DETAILS

	<b>MINIMUM SUBSCRIPTION</b>	<b>MAXIMUM SUBSCRIPTION</b>
Offer Price per Share	\$1.00	\$1.00
Total number of Shares offered under this Information Memorandum	3,000,000	15,000,000
Amount to be raised under the Offer	\$3,000,000	\$15,000,000
Minimum Investment per Investor	\$500,000 being an Application for 500,000 Shares or other amount as approved by the Company	

### IMPORTANT DATES \*

<b>EVENT</b>	<b>DATE</b>
Information Memorandum date	15 September 2024
Offer opens	15 September 2024
Offer closes (unless the offer is fully subscribed earlier)	15 September 2025
Monthly cut-off date for applications	5pm on the 25th day of each month
Anticipated date of issue of new Preference shares	On the 1st business Day of each month
Shareholding statements available	On the 5th business Day of each month
Expected Exit Date	30 June 2028

\*All dates and times are subject to change and are indicative only. The Company reserves the right to vary these dates and times without notice. It may close the Offer early, withdraw the Offer, or accept late Applications. Applicants are encouraged to submit their Application Forms as soon as possible.

\*Important Message: This Offer is only available to persons to whom disclosure is not required to be made pursuant to the Corporations Act 2001. There are in part risks associated with this Offer and you should seek your own independent professional advice before investing in this Offer.



# 1. INVESTMENT HIGHLIGHTS

This Section is not intended to provide full information for investors intending to apply for Shares offered pursuant to this Information Memorandum. This Information Memorandum should be read and considered in its entirety.

## 1.1 KEY FEATURES OF THE OFFER

KEY FEATURE	SUMMARY
<b>THE OFFER</b>	The Offer is an initial public offer of 15,000,000 Preference shares, at an Offer Price of \$1.00 per Share to raise \$15,000,000.
<b>WHAT ARE PREFERENCE SHARES ?</b>	Preference shares are a class of shares carrying specific rights relating to priority payment of dividend.
<b>INVESTMENT PERIOD</b>	<p>Each Preference Share will have an expected Investment Period of 36 months from the Information Memorandum Date, provided that the Board reserves the right to extend or shorten the Investment Period for any one or more of the Investors in its absolute discretion.</p> <p>While the Board does not have any current plan to extend or shorten the 36-month Investment Period, it may consider necessary to do so when there is a delay in completing an exit / re-financing of the Company portfolio of properties.</p>
<b>RETURN ON PREFERENCE SHARES</b>	<p>Returns on Preference shares will comprise of dividends determined by the target return rate.</p> <p>Preference shares</p> <p>Each Preference Share has a right to receive a cumulative dividend at the target return rate, provided that the payment of the return as dividends will be subject to the Corporations Act.</p> <p>The target return rate will be calculated as the higher of:</p> <p>20% of the accumulated profit of the Company; and</p> <p>14% per annum (simple calculation).</p> <p>The target return is payable at the end of the Investment Period and will be allocated on a pro-rata basis across all Preference shares issued.</p> <p>The Board may determine that dividends may be paid during the term of the investment. Any paid dividends will be taken into account at the final calculation at the end of the Investment Period.</p> <p>Each holder of an Preference shares will have preferential right to receive any dividend (target return amount) ahead of the Company's ordinary shareholders.</p>

<b>WHAT IS THE INVESTMENT OBJECTIVE?</b>	<p>To provide you with investment exposure to a relatively strong return in the real estate sector. The key objectives are providing the investor:</p> <p>The ability to invest in a Company that operates an offsite construction business with an initial focus to specialise in developing Company-owned and managed NDIS and co-living real estate properties.</p> <p>Distribution of risk across multiple properties in a wide cross section of suburbs and demographics.</p> <p>An opportunity to participate in delivering a socially beneficial outcome through the delivery of a component of the massive shortfall that currently exists to meet the required amount of suitable accommodation for participants of the NDIS program, as well as traditional residential rental participants.</p>
<b>PURPOSE</b>	The purpose of the issue is to enable the company to establish a vertically-integrated construction and property development business and invest the funds raised to develop a portfolio of NDIS and co-living related properties, as described in this Information Memorandum.
<b>NO LIQUIDITY</b>	The Company is a private company and as such is not listed on any securities exchange and is considered an illiquid investment.
<b>WHAT ARE THE TAX IMPLICATIONS OF INVESTING IN PREFERENCE SHARES?</b>	We recommend that investors get professional tax advice to understand their tax position and outcome on their investment in the Preference shares.
<b>ISSUE PRICE</b>	The Preference shares are being issued at \$1.00 each.
<b>MINIMUM INVESTMENT PER INVESTOR</b>	Applications under the Offer must be for a minimum of 500,000 Preference shares (total cost of \$500,000). Thereafter, Applications must be for multiples of 1,000 Preference shares.
<b>MINIMUM SUBSCRIPTION</b>	We will only proceed with an Offer where valid applications have been received for at least 3,000,000 Preference shares.
<b>WHEN WILL I RECEIVE CONFIRMATION THAT MY APPLICATION HAS BEEN SUCCESSFUL?</b>	The Company expects that initial holding statements will be dispatched within seven (7) business days of acceptance of the application.
<b>WHAT RIGHTS AND LIABILITIES ATTACH TO THE SHARES?</b>	The Preference shares will rank equally in all respects with the shares held by all Preference Shareholders. The rights and liabilities attaching to all shares are detailed in the Company's constitution.
<b>REPORTING TO INVESTORS</b>	<p>You will receive:</p> <ul style="list-style-type: none"> <li>a) confirmation of your investment in Preference shares;</li> <li>b) an annual update on key investor information; and</li> <li>c) a periodic update via secure log in protocols</li> </ul> <p>All information and communication will be accessible via the Company website.</p>
<b>UNDERWRITING</b>	This offer is not underwritten.

<b>NO FRANKING</b>	Dividends are expected to be unfranked.
<b>PRIORITY OF PAYMENTS</b>	Investors under this Offer holding Preference shares will receive their expected target returns before ordinary shareholders receive any dividends.
<b>BUILTFAST HOMES' PRO-FORMA BALANCE SHEET</b>	A summary of Builtfast Homes' pro-forma balance sheet is set out in Section 8. Investors should read this section carefully.

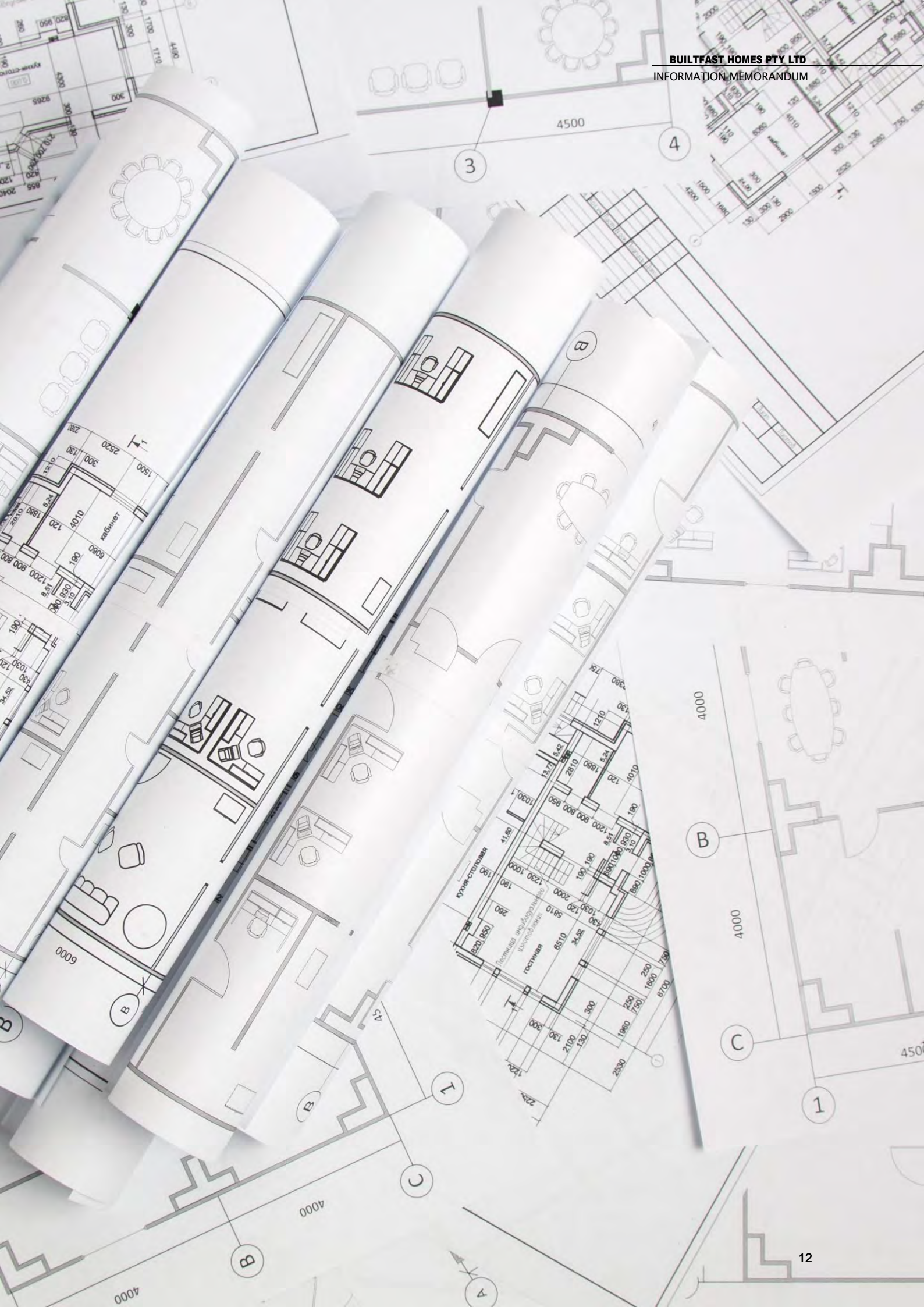
## 1.2 KEY BENEFITS AND RISKS

<b>KEY BENEFITS AND RISKS</b>	<b>SUMMARY</b>
BENEFITS	<p>The benefits of investing in the Company include:</p> <ul style="list-style-type: none"> <li>• Attractive target return</li> <li>• Our objective for the Company is to generate competitive returns for investors, which is commensurate with the risk profile of the Company's investment portfolio.</li> <li>• Socially responsible investment</li> <li>• Assist in providing a great social benefit for some of the large number of people with disabilities that are currently not able to access housing suitable for their needs.</li> <li>• Regular reporting</li> <li>• You can keep track of your investment with regular distribution statements and annual performance reports.</li> <li>• Experience and expertise of our key management</li> <li>• You will benefit from the combined expertise and experience of our key management personnel. Information about our Board, management and development team is provided in section 9.</li> </ul>
START-UP VENTURE	<p>The Company has secured a factory lease of 4,000 sqm in Pakenham and orders have been placed for the new machinery to build all the wall and roof frames, roofing as well as kitchen and laundry cabinetry, wardrobes and bathroom units. All main components of the builds will be fabricated and controlled in-house. This will ensure supply of all critical components.</p> <p>The building method deployed can deliver completed projects within an 8 – 12-week timeframe on virtually any site in suburban Victoria. The shortened timeframe to completion will deliver savings in finance and holding costs, construction costs and increased rental returns. Overall, preliminary cost analysis indicates savings to be in the vicinity of 40% compared to conventional stick build construction.</p>

Prefabricated construction businesses take on additional funding exposure in order to facilitate the off-site build of the properties it supplies to.

Equipment, materials and labour costs can generally only be recovered after the completed homes have been delivered and installed on-site. The Company intends to fund the off-site component of all works and aims to recover the costs and margin for each build from the value which it supplies to each home. There is a risk that the aims of the Company will not be achievable.

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## 2. ABOUT THE COMPANY

### 2.1 WHO IS BUILTFAST HOMES?

Builtfast Homes has been established to build and operate a prefabricated construction and property development business which will specialise in developing NDIS and co-living real estate development properties located predominantly around Melbourne and surrounding growth suburbs but will also consider opportunistic properties in other regions if the potential outcomes are compelling and the project is otherwise consistent with Builtfast Homes Investment Criteria.

Once the prefabricated construction business has been established, the Company will also consider selling product to third party customers where suitable margins can be achieved.

Our management team is experienced in manufacturing, finance, property development and sales, with experience in identifying and assessing profitable business and development opportunities.

Significant time and cost savings will also emerge due to the manufacturing methods used as well as robotic automation.

### 2.2 THE OPPORTUNITY

Builtfast Homes is a vertically-integrated company established to provide accommodation solutions initially in key Melbourne growth markets.

The Company possesses key attributes that make it a unique and compelling proposition for potential investors:

- A vertically integrated, cost-effective provider of living solutions
- Core exposure to Australia's NDIS population and an emerging leader in the niche market of co-living and social housing in urban, rural and remote locations nationally
- A large pipeline of projects with strong growth potential
- A strong management team with extensive industry experience and involvement in developing government and industry policy.

### 2.3 INCOME GENERATION PROCESS

Builtfast Homes aims to generate income from its developments. Builtfast Homes aims to generate a profit from each investment via capital gains at exit, plus rental revenue during the property hold stage via our aligned rental management partners.

### 2.4 INVESTMENT CRITERIA

Builtfast Homes Investment Criteria is based upon identifying and developing a range of NDIS and co-living and social housing projects, while seeking to minimise exposure to project risk. We will do this by:

- Identifying real estate properties that fit within the defined investment criteria and satisfy the Company's due diligence requirements,
- Ensuring investments remain within the specific ratios targeted in the investment criteria,
- Giving preference to selecting investments where a pre-lease agreement has already been secured with an appropriate SDA (Specialist Disability Accommodation) provider.

The Company will also establish a prefabricated construction business which it intends to build and supply all homes to the properties the Company develops.

### 2.5 KEY STRENGTHS AND COMPETITIVE ADVANTAGES

The key strengths and competitive advantages of Builtfast Homes are:

- Experienced management team with significant expertise,
- Comprehensive due diligence processes,
- Team capabilities to identify NDIS and co-living related real estate opportunities that deliver risk adjusted returns for the Company.

### 3. PURPOSE OF THE ISSUE AND HOW TO INVEST

#### 3.1 PURPOSE OF THE ISSUE / USE OF FUNDS

The purpose of the issue is to firstly enable the Company to establish state of the art prefabricated construction and assembly facilities utilising generative design and robotics to minimise staff numbers and maximise operational efficiencies; and secure various NDIS and co-living related properties which meet the investment mandate and are approved by the Investment Review Committee of the Company.

#### 3.2 INVESTMENT OBJECTIVE

The Company's investment objective is to generate attractive returns for investors through developing a portfolio of residential properties for registration and operation in the SDA scheme, as well as a range of strategically located co-living properties.

The investment objective includes:

- The ability to allow investors to invest in property developments with amounts smaller than would be required if you invest individually;
- To deliver quantifiable social impacts as measured by the number of people with disabilities that are able to move from less suitable accommodation settings, and/or enjoy independent living for the first time;
- Provide a fast and effective construction process to the properties the Company develops by establishing and operating a prefabricated and automated construction business;
- Distribution of risk across multiple projects and business divisions;
- An investment structure that sees the investor returns being paid out before the ordinary shareholders receives any profits.

Builtfast Homes is setting up a structure that will allow all investors to participate in developing NDIS and co-living related real

estate opportunities that provide higher than usual returns as a result of the vertically-integrated prefabricated construction division.

Investors participating in this offer will receive an aggregate return based on the performance of various properties and the prefabricated construction operations.

#### 3.3 CAPITAL STRUCTURE

The effect of the Offer on the capital structure of the Company, assuming all Shares offered under the Information Memorandum are issued, is set out below.

<b><u>SHARES</u></b>	<b><u>NUMBER</u></b>
Ordinary shares <u>currently on issue</u>	75,000,000

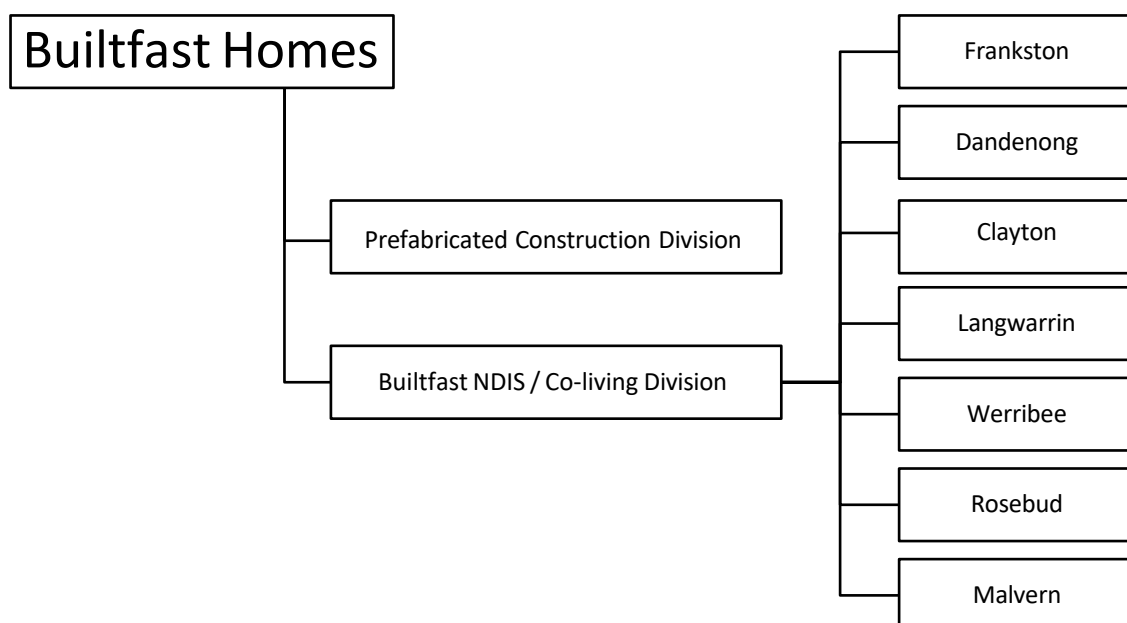
#### 3.4 SUBSTANTIAL HOLDERS

The Ordinary shares on issue at the date of this Information Memorandum are held by:

<b><u>SHAREHOLDERS</u></b>	<b><u>SHARES</u></b>	<b><u>%</u></b>
<u>James Pastras</u>	<u>75,000,000</u>	<u>10</u>

#### 3.5 PROPOSED STRUCTURE

The proposal incorporates the use of the Company operating as a holding company for the overall structure. The Company will establish and own a Special Purpose Vehicle ("SPV") for each project.



### 3.6 HOW DO I INVEST IN THE OFFER?

To invest in the Preference shares , please read the Information Memorandum and complete and submit the Application Form referred to in section 12 in accordance with the instructions on that form.

Payment of application money must be made electronically by EFT to our applications account within 48 hours of lodging the Application Form.

<b>NAME OF ACCOUNT</b>	<b>BUILTFAST HOMES PTY LTD</b>
BSB	063-106
Account Number	1088 9795
Bank	COMMONWEALTH
Reference Number	<Investor Name> (Include reference while setting up a transfer)

The application form also contains details of how to pay your application money by EFT.

When you apply to invest in the Company, your money is held in our applications account until

we accept your application. We have an absolute discretion to reject any application and are not required to give a reason. If your application is rejected, we will refund all the funds you have transferred to our applications account.

We will only proceed with an Offer where valid applications have been received for the minimum number of Preference shares offered under this Information Memorandum. If valid applications have not been received for the minimum number of Preference shares offered within six months of the date of this Information Memorandum, we will repay all application moneys in their entirety, so that you will not receive less than the amount of your application money or extend the offer period subject to compliance with the Corporations Act.

Similarly, if your application is declined, your application money will be returned promptly, you will not receive less than the amount of your application money.

Preference shares will be issued prior to completion of the investment to which this Information Memorandum relates.

Any interest earned on the application money will form part of the assets of the Company.

## FURTHER INFORMATION ABOUT THE APPLICATION PROCESS

### 3.7 AML- CTF

As a part of the application, investors will be required to provide client identification materials to comply with Anti-Money Laundering and Counter Terrorism Financing legislation. In addition to the client identification material and documents required to be included with an investor's application form, the Company may require further information or documentation from an investor at any time in order to satisfy obligations under Anti-Money Laundering and Counter Terrorism Financing legislation.

### 3.8 APPLICATION FORM

By completing and submitting the application form, applicants provide certain acknowledgments to the Company, such as having read and understood the Information Memorandum and specifically the risk factors.

### 3.9 ACCEPTANCE OF APPLICATIONS

The Company may decide in its absolute discretion to accept or reject an investor's application for Preference shares or may decide not to proceed with the investment.

### 3.10 INVESTMENT IN THE COMPANY

Applications to invest in the Company will be processed on a "first come, first served" basis.



## 4. PREFABRICATED CONSTRUCTION

### 4.1 ABOUT PREFABRICATED CONSTRUCTION

Prefabricated buildings are structures that are constructed in a factory setting before being transported for assembly on site.

Despite having been used as a method of construction for decades, this type of prefabricated structure is increasingly being used for a wider range of construction projects, ranging from offices and hospitality builds to residential properties, and more.

### 4.2 HOW ARE THEY MADE?

Prefabricated buildings are manufactured in sections away from construction sites before being delivered to the desired location where they are installed into a final building design. 60-90% of the work is completed in a factory-controlled environment, either as a complete structure or as prefabricated subassemblies for a larger project.

This offsite construction allows the use of modern manufacturing techniques to create the prefabricated modules. These prefabricated units can be placed end-to-end or stacked up to create different configurations. The prefabricated construction process is completed onsite using inter-module connections (or inter-connections) to bind the units together.

Permanent prefabricated buildings, such as prefabricated homes, are built to standards that are equal or higher than traditional site built properties, ensuring high levels of quality control.

Permanent prefabricated construction (PMC) can be carried out with a variety of building materials, such as concrete, steel or wood, and can also include provision for adding windows, power supplies, water and sewage pipes, telecommunications, air conditioning and more. Many of these additional features can be installed before being taken to site, saving construction time later in the process. These PMC structures are designed to remain in one

location once built and can include as many storeys as allowed by building regulations.

The design phase is particularly important in the creation of prefabricated buildings. Design for Manufacture and Assembly (DfMA) practices need to be used to make sure the assembly tolerances are controlled and ensure any slack or misalignment can be taken up. CAD systems, additive manufacture (3D printing) and manufacturing control systems are important for prefabricated construction since the components cannot easily be realigned onsite.

### 4.3 TYPES

Prefabricated buildings generally fall under one of two types - permanent or temporary. Within these types, the actual buildings can range from 'flat-pack' solutions to façade systems and those where much of the construction is completed offsite before being delivered and put together.

### 4.4 WHAT IS MEANT BY PREFABRICATED CONSTRUCTION?

Prefabricated construction is a process where a building is constructed offsite using controlled plant conditions before being transported and assembled at a final location. This type of construction can incorporate a range of different building types and floor plans.

### 4.5 WHAT ARE PREFABRICATED UNITS?

Prefabricated units are the sections that are joined together to make a prefabricated building or house. The number of units required differs depending on the size and style of the finished project.

### 4.6 HOW MUCH DO THEY COST?

The cost varies depending on scale of the project and the types of materials used.

Other factors, such as the inclusion of internal fittings and fixtures, can also impact the cost of

a prefabricated building. However, case studies show they can offer significant savings when compared to traditional construction. This is due to factors such as weather not being a problem in delaying a project schedule and the ability to work on the structure offsite while the site is being prepared, reducing construction industry lead-times for completion. No wastage of materials due to precision cutting, safer work environments, disruptions to traffic and neighbours are reduced due to the speed of construction.

#### 4.7 HOW LONG DO THEY LAST?

How long a prefabricated building lasts depends on whether it has been designed to be temporary or permanent. However, where many people still associate prefabricated buildings with temporary structures, modern prefabricated constructions can be built to last just like a traditional build.

PMCs have to meet building regulations that meet or exceed the same building standards required for traditional builds, and many are built using the same materials as regular buildings. While prefabricated buildings undergo tests to ensure quality (and safety), they will still need maintenance just like any other construction to maintain them and extend their life.

With this all taken into account, prefabricated buildings can last for decades.

#### 4.8 WHAT IS VOLUMETRIC PREFABRICATED CONSTRUCTION?

Volumetric prefabricated construction is where as much of the construction is completed offsite as possible. This could, for example, mean adding the fittings for a bathroom before the room is brought to site and fitted into the rest of the structure.

This type of construction involves the internal finishes being fabricated offsite in factory conditions, cutting down the need for tradespeople being employed on the building site itself. This not only improves health and safety by reducing the number of people needed onsite, but can also reduce the time for the build to be completed.

#### 4.9 BENEFITS OF PREFABRICATED CONSTRUCTION COMPARED TO TRADITIONAL CONSTRUCTION

Prefabricated construction offers several advantages over traditional construction techniques. These include:

- Construction delays due to inclement weather and other onsite issues are not an issue with factory manufacture, eliminating many potential delays to project completion dates
- Factory conditions allow for a higher quality product with improved operating procedures and monitoring, while employees are able to work in a safer environment. Construction can also more easily be extended 24/7 if required to complete a project
- Material supplies are easier to control in a factory setting, reducing wastage and thereby cost, as well as lowering the environmental impact of a build. The UK group WRAP, estimates that this can equate to up to a 90% reduction in material use as compared to traditional builds
- Manufacture of the modules can begin before onsite preparations, such as foundations, are complete, speeding up the whole build process
- Prefabricated construction allows for different parts of the building to be built at the same time – further reducing the time taken to complete a project
- Prefabricated construction is highly suited to remote locations where onsite building could prove difficult or expensive. Building away from these locations also means that staff can work in places where medical and sanitary provision is more readily available if required
- Prefabricated structures can be added to over time or even be treated as a relocatable building which can also be readily refurbished to meet a new need
- Because prefabricated units need to meet regulations for travel and assembly, the final product can end up being more durable than a traditional build that didn't have to be assessed part by part
- Many prefabricated units use Structural Insulated Panels which are light yet durable and provide improved thermal insulation as well as damp and cold

resistance when compared to materials like timber. The factory construction also removes the potential for high levels of moisture being trapped inside the construction, improving the quality of the product

- Prefabricated constructions have been shown to offer time savings of more than 50% when compared to traditional builds, with the inherent cost savings this provides

#### 4.10 APPLICATIONS

Where prefabricated building used to be associated with temporary structures, improvements in quality, design and unit sizes mean that this type of construction continues to find new applications. From offices to homes and even larger builds like sports halls, the uses of prefabricated construction are constantly growing.

No longer associated with small, low-cost structures, the modern wave of prefabricated buildings are proving that they can be used for any number of applications while offering cost and time savings along with comparable levels of quality to traditional builds.



## 5. NDIS SPECIALIST DISABILITY ACCOMMODATION

### 5.1 OVERVIEW

The National Disability Insurance Scheme (NDIS) is a Federal Act developed in 2013 to allow people with a disability to exercise choice and control about matters that affect them—such as their housing. SDA housing is housing built to a standard not readily available in the general housing supply.

The Australian Government was one of the first countries in the world to be a signatory of the 'UN Convention on the Rights of Persons with Disabilities'. The Federal Government via the NDIS SDA program have committed \$700,000,000 annually for the next 20 years to investors who provide specially constructed housing. The SDA housing program aims to increase the supply of suitable accessible housing.

The SDA housing program aims to increase the supply of suitable accessible housing through generous rental subsidy payments.

The percentage increase of the number of participants with SDA supports in the Scheme grew by 9.4%, or 1,665 participants, in the June 2022 quarter. New South Wales and Victoria are still the 2 largest states by overall participants with SDA funding in their plans

### 5.2 STABLE

The NDIS is backed by legislation that requires agreement from all States and Territories before any changes are made.

### 5.3 FAST GROWTH

To encourage investment in SDA Property, the National Disability Insurance Agency (NDIA) provides a generous rental subsidy. This scale of this building project cannot be over stated and has been slated as the largest social housing building program Australia has ever seen.

**Active participants with SDA supports in states and territories since Q4 FY20-21**

State / Date	30-Jun-21	30-Sep-21	31-Dec-21	31-Mar-22	30-Jun-22	Percentage growth from Q4 20-21
<b>NSW</b>	5,572	5,598	5,762	5,959	6,423	15%
<b>Vic</b>	5,295	5,383	5,495	5,624	5,971	13%
<b>Qld</b>	1,650	1,793	1,969	2,198	2,602	58%
<b>WA</b>	1,149	1,160	1,222	1,271	1,422	24%
<b>SA</b>	1,675	1,700	1,775	1,834	2,021	21%
<b>Tas</b>	396	396	393	408	458	16%
<b>ACT</b>	170	184	212	246	268	58%
<b>NT</b>	126	133	143	152	193	53%
<b>National</b>	<b>16,033</b>	<b>16,347</b>	<b>16,972</b>	<b>17,693</b>	<b>19,358</b>	<b>21%</b>

Source: NDIS specialist disability accommodation 2021-22 quarter 4 report (ndis.gov.au)

## 5.4 ELIGIBLE PARTICIPANT PROFILES

There were 19,358 participants with SDA supports at the end of Q4 FY21-22.

## 5.5 FULLY FUNDED

The Government has committed \$700m annually for payments to SDA property investors a year, indexed for the next 20 years!

## 5.6 WHAT IS SDA?

Specialist Disability Accommodation (SDA) is housing that has been specially designed to suit the needs of people who have 'extreme functional impairment' or 'very high support needs'.

SDA payments for individual participants under the NDIS enable them to pay to live in SDA housing.

SDA payments are provided for purpose-built housing for NDIS participants with very high and complex support needs to enable them to lead an ordinary life. These payments are made to a provider of an SDA property when someone who has been approved for SDA funding is living in it.

The SDA model of funding under the NDIS creates a user-driven market that enables people with disability to decide where they live and who they live with. The model will deliver better housing outcomes for people with very high and complex disability support needs.

The SDA housing market is a new and exciting market, which is expected to create thousands of new dwellings for people with disability over the next few years. However, there is complexity in the way policy governing SDA payments operates, as set out in the SDA Pricing and Payment Framework and associated documents ([ndis.gov.au/providers/housing-and-living-supports-and-services/housing](https://www.ndis.gov.au/providers/housing-and-living-supports-and-services/housing)).



## 5.7 ABOUT THE SDA DESIGN STANDARD

The SDA Design Standard has been developed through extensive consultation across government, private sector, the housing industry and disability organisations.

It sets out detailed design requirements that will be incorporated into newly built SDA, seeking enrolment under the National Disability Insurance Scheme.

This standard has four categories of SDA design which are set out in the SDA Rules:

### IMPROVED LIVEABILITY

#### *WHO IS IT FOR?*

People with a sensory, intellectual or cognitive impairment

Specialist design features:

- Easy to enter and move around in
- Doorways and other features are easy to see
- Good visibility from one room to the next
- Easily adapted to suit individual needs
- Meets Liveable Housing Australia 'Silver' standard

### FULLY ACCESSIBLE

#### *WHO IS IT FOR?*

People who have a significant physical impairment such as wheelchair users

#### SPECIALIST DESIGN FEATURES (FOR MOTORIZED WHEELCHAIR USERS):

- No steps at external doors and external outdoor private areas
- Bathroom vanity/hand basin accessible in seated or standing position
- Power supply to doors and windows (blinds), for retrofit of automation as necessary
- Consideration given to making the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven, laundry appliances) accessible in seated or standing position
- Meets Livable Housing Australia's 'Platinum' standard

### ROBUST

#### *WHO IS IT FOR?*

People who have complex behaviours, and who may sometimes be a risk to themselves or others

Specialist design features:

- Adequate space and safeguards for the needs of residents with complex behaviours, to reduce the risk of residents hurting themselves or others
- Secure windows and doors to and within all areas
- Impact-resistant walls, fittings and fixtures (e.g. blinds, door handles)
- Appropriate sound proofing, to minimise the amount of noise passing from one area to another
- Laminated glass
- Areas of egress and retreat for staff and other residents to avoid harm if required
- Meets Liveable Housing Australia 'Silver' standard

### HIGH PHYSICAL SUPPORT

#### *WHO IS IT FOR?*

People with significant physical impairment and who need a high level of personal support

Specialist design features:

- No steps at external doors and external outdoor private areas
- Bathroom vanity/hand basin accessible in seated or standing position
- Power supply to doors and windows (blinds), for retrofit of automation as necessary
- Consideration given to making the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven, laundry appliances) accessible in seated or standing position
- Structural provision for ceiling hoists
- Assistive technology ready
- Heating/cooling and household communication technology (e.g. video or intercom systems) appropriate for the needs of residents
- Emergency power solutions to cater for a minimum two-hour outage where the welfare of residents is at risk

- 950mm minimum clear opening width doors to all habitable rooms
- Meets Liveable Housing Australia 'Platinum' standard

#### BUILDING TYPES

Participants that are deemed eligible for SDA will, as part of their NDIS Plan, most probably have detailed what building type they have been funded for.

There are four types of building that can be SDA:

##### APARTMENT

Apartments are self-contained units that are part of a larger residential building. Apartments are typically built above or below another dwelling. Self-contained dwellings that are separated from other dwellings by walls alone are not apartments but are likely to be a villa, duplex or townhouse.

##### VILLA, DUPLEX OR TOWNHOUSE

Villas, duplexes and townhouses are dwellings for one, two or three residents, which are generally separate but semi-attached properties within a single title or strata-titled land area. Dwellings are separated by a fire-resistant wall (fire-resistance isn't required for existing housing).

##### HOUSE

Houses are detached, low-rise dwellings with garden or courtyard areas.

##### GROUP HOME

The description of a house above also applies to group homes. Group homes are different from other houses because more people live in them (often four or five long-term residents).

##### SDA PRICE GUIDE

Like other parts of the NDIS, SDA employs a market-based approach by allocating funding to eligible participants. A participant can use that confirmed funding to then source the supports that appeal to them from the market.

For SDA this means the NDIS provides funding through a participant's plan and the participant (often with additional support such as a

Support Coordinator) then finds and applies for the SDA option that best suits their needs.

The SDA Price Guide is a summary of prices that apply to SDA under the NDIS.

The updated SDA Price Guide and calculator, for New Builds, are as follows:

**ANNUAL BASE PRICE PER PARTICIPANT  
FOR POST-2023 NEW BUILDS, WITH  
SPRINKLERS, GST WAS NOT PAID OR  
GST WAS PAID AND INPUT TAX  
CREDITS WERE CLAIMED**

<b>BUILDING TYPE</b>	<b>IMPROVED LIVEABILITY</b>	<b>FULLY ACCESSIBLE</b>	<b>ROBUST</b>	<b>ROBUST WITH BREAKOUT ROOM</b>	<b>HIGH PHYSICAL SUPPORT</b>
<b>Dwellings Without Onsite Overnight Accommodation</b>					
Apartment, 1 bedroom, 1 SDA eligible resident	\$74,850	\$77,156	na	na	\$83,744
Apartment, 2 bedrooms, 1 SDA eligible resident	\$78,929	\$80,665	na	na	\$87,485
Apartment, 2 bedrooms, 2 SDA eligible residents	\$33,978	\$34,808	na	na	\$38,257
Apartment, 3 bedrooms, 2 SDA eligible residents	\$42,242	\$43,431	na	na	\$47,201
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$57,623	\$60,159	\$61,422	na	\$66,988
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$33,299	\$35,141	\$38,247	\$40,324	\$38,732
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$27,031	\$29,123	\$31,508	\$33,620	\$32,246
House, 2 bedrooms, 2 SDA eligible residents	\$64,580	\$66,186	\$73,091	\$78,031	\$77,266
House, 3 bedrooms, 3 SDA eligible residents	\$45,378	\$46,576	\$50,238	\$53,880	\$54,579
Group home, 4 bedrooms, 4 SDA eligible residents	\$37,480	\$38,813	\$42,099	\$44,525	\$45,091
Group home, 5 bedrooms, 5 SDA eligible residents	\$31,235	\$32,443	\$35,745	\$36,696	\$37,687
<b>Dwellings With Onsite Overnight Accommodation</b>					
Apartment, 1 bedroom, 1 SDA eligible resident	\$87,325	\$89,631	na	na	\$96,219
Apartment, 2 bedrooms, 1 SDA eligible resident	\$91,404	\$93,140	na	na	\$99,960
Apartment, 2 bedrooms, 2 SDA eligible resident	\$40,215	\$41,045	na	na	\$44,494
Apartment, 3 bedrooms, 2 SDA eligible resident	\$48,479	\$49,668	na	na	\$53,438
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$60,197	\$62,888	\$65,968	na	\$70,144
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$36,058	\$38,139	\$40,863	\$42,940	\$42,198
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$29,421	\$31,785	\$34,117	\$36,229	\$34,913
House, 2 bedrooms, 2 SDA eligible residents	\$70,671	\$72,061	\$79,208	\$84,148	\$83,871
House, 3 bedrooms, 3 SDA eligible residents	\$48,831	\$49,964	\$54,734	\$58,376	\$58,223
Group home, 4 bedrooms, 4 SDA eligible residents	\$39,894	\$40,976	\$45,045	\$47,471	\$47,766
Group home, 5 bedrooms, 5 SDA eligible residents	\$32,833	\$34,912	\$36,926	\$37,877	\$39,792



## 6. CO-LIVING ACCOMMODATION

### 6.1 OVERVIEW

Co-living is a residential model that accommodates multiple tenants where they have their personal room space but share common communal areas. Residents generally share a common living room, dining room, kitchen, laundry and communal outdoor area.

From a tenant's perspective, co-living has an economic benefit, including lower rent and affordability, along with environmental and social benefits too. Co-living homes are considered sustainable and can offer the resident security along with a greater sense of social belonging.

This residential model is perfect for millennials/young professionals/students, basically anyone who's looking to save up on rent and utility money and doesn't mind sharing common areas with other tenants.

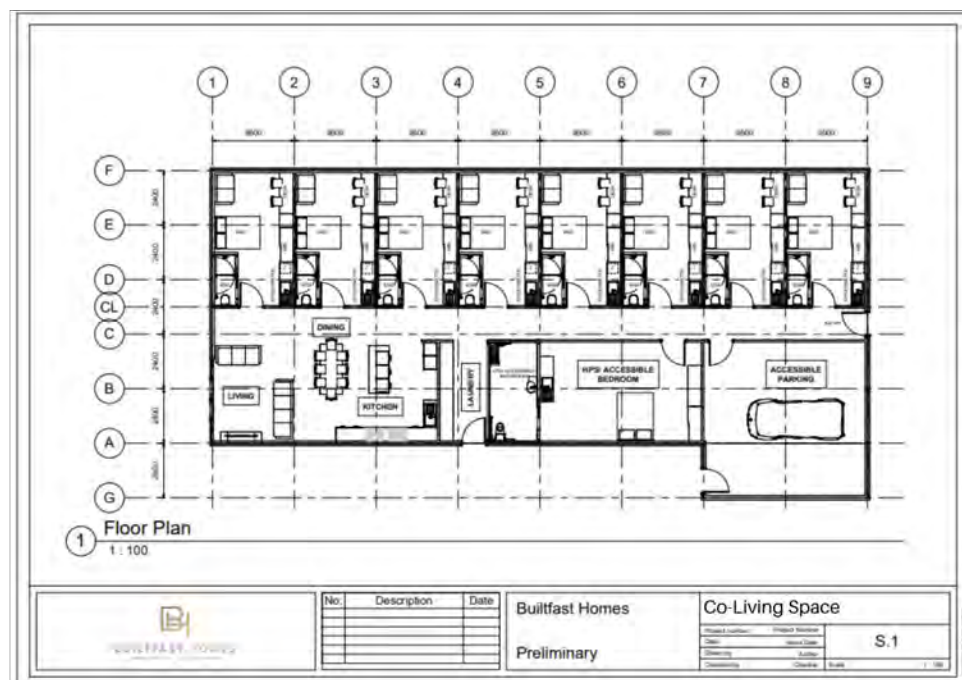
### 6.2 WHY CO-LIVING

Co-living is slightly different to the traditional approach to property development. People often confuse co-living with 'rooming houses' — the main difference is in the council approval process and some other features, including lockable rooms.

The main drawcard for investors is that they can attract higher rent through co-living houses than they might with a single property otherwise, where the additional space is being under-utilised. Utilising the full space in co-living properties is what helps to increase the rental income.

For example, a 4-bedroom property that may advertise at \$600 per week on the standard residential market, with one lease agreement, may fetch \$275 per week per room with nine separate rental agreements, bringing the total income to \$2,475 per week.

Indicative Floor Plan



### 6.3 HOW CO-LIVING WORKS FOR OWNERS

Using a simple example, this can be extrapolated, depending on the number of co-living participants per site:

- There are 9 individual tenants in the Co-living Home all on individual tenancy agreements
- Rental is \$250-\$300 per week per room - dependent on the local market
- Total income is \$2,250-\$2,700 per week
- Comparable income for a standard home is \$450 to \$600 per week
- Homes are fully furnished - tenants just move in (some program managers exclude bedroom furniture)
- Property is fully managed by dedicated program managers
- Co-living Homes delivers significantly greater income than a standard investment property.

### 6.4 THE MARKET

Demand for co-living accommodation comes from a diverse range of people. And, there are a lot of them. Co-living accommodation fills a void in the market for single people from all walks of life seeking quality, personal living solutions.

In the current market, a lot of people are compromising and accepting what they can get rather than what they really want. That is because the supply of accommodation is based on a traditional family-based residential model. A lot of accommodation servicing these segments is simply a room and not much else.

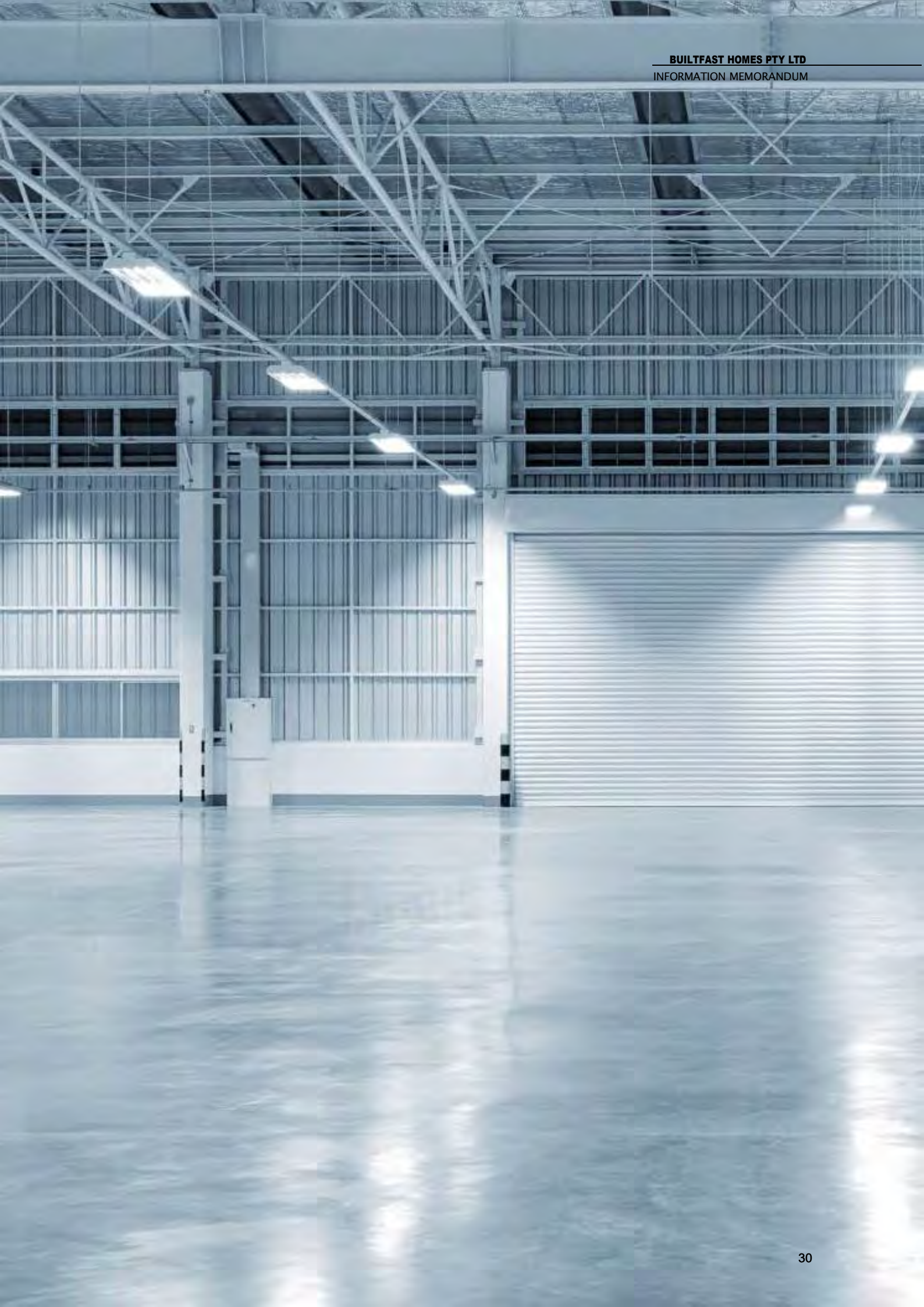
In comparison, a co-living designed house provides:

- A home where people can live with common interests and lifestyles
- Own, dedicated personal space
- Own, private bathroom
- Lockable pantry and storage
- Fully furnished and ready to live in
- Air conditioning
- Realistic rental costs
- Interactive property management

Supply of the 'right' product is very limited v demand. People looking for the 'right' product are prepared to travel a bit further and pay a

bit more to get it because most of all the accommodation on offer out there right now is well below the standards that they are looking for.

There is clear demand (and lots of it) for the right product.



## 7. RISKS OF INVESTING

### 7.1 RISKS

All investments are subject to risk and there are a number of risks which can impact on the performance of your investment, should they occur. Investments may not perform as expected resulting in a loss of capital or income or a failure to meet your investment objectives. Due to a number of potential risks it is possible dividends will not be paid at all or that investors lose all of their capital.

The key assumptions here are that the Company will be able to attract enough investors in a limited amount of time to form enough capital to conduct its investment business. It is also assumed that there will be enough demand for its investment from potential real estate developers. It is also assumed that the Company management has the required skills to perform its role and will perform it as described in this offer document. Before you decide to invest, you should give consideration of the specific risk factors laid out in the Investment Highlights. In addition to those specific risks, below are some general risks related to investing that you should also factor in alongside other information contained in this Information Memorandum.

#### 7.2 PREFABRICATED CONSTRUCTION RELATED RISKS

##### LACK OF CUSTOMIZATION WITH PREFABRICATED CONSTRUCTION

Prefabricated construction involves the mass production of components, which is perfect for apartment buildings, hotels, and subdivision homes, but not for projects where custom designs and sizes are needed. Using prefabricated construction to create unique components can significantly reduce the time and cost advantages.

Customization is the single biggest advantage that on-site construction has over prefabricated construction. Even slight changes in plan designs can have significant costs.

To be read in conjunction with the Builtfast Overview document, which contains a section dedicated to how risk is mitigated.

### 7.3 NDIS / CO-LIVING RELATED RISKS

#### OVERCAPITALISATION RISK

Well-designed SDA-registered and co-living properties can present as any other residential dwelling; however, for the design categories that the Company intends to target, they can be typically up to 20-35% (or higher depending on category and inclusions) more expensive to design and construct. The Company expects this to result in a completed cost for the types of properties it intends to acquire (inclusive of land content) that will typically range up to 10-20% more expensive (or higher) than similar residential dwellings on a like-for-like type and location basis.

There is a risk that if properties associated with the Company investments are unable to be tenanted or sold in the broader market that the additional capital costs associated with building to those requirements may not be able to be recouped.

#### SDA SCHEME RISKS

The possible financial returns for properties in the SDA scheme vary greatly depending on the style, scale and accessibility of the dwellings.

The type of SDA properties delivered into the scheme, the target tenants, demand within a given location and overall amenity of the housing location can all impact the returns the Company is able to generate. Particular accommodation settings may have higher vacancy rates in the longer term.

Whilst these risks are carefully considered during the due diligence phase of asset opportunity consideration, and there are mitigation measures that can be taken for such risks, they must be contemplated when making a decision to invest in the Company.

### 7.4 SPECIFIC RISKS

#### DEPENDENCE UPON KEY PERSONNEL

The Company depends on the talent and experience of the Company's personnel as its primary asset. Should any of its key personnel leave, this may have a negative impact on the

Company. It may be difficult to replace them, or to do so in a timely manner or at comparable expense.

The Company's ability to attract and retain personnel will have a direct correlation upon their ability to deliver their commitments and achieve forecast revenues. Additionally, increases in recruitment, wages and contractor costs may adversely impact upon the financial performance of the Company.

#### LIQUIDITY

The Preference shares will not be listed on any stock exchange. As such, there is no secondary market to buy or sell Preference shares .

Therefore, an investment in Preference shares should be considered non liquid. The investors are however free to find their own buyers and the management of the Company will assist in recording such private sales in the Company's share register.

#### OPERATIONAL AND COMPLIANCE RISK

Operational risk relates to the risk of loss resulting from inadequate or failed internal control processes, information technology systems or from external service providers which may impact on the Company's business. The Company is exposed to operational risk including, but not limited to, risks arising from processing errors, fraud, information technology system failures, failure of security and physical protection systems, pricing errors and employee negligence.

### 7.5 GENERAL INVESTMENT RISKS

#### ACCOUNTING STANDARDS

Australian accounting standards are set by the Australian Accounting Standards Board (AASB) and are outside the Directors' and Company's control. Changes to accounting standards issued by AASB could materially adversely affect the financial performance and position reported in the Company's financial statements.

#### FORWARD LOOKING STATEMENTS

This Information Memorandum contains forward looking statements. Those statements are based upon the Directors' current

expectations in regard to future events or results. Actual results may be materially affected by changes in circumstances, some of which may be outside the control of the Company. The reliance that investors place on the forecasts is a matter for their own commercial judgment. No representation or warranty is made that any forecast, assumption or estimate contained in this Information Memorandum will be achieved.

#### GENERAL ECONOMIC CONDITIONS

The Company's operating and financial performance is influenced by a variety of general economic and business conditions including the level of inflation, interest rates and government fiscal, monetary and regulatory policies.

Prolonged deterioration in general economic conditions, including an increase in interest rates, could be expected to have a corresponding adverse impact on the Company's operating and financial performance.

#### GOVERNMENT POLICY

The financial performance of the Company may be impacted by change to or changes in interpretation in respect of income tax legislation, GST legislation, stamp duty laws and local government regulations and by-laws related to investment and property developments. Changes in, or the introduction of, any law, regulation or policy affecting the Company's business or the Development (which may or may not have a retrospective effect) may have a material adverse impact on the Company's performance.

#### INTEREST RATE RISK

A reduction in overall interest rates would mean fewer opportunities for the Company to invest money profitably above the Company's target return. This would adversely impact the Company's ability to provide returns to investors.

#### REAL ESTATE MARKET DOWNTURN

While the Company believes that real estate projects in Capital cities in Australia will continue to command strong demand and lead

to successful outcomes, it cannot predict with certainty the exact state of real estate market in the future. Investors should note that past performance may not be necessarily achieved in the future and a downturn in the real estate market may have a material adverse impact on the Company's performance.

#### TAXATION RISKS

A change to the current taxation regime in Australia or overseas may affect the Company and its Shareholders.

Personal tax liabilities are the responsibility of each investor. The Company is not responsible either for taxation or penalties incurred by investors.

## 8. FINANCIALS

### 8.1 BALANCE SHEET

The Company was incorporated for the purpose of constructing a selection of NDIS related real estate opportunities, and has no history prior to, this Information Memorandum. The unaudited balance sheet of the Company at 15 September 2024 is summarised hereunder together with a pro-forma balance sheet that adjusts the assets and liabilities of the Company at that date and reflects the offer and the issue of Preference shares pursuant to this Information Memorandum.

#### PRO-FORMA

	Unaudited (\$A)	(Minimum Subscription)	(Maximum Subscription)
Assumptions	15/09/2024	15/09/2024	15/09/2024
<b>ASSETS</b>			
Current Assets			
Cash and cash equivalents	100	300,100	3,500,100
Non-current Assets			
Allocation to prefabricated construction business	0	2,000,000	5,500,000
Available for Property Investments in SPV's	0	700,000	6,000,000
<b>TOTAL ASSETS</b>	<b>100</b>	<b>3,000,100</b>	<b>15,000,100</b>
<b>LIABILITIES</b>			
Trade and other payables	0	0	0
<b>TOTAL LIABILITIES</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET ASSETS</b>	<b>100</b>	<b>3,000,100</b>	<b>15,000,100</b>
<b>EQUITY</b>			
Contributed equity	100	3,000,100	15,000,100
Retained earnings	0	0	0
<b>TOTAL EQUITY</b>	<b>100</b>	<b>3,000,100</b>	<b>15,000,100</b>

### 8.2 ASSUMPTIONS USED IN COMPLETING THE PRO -FORMA BALANCE SHEET

The pro-forma balance sheet has been prepared consistently with the Company's accounting policies.

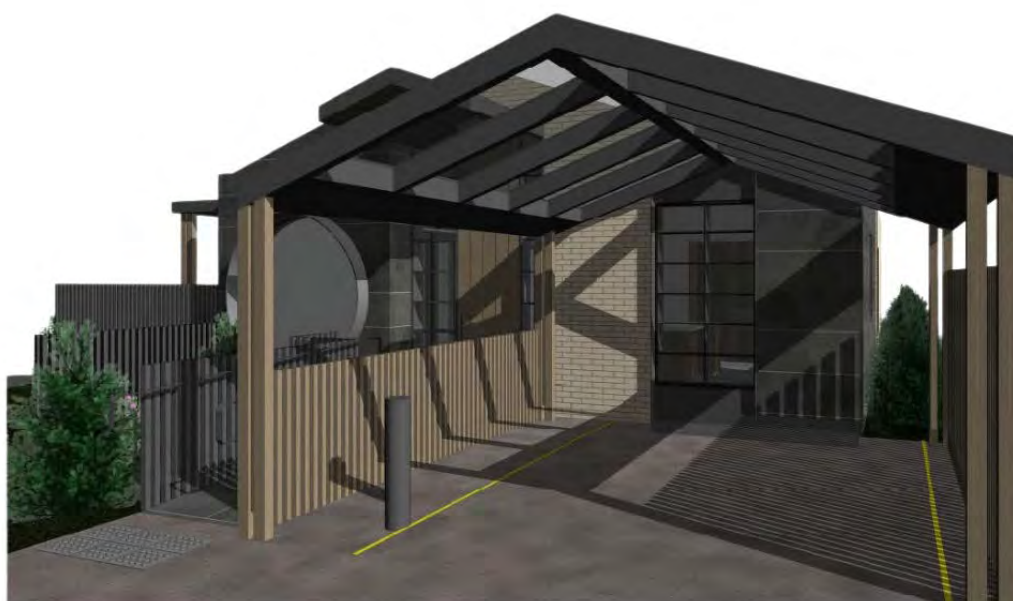
The pro-forma balance sheet shows the financial effects on the Company as if the following transactions had taken place as of 15 September 2024:

Receipt of \$15,000,000 from the offer (Maximum Subscription)

### 8.3 USE OF FUNDS

Following the Offer, the Company intends to apply the available funds as follows:

Proposed use of funds	Min Subscription	Max Subscription
Investments in property SPV's	\$700,000	\$6,000,000
Prefabricated Construction Business		
Equipment / Setup	\$600,000	\$2,000,000
Materials	\$600,000	\$2,000,000
Operating Costs	\$800,000	\$1,500,000
Working Capital	\$300,000	\$3,500,000
<b>TOTAL FUNDS ALLOCATED</b>	<b>\$3,000,000</b>	<b>\$15,000,000</b>





## 9. MANAGEMENT

### BUILTFAST HOMES PTY LTD

Builtfast Homes Pty Ltd is a private company incorporated in Victoria.

### DIRECTORS / MANAGEMENT

#### JAMES PASTRAS - DIRECTOR

James has been working in the Real Estate industry for over 40 years. Having worked across property amalgamation, property sales and as a buyer's advocate, James has seen millions of dollars' worth of property transactions in his vast career.

Having held a real-estate license in Victoria and a current officer in effective control of Raine & Horne Project Marketing, James is very well versed in property selection with an unparalleled understanding of both the positive and negative considerations involved in the selection criteria. This has been of particular value to first time investors seeking guidance and trust.

James's experience extends to:

- General real estate and agency management
- Buyer's advocate - sourcing property for his clients' specific requirements
- Land and property amalgamation for large residential and commercial development projects
- Residential and commercial property development and construction
- Residential market appraisals and valuations
- Land subdivisions
- Property investment
- Residential and commercial leasing
- Feasibility studies for development projects

James's fundamental belief is that property is one of the best investment vehicles available to first-time and astute investors alike and believes the old saying 'Safe as Houses' will continue to be strongly used for many years to come.

#### GUS QUIROGA - DIRECTOR

Gus is a transformational leader with solid evidence of establishing new businesses, accelerating growth, opening new markets and innovating new revenue streams. An intuitive and entrepreneurial executive, he has succeeded at both major enterprise (e.g IBM, BHP, Microsoft) and scale-up businesses through market analysis, development of GTM strategy, design and implementation of business development activities and leading from the front.

Over a 25 year plus career he has worked in Asia, Europe, Australia and the Americas. Starting as an individual sales contributor, he rose to lead cross-functional teams in both direct and matrix structures where he has been responsible for \$100m plus budgets, P&L and teams as large as 600 people.

Focused on digital SW and technology, he works in financial services, retail and consumer goods where he is a trusted advisor to CEO's and Senior Business leaders.

- People: his culture focus has increased engagement and reduced churn in many roles
- Entrepreneurial: \$18m in 18 months, 10k new leads, ASEAN and LATAM new markets
- Operational: established business rhythms and GTM strategies to meet business objectives
- Business Development: helps people make money and leads from the front when required
- Thought Leader: eminence and brand building through media and opinion pieces (e.g Forbes)
- Technical: Digital Banking, Cloud, Data modernization, AI, automation and Blockchain.

#### INVESTMENT REVIEW COMMITTEE

The board of directors will also form the investment review committee.

The directors may use their discretion to determine that additional independent parties may also be appointed to the investment review committee where deemed appropriate.

#### OTHER KEY PERSONNEL & CONSULTING TEAM

##### TREVOR RITCHIE - GENERAL MANAGER

Trevor is a well-rounded Manager with over 30 years' experience. With a range of project experience with top tier contractors and consultancies, he has been exposed to major capital projects both within Australia and Internationally. Trevor will lead a team of skilled Engineering and Technical staff who will deliver the new building method over multiple projects.

Trevor has been involved in the drafting and design sector for his entire working life. He has particular skills in the software field where he has excelled in both the operation and customising area. He has an Associate diploma of Engineering (Mechanical Design) and a Cert IV in Surveying. He was secured by Autodesk back in 2012 and quickly rose to be one of their best salesmen in this region because he understood and had used the software.

Trevor's wide-ranging experience is hard to match and he will be a pivotal member of the development team moving forward.

##### PETER COCCIARDI - DESIGN MANAGER

Peter has been involved in design and drafting for over 40 years. He has been the director of some of Australia's leading drafting companies specialising in Building Information Modelling and was the owner and managing director of the first Australian company in the drafting / modelling sectors to secure ISO 9001 accreditation.

Peter has a reputation for finding solutions for geometrically complex structures. He was BIM Director Structural for the CITY of DREAMS project in Macau for the Packer group. His company modelled the three large exhibition

hall roofs for the Marina Bay sands project in Singapore. His company was assigned as the project managers for a 653-acre resort project in Fiji.

In more recent years he has designed and secured worldwide patents for a series of spherical shaped irrigation valves that have been described as a breakthrough in design.

Peter is responsible for the development of the new building method and holds a 50% stake in the IP which he is currently working on to again secure a worldwide patent.

He is also the managing director for a small family owned and operated business involved in the sale of stock water management systems which he also designed and patented.

##### ROBERT PARTON – SECRETARY

Commencing his career in 1987, Robert spent almost 20 years providing business analysis and management at companies including BHP, Kraft Foods, Crane Group, Mitre 10 and PDL Electronics (now part of the Schneider Electric Group).

Robert is a qualified accountant B.Bus (Acc) with over 25 year's membership with CPA Australia.

Since 2006, Robert has been providing corporate advisory services utilising his extensive experience in business management, project evaluation and capital- raising across many sectors including real estate, clean-tech, IT and manufacturing sectors. He has been involved in transaction management from sourcing, analysis and due diligence evaluation through to settlement.

Robert currently serves as a director of ASX-listed Red Mountain Mining Limited (RMX), as well as an unlisted pooled development fund. He has previously served on the board of the following ASX-listed companies: Pure Minerals Limited; Basper Limited; Telesso Technologies Limited; Motopia Limited and Viculus Limited.

## ADDITIONAL KEY CONSULTANTS

- SDA Provider – likely to involve multiple parties determined by location and project suitability
- Construction – Lighthouse Commercial
- Valuer – Quadrin Valuations
- Quantity Surveyors – Drawdown Partners
- Mezzanine Financier – Wealthpool Group.



## OPERATIONAL ROLES AND RESPONSIBILITIES

<b>BUSINESS UNIT</b>	<b>ACTIVITIES</b>	<b>KEY PERSONS</b>
Business Development & Operations	<ul style="list-style-type: none"> <li>Promote business to developers</li> <li>Raise interest from investors</li> <li>Manage investor updates</li> <li>Securing 1st mortgage funding for construction and hold phases</li> <li>Mezzanine loan introductions for the construction stage of each project</li> <li>Manage Company compliance</li> <li>Oversee administration</li> </ul>	Board and external consultants
Investment Review Committee	<ul style="list-style-type: none"> <li>Manage investment process</li> <li>Due diligence of all funding proposals</li> <li>Assess project feasibility against investment mandate</li> <li>Make discretionary calls via voting process against projects that meet the mandate but may present an unmanageable risk</li> <li>Review and investigate financial position and background of prospective borrowers</li> </ul>	Board
Prefabricated Construction Operations	<ul style="list-style-type: none"> <li>Factory establishment</li> <li>Site lease</li> <li>Appointment of consultants for establishment stage</li> <li>Operational oversight</li> <li>Forecast vs actual analysis</li> <li>Regular operational discussions/feedback</li> </ul>	Board and external consultants
Development Status Reviews	<ul style="list-style-type: none"> <li>Project status evaluation</li> <li>Site acquisition</li> <li>Appointment of consultants for planning stage</li> <li>Construction oversight</li> <li>Forecast vs actual analysis</li> <li>Regular project discussions/feedback</li> </ul>	Board and external consultants
Financial Control	<ul style="list-style-type: none"> <li>Manage accounts and cash flow</li> <li>Ongoing monitoring of outstanding loans and open risk positions</li> <li>Manage collections</li> <li>Work with auditors</li> </ul>	Board and external consultants

## SDA PROVIDER ROLES AND RESPONSIBILITIES

Roles include:

- Provision of input for proposed project sites and geographic target areas
- Provision of input for preferred site accommodation configuration
- Per site – provide a management fee proposal for inclusion in the NDIS lease and pre-lease agreements (anticipated in the 12.5-15% range, but may vary outside this range subject to site specifics)
- Manages the handover at completion for NDIS participants
- On-going SDA management and reporting to Company



## 10. ADDITIONAL INFORMATION

### UPDATED INFORMATION

Where there is a change to information which is not material to investors, we will make this updated information available on the Builtfast Homes website at

<https://www.builtfasthomes.com.au> (Updated Information).

If you require a paper copy of any Updated Information please contact us and it will be provided without charge on request.

While this Information Memorandum and any Updated Information are up to date at the time of preparation, changes may be made to the Company from time to time. You should ensure that you keep up to date with the latest information on the Company. The changes refer only to those which will not be material to investors.

### DISCLOSING ENTITY

The Company may become a disclosing entity in which case the following arrangements will apply.

As a disclosing entity, the Company will be subject to regular reporting and disclosure obligations. Copies of documents lodged with ASIC may be obtained from, or inspected at, an ASIC office. You will have the right to obtain various financial reports lodged with ASIC for the Company.

We will satisfy our continuous disclosure obligations for the Company by publishing material information on the Builtfast Homes website at <https://www.builtfasthomes.com.au>

Any material information affecting the Company will be placed on our website.

Accordingly, given the disclosure of material information will be made on our website; we will not be required to lodge continuous disclosure notices for the Company with ASIC.

### LITIGATION

As at the date of this Information Memorandum, the Company is not involved in any legal proceedings and the Directors are not

aware of any legal proceedings pending or threatened against the Company.

### FINANCIAL FORECASTS

The Company is relying on the historical performance of the NDIS and co-living related real estate opportunities as one of its criteria to decide if it should invest the money raised using this offer in those projects or projects of that kind. However historical performance cannot be relied on to predict future performance.

The Directors have considered the matters set out in ASIC Regulatory Guide 170 and believe that they do not have a reasonable basis to forecast future earnings on the basis that the operations of the Company are inherently uncertain. Accordingly, any forecast or projection information would contain such a broad range of potential outcomes and possibilities that it is not possible to prepare a reliable best estimate forecast or projection.

### INTERESTS OF EXPERTS AND ADVISERS

Except as set out in this Information Memorandum, no person named in this Information Memorandum as performing a function in a professional, advisory or other capacity in connection with the preparation or distribution of this Information Memorandum:

has any interest or has had any interest during the last two years, in the formation or promotion of, or in property acquired or proposed to be acquired by in connection with its formation or promotion, or the Offer of the Preference shares; and

the Company may pay a capital raising or introduction fee to referral partners for introducing investors to the Company.

### INTERESTS OF DIRECTORS

Other than set out elsewhere in this Information Memorandum:

no Director or proposed Director of the Company has, or has had in the two years

before lodgement of this Information Memorandum, any interest in the formation or promotion of, or the Offer of Preference shares, or in any investment proposed to be made in connection with information or promotion of the Offer of the Preference shares ; and

no amounts have been paid or agreed to be paid and no benefit has been given or agreed to be given to any Director or proposed Director of the Company either to induce him or her to become, or to qualify him or her as a Director, or otherwise for services rendered by him or her in connection with the promotion or formation of the Company or the Offer of Preference shares.

The Directors may apply for Preference shares under the offer.

#### SHAREHOLDINGS

The Directors of the Company or their associates have the following beneficial interest in the securities in the Company at the date of this Information Memorandum:

#### DIRECTOR OR RELATED ENTITY SECURITIES HELD

##### **James Pastras**

75,000,000 ordinary shares

The Directors may apply for Preference shares under the Offer.

#### PAYMENTS TO DIRECTORS

The expenses of operating the Company and putting this offer together are being paid by the Company.

#### RELATED PARTY TRANSACTIONS

The Directors of the Company have been involved in the real estate development sector and have long standing dealings with various industry partners.

It may be possible that an opportunity presented for consideration may have connections to the management of the Company. However, each investment will be made on commercial arm's length basis only and any investment which involves any related party dealings will be highlighted to investors

as part of the continuous updates the Company provides to investors. The related party associated with the investment proposal will recuse themselves from any involvement in the decision making process relating to that application.

Every investment would have to go through the investment review committee's strict selection criteria.

#### EXPENSES OF THE OFFER

The total estimated expenses of the offer payable by the Company, including ASIC fees, accounting fees, legal fees, printing costs, public relations costs, audits and other miscellaneous expenses are estimated to be approximately \$10,000. The Company will pay the expenses directly from the funds raised under this Offer.

#### PRIVACY

Investors will be required to provide personal information to make an investment in the Company.

The Company and their service providers may collect, hold and use potential investors' personal information in order to assess applications, service the needs of prospective and actual investors, service the needs of the Company and for other purposes permitted under the Privacy Act 1998 (Cth).

Tax and company law also require some specific information to be collected in connection with applications and to provide this to certain Government authorities.

#### REPORTING AND CERTIFICATION

Your investment balance and transactions will be recorded on the Builtfast Homes website which will be accessible using your username and password.

When you make a successful investment in the Company, you will be provided with an electronic unit certificate showing your holdings in the Company. In addition to balance and transactions available on the Builtfast Homes website you will also be provided with the following periodic reports:

an annual report with tax components; and  
Quarterly Update reports with any repayments  
and/or any updates about the Development.

#### ELECTRONIC INSTRUCTIONS

If an investor instructs the Company by electronic means, such as facsimile, email or internet the investor releases the Company and the Company management from and indemnifies the Company or the Company management against, all losses and liabilities arising from any payment or action the Company or the Company management makes based on any instruction (even if not genuine) that the Company or the Company management receives by an electronic communication bearing your representation and which appears to indicate to the Company or the Company management that the communication has been provided by the investor eg. a signature which is apparently the investor's and that of an authorised signatory for the investment or an email address which is apparently the investor's.

The investor also agrees that neither they nor anyone claiming through them has any claim against the Company or the Company management in relation to such payments or actions. There is a risk that a fraudulent withdrawal request can be made by someone who has access to an investor's username and password and a copy of their signature or email address. Please exercise caution.

#### ELECTRONIC INFORMATION MEMORANDUM

This Information Memorandum is available in electronic form at

<https://www.builtfasthomes.com.au>

We will send, on request, any person receiving this Information Memorandum electronically, a paper copy of the Information Memorandum free of charge during the period of the Offer. Applications must be made by completing the Application Form in accordance with the instructions in this Information Memorandum.

Preference shares cannot be issued unless you complete the Application Form.

The Application Form contains a declaration that you have personally received the complete and

unaltered Information Memorandum prior to completing the Application Form. You should read this Information Memorandum in its entirety before completing the Application Form.

We will not accept a completed Application Form if we have reason to believe that the applicant has not received a complete paper copy or electronic copy of the Information Memorandum, or if we have reason to believe that the Application Form or electronic copy of the Information Memorandum has been altered or tampered with in any way.

While we believe that it is extremely unlikely that during the period of the Offer the electronic version of this Information Memorandum will be tampered with or altered in any way, we cannot give any absolute assurance that this will not occur. If you are in doubt about the validity or integrity of an electronic copy of the Information Memorandum you should immediately request a copy of the Information Memorandum directly from us or your adviser.

#### GOVERNING LAW

This Information Memorandum, the Offer and the contracts formed by the acceptance of Applications under the Offer are governed by the laws in force in the State of Victoria. The Company and each Applicant submit to the non-exclusive jurisdiction of the courts of Victoria.



## 11. GLOSSARY

### ACTUAL RETURN

The annualised return actually earned by the Company in respect of a Loan over the Investment Period.

### APPLICATION FORM

The investment Application Form accompanying this Information Memorandum; which you must complete in order to become an Investor in the Company.

### ASIC

The Australian Securities and Investments Commission.

### BUSINESS DAY

A day which is not a Saturday, Sunday or a gazetted public holiday in Melbourne.

### GROSS REALISATION VALUE

The value (net of GST) of the development stock upon completion of the project.

### HOLDER / INVESTOR

A person who holds a Preference Share.

### INFORMATION MEMORANDUM

This Information Memorandum relating to an investment in the Company.

### LENDER

Means a company, or entity, that provides loan funding to the Company or any of its SPV's.

### LOAN

Means a loan advanced to the Company by a Lender.

### LOAN TERM

The term of any underlying Loan.

### SHARES

The Preference shares in the Company

## 12. IMPORTANT NOTICES AND DISCLAIMERS

### ABOUT THIS INFORMATION MEMORANDUM

This information memorandum (the "Information Memorandum") contains information about Builtfast Homes Pty Ltd (the "Company" or "Builtfast Homes") and is dated the date 15<sup>th</sup> September 2024 (the "Issue Date").

This Information Memorandum is issued by the Company, and is intended solely for the use of the person to whom it has been delivered (the "Recipient"), for the purpose of evaluating a possible investment in Preference shares in the Company. It is not to be reproduced or distributed to any other person (other than professional advisers of the Recipient) without the Company's prior consent.

### PERSONS TO WHOM THIS OFFER IS OPEN

Offers made under this Information Memorandum are made to "wholesale clients", within the meaning of the Corporations Act 2001 (Cth) (the "Corporations Act"). This Information Memorandum is not, and is not required to be, a disclosure document, product disclosure statement or prospectus (within the meaning of the Corporations Act). This Information Memorandum may not contain the same level of disclosure as those documents and has not been, and is not required to be, lodged with the Australian Securities and Investments Commission ("ASIC").

This Information Memorandum is not a recommendation to invest in the Company and may not include all of the information that a prospective Investor needs to make an investment decision.

### UPDATING THIS INFORMATION MEMORANDUM

The information in this Information Memorandum is up to date as at the Issue Date. The Company may amend or withdraw

this Information Memorandum at any time and may issue a new or amended Information Memorandum from time to time. If the Recipient is unsure about anything contained in this Information Memorandum or has questions, please contact the Company.

**THIS IS NOT INVESTMENT ADVICE; YOU SHOULD SEEK YOUR OWN FINANCIAL ADVICE**

None of the Company or any of its officers, employees, agents, delegates, advisors, consultants, contractors or other representatives and/or any of its respective related entities, associates and/or affiliates (the "Company Persons") takes into account the individual circumstances of any Recipient, nor does any Company Person give financial product advice with respect to this Information Memorandum or investment in the Company. Accordingly, Recipients should make their own enquiries and obtain professional legal, financial, accounting and taxation advice before making an investment decision with respect to the Company. An investment in the Company is subject to investment and other risks, including loss of income and capital invested.

To the extent permitted by law, no Company Person accepts any responsibility or liability (including in respect of negligence) for any loss or damage suffered or incurred by a Recipient or any other person or entity however caused arising from or in connection with any act or omission directly or indirectly in reliance upon or relating in any way to this Information Memorandum, including without limitation the information contained in it, and from any errors or omissions however caused by the Recipient or any other person or entity placing any reliance on this Information Memorandum, its accuracy or reliability, and for the avoidance of doubt this exclusion of liability includes any cost, expense, loss or other liability directly or indirectly arising from or in connection with any omission from or defects, or any failure to correct any information, in this Information Memorandum or any other communication

(oral or written) about or concerning the same, or the Company.

#### NO REPRESENTATIONS

Other than to the extent required by law, no Company Person makes any representations or warranties, express or implied, as to the accuracy or completeness of any of the information contained in this Information

Memorandum or any other information (whether in writing or otherwise) which may subsequently be made available to a prospective Investor ("Subsequent Information") and each Company Person expressly disclaims any and all liability relating to or resulting from the use of this Information Memorandum and/or such other Subsequent Information by the Recipient.

#### FINANCIAL DETAILS

All monetary amounts in this Information Memorandum are in Australian dollars unless otherwise specified.

This Information Memorandum may include information regarding the past performance of various entities. Prospective Investors should be aware that past performance may not be indicative of future performance.

This Information Memorandum may contain assumptions, information, opinions, estimates and forecasts. Except to the extent implied by law, no Company Person makes any representation or warranty as to the validity, certainty or completeness of any of the assumptions or the accuracy of the information, opinions, estimates or forecasts contained in this Information Memorandum. No Company Person guarantees the rate of capital or income return of any investment in the Company, the meeting of the objectives of the Company, or the performance of the Company.

#### AUSTRALIAN INVESTORS ONLY

This Information Memorandum does not constitute, and may not be used for the purpose of, an offer or solicitation in any jurisdiction or in circumstances in which such

offer or solicitation is not authorised or where a regulated disclosure document is required.

No person receiving a copy of this Information Memorandum in any jurisdiction may treat it as constituting an offer or invitation to that person to apply for Shares unless, in the relevant jurisdiction, such an offer or invitation could lawfully be made to the person.

**THIS INFORMATION MEMORANDUM IS IMPORTANT AND SHOULD BE READ IN ITS ENTIRETY BEFORE DECIDING WHETHER TO INVEST IN THE COMPANY.**

## 13. HOW TO APPLY

Applications may only be made on the Application Form attached to or accompanying this Information Memorandum or on its paper copy form as downloaded in its entirety from.

By making an application, you declare that you were given access to this information Memorandum, together with an Application Form.

Subject to Board discretion. Applications must be for a minimum of \$200,000 worth of Shares (200,000 Shares). You may complete a paper copy of the Application Form or, alternatively, may apply for Shares online by following the instructions on the website. Payment of application money must be made electronically by EFT to our applications account within 48 hours of lodging the Application Form.

<b>NAME OF ACCOUNT</b>	<b>BUILTFAST HOMES PTY LTD</b>
BSB	063-106
Account Number	1088 9795
Bank	COMMONWEALTH
Reference Number	<Investor Name> (Include reference while setting up a transfer)

The application form also contains details of how to pay your application money by EFT. When you apply to invest, your money is held in our applications account until we accept your application. We have an absolute discretion to reject any application and are not required to give a reason. If your application is rejected, we will refund all the funds you have transferred to our applications account.

We will only proceed with an Offer where valid applications have been received for the minimum number of Redeemable Preference Shares offered under this Information Memorandum. If valid applications have not been received for the minimum number of Redeemable Preference Shares offered within three months of the date of this Information Memorandum, we will repay all application moneys in their entirety, so that you will not receive less than the amount of your application money, or extend the offer period subject to compliance with the Corporations Act.

Similarly, if your application is declined, your application money will be returned promptly, you will not receive less than the amount of your application moneys. Redeemable Preference Shares will be issued prior to completion of the investment to which this Information Memorandum relates. Any interest earned on the application money will form part of the assets of the Company.

## **FURTHER INFORMATION ABOUT THE APPLICATION PROCESS**

### **AML-CTF**

As a part of the application, investors will be required to provide client identification materials to comply with Anti-Money Laundering and Counter Terrorism Financing (AML-CTF) legislation. In addition to the client identification material and documents required to be included with an investor's application form, the Company may require further information or documentation from an investor at any time in order to satisfy obligations under AML-CTF legislation.

### **APPLICATION FORM**

By completing and submitting the application form, applicants provide certain acknowledgements to the Company, such as having fully read and fully understood the Information Memorandum and specifically the risk factors.

### **ACCEPTANCE OF APPLICATIONS**

The Company may decide in its absolute discretion to accept or reject an investor's application for Redeemable Preference Shares or may decide not to proceed with the investment.

## **INVESTMENT IN THE COMPANY**

Applications to invest in the Company will be processed on a "first come, first served" basis. Depending on the demand for the investment, an investor's investment in the Company may be reduced or refused.

### **REPORTING**

You will receive written confirmation of your purchase of Redeemable Preference Shares as well as the following regular updates:

- A quarterly update on key investor information containing information relating to your Redeemable Preference Shares and the status of the Development; and;
- An annual periodic statement.

## PUBLIC OFFER APPLICATION FORM

### SECTION 2: APPLICANT(S) DETAILS

#### A INDIVIDUAL INVESTOR, JOINT INVESTOR 1, FUND MANAGER 2, TRUSTEE1 OR COMPANY DIRECTOR 1

TITLE	<input type="text"/>	GIVEN NAME(S)	<input type="text"/>
SURNAME	<input type="text"/>		
DATE OF BIRTH	<input type="text" value="D"/> <input type="text" value="D"/>	/	<input type="text" value="M"/> <input type="text" value="M"/>
		/	<input type="text" value="Y"/> <input type="text" value="Y"/>

#### B INDIVIDUAL INVESTOR, JOINT INVESTOR 2, FUND MANAGER 2, TRUSTEE1 OR COMPANY DIRECTOR 2

TITLE	<input type="text"/>	GIVEN NAME(S)	<input type="text"/>
SURNAME	<input type="text"/>		
DATE OF BIRTH	<input type="text" value="D"/> <input type="text" value="D"/>	/	<input type="text" value="M"/> <input type="text" value="M"/>
		/	<input type="text" value="Y"/> <input type="text" value="Y"/>

#### TFN (INDIVIDUAL AND JOINT INVESTORS ONLY)

A	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	B	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
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If any of the investors above are exempt from providing a TFN, please provide the reason for the exemption:

#### C NAME OF INVESTING COMPANY, ASSOCIATION, BODY OR TRUSTEE COMPANY IF APPLICABLE

ABN

TFN

## PUBLIC OFFER APPLICATION FORM

### D ACCOUNT DESIGNATION (NAME OF SUPER FUND, TRUST, OR OTHER ENTITY OR PERSON)

ABN

TFN

If exempt from providing a TFN and/or ABN, please provide the reason for the exemption:

### AML/CTF REQUIREMENTS

If investing via a Financial Adviser they will provide the Trustee the necessary verification otherwise you need to lodge the following information.

#### INDIVIDUALS

Original or Certified Copy of one of the following:

- Australian or Foreign Driver's License (containing photograph)
- Australian or Foreign Passport.

OR

Original or Certified Copy of one of the following:

- Australian or Foreign Birth Certificate
- Australia or Foreign Citizenship Certificate

PLUS an Original of one of the following that are not more than 12 months old

- A notice from the Australian Taxation Office containing your name and address
- A rates notice from local government or utilities provider

Foreign documents must be accompanied by Accredited Translation into English

### PARTNERSHIPS

Original or Certified Copy of

- The Partnership Agreement
- Minutes of a Partnership Meeting
- For one of the Partners, the individual documents (see below)

### COMPANY

A Full ASIC Extract i.e. including Director and Shareholder details

### TRUST

PLUS an Original of one of the following that are not more than 12 months old

- The Trust Deed
- List of Beneficiaries
- Individual or Company details for the Trustee (see above)

### DOCUMENT CERTIFICATION

People that can certify documents include the following:

- Lawyer
- Judge
- Magistrate
- Registrar or Deputy Registrar of a Court Justice of the Peace
- Notary
- Police Officer
- Postmaster
- Australian Consular or Diplomatic Officer

## PUBLIC OFFER APPLICATION FORM

### SECTION 3: CONTACT DETAILS

CONTACT PERSON FOR THE INVESTMENT	
FULL NAME	<input type="text"/>
PREFERRED METHOD OF COMMUNICATION	<input type="checkbox"/> EMAIL <input type="checkbox"/> MAIL
EMAIL ADDRESS	<input type="text"/>
MAILING ADDRESS	<input type="text"/>
STATE	POST CODE
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
DAYTIME PHONE NUMBER	AFTER HOUSE PHONE NUMBER
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
FAX NUMBER	MOBILE NUMBER
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

### SECTION 4: ADDITIONAL CONTACT

IF YOU WOULD LIKE SOMEONE OTHER THAN THE CONTRACT OR ADVISOR TO ENQUIRE ABOUT THIS INVESTMENT, PLEASE PROVIDE US WITH THEIR DETAILS HERE	
TITLE	GIVEN NAME(S)
<input type="text"/>	<input type="text"/>
COMPANY (IF APPLICABLE)	<input type="text"/>

### SECTION 5: BANK ACCOUNT DETAILS FOR DISTRIBUTION PAYMENTS

THESE DETAILS ARE RETAINED ONLY FOR THE PURPOSE OF DISTRIBUTION OF FUNDS TO YOU	
NAME OF FINANCIAL INSTITUTION	<input type="text"/>
NAME THAT APPEARS ON THE ACCOUNT	<input type="text"/>
BSB	ACCOUNT NUMBER
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

## PUBLIC OFFER APPLICATION FORM

### SECTION 6: DECLARATION

I/we as Applicant declare (i) that I/we have read the entire Information Memorandum; (ii) that if an electronic copy of the Information Memorandum has been used, that I/we obtained the entire Information Memorandum, not just the application form; and (iii) that I/we have not obtained any personal financial advice from Builtfast Homes nor any of its employees guarantees the performance of the investment, the payment of distributions or the repayment of capital. I/we acknowledge that any investment is subject to investment risk (as per section 7 of the Information Memorandum). I/we confirm that we have provided accurate and complete documentation requested for AML/CTF

### SECTION 7: SIGNING INSTRUCTIONS FOR JOINT APPLICATIONS AND MULTI-DIRECTOR COMPANIES

IF THE APPLICATION IS SIGNED BY MORE THAN ONE PERSON, WHO IS AUTHORISED TO GIVE INSTRUCTIONS TO THE TRUSTEE?			
<input type="checkbox"/> ANY TO SIGN	<input type="checkbox"/> ALL TO SIGN	<input type="checkbox"/> OTHER (SPECIFY)	
SIGNATURE A <div style="border: 1px solid black; height: 30px; width: 100%;"></div>			
NAME <div style="border: 1px solid black; height: 25px; width: 100%;"></div>		DATE <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">D</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">D</div> <div>/</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">M</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">M</div> <div>/</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">Y</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">Y</div> </div>	
IF A COMPANY OFFICER OR TRUSTEE, SPECIFY YOUR TITLE:			
<input type="checkbox"/> DIRECTOR	<input type="checkbox"/> SOLE DIRECTOR	<input type="checkbox"/> TRUSTEE	
<input type="checkbox"/> ANY TO SIGN	<input type="checkbox"/> ALL TO SIGN	<input type="checkbox"/> OTHER (SPECIFY)	
SIGNATURE B <div style="border: 1px solid black; height: 30px; width: 100%;"></div>			
NAME <div style="border: 1px solid black; height: 25px; width: 100%;"></div>		DATE <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">D</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">D</div> <div>/</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">M</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">M</div> <div>/</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">Y</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">Y</div> </div>	
IF A COMPANY OFFICER OR TRUSTEE, SPECIFY YOUR TITLE:			
<input type="checkbox"/> DIRECTOR	<input type="checkbox"/> SOLE DIRECTOR	<input type="checkbox"/> TRUSTEE	
<input type="checkbox"/> ANY TO SIGN	<input type="checkbox"/> ALL TO SIGN	<input type="checkbox"/> OTHER (SPECIFY)	
SIGNATURE B <div style="border: 1px solid black; height: 30px; width: 100%;"></div>			
NAME <div style="border: 1px solid black; height: 25px; width: 100%;"></div>		DATE <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">D</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">D</div> <div>/</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">M</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">M</div> <div>/</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">Y</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">Y</div> </div>	
IF A COMPANY OFFICER OR TRUSTEE, SPECIFY YOUR TITLE:			
<input type="checkbox"/> DIRECTOR	<input type="checkbox"/> SOLE DIRECTOR	<input type="checkbox"/> TRUSTEE	

