

# HAVENBRIDGE DEVELOPMENTS PTY LTD

ABN 39 693 455 122

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## INVESTOR BRIEF

### **Governance-First Housing Investment Pipeline**

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## **IMPORTANT DISCLAIMER**

This document is for informational purposes only and does not constitute financial advice, an offer to sell, or a solicitation to buy securities. Past performance is not indicative of future results. Investors should seek independent financial advice before making investment decisions.

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## **INVESTMENT THESIS**

HavenBridge provides institutional investors with access to Australia's affordable and specialist housing sector through a governance-first delivery model.

### **Key Pillars**

#### **Institutional Governance**

Stage-gated approvals, auditable reporting, probity controls

#### **Policy Alignment**

HAFF, Big Housing Build, state housing initiatives

#### **Social Impact**

Measurable outcomes, community benefit, ESG integration

#### **Risk Management**

Diversified pipeline, structured exits, contingency reserves

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## **PERFORMANCE HIGHLIGHTS (DECEMBER 2025)**

- **\$210M** delivered + pipeline value
  - **98%** stage gate compliance rate
  - **100%** probity compliance across engagements
  - **12-18%** target IRR range (project dependent)
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# INVESTMENT PATHWAYS

Structure	Minimum Ticket	Term	Target Return	Key Features
Project Equity	\$2M+	24-36 months	15-20% IRR	Direct project exposure, monthly reporting, stage gate approvals
Fund Co-investment	\$5M+	36-48 months	12-16% IRR	Diversified portfolio, quarterly distributions, governance oversight
Preferred Debt	\$10M+	18-24 months	8-10% p.a.	Senior secured, monthly interest, first ranking security
Platform Investment	\$20M+	48+ months	20%+ IRR	Strategic partnership, board representation, platform scaling

## DUE DILIGENCE PACKAGE

Available under NDA for qualified investors:

- Financial Models:** Project-level and portfolio financial projections
- Legal Structure:** Investment vehicle documentation and legal opinions
- Governance Framework:** Risk management, compliance, and reporting systems
- Pipeline Analysis:** Current and projected deal flow with risk assessments
- Track Record:** Completed project case studies and performance data
- Team Profiles:** Executive team experience and capabilities

## RISK MITIGATION FRAMEWORK

Risk Category	Mitigation Strategy	Investor Protection
Development Risk	<ul style="list-style-type: none"><li>Stage-gated approvals</li><li>Contingency reserves (10%)</li><li>Fixed-price contracts</li></ul>	Capital call structures, progress milestones
Market Risk	<ul style="list-style-type: none"><li>Pre-leasing requirements</li><li>Government partnerships</li><li>Diverse tenancy mix</li></ul>	Rental guarantees, government covenants
Execution Risk	<ul style="list-style-type: none"><li>Experienced delivery team</li><li>Proven contractors</li></ul>	Performance bonds, liquidated damages

Risk Category	Mitigation Strategy	Investor Protection
	<ul style="list-style-type: none"> <li>• Quality assurance systems</li> </ul>	
<b>Governance Risk</b>	<ul style="list-style-type: none"> <li>• Independent directors</li> <li>• Regular audits</li> <li>• Transparent reporting</li> </ul>	Investor reporting, audit rights, veto rights

## NEXT STEPS FOR INVESTORS

1. **Initial Discussion:** Review investor profile and mandate alignment
2. **NDA Execution:** Confidentiality agreement for detailed information sharing
3. **Due Diligence:** Access to full investment package and management meetings
4. **Term Sheet:** Investment structure and terms negotiation
5. **Documentation:** Legal documentation and closing

## CONTACT INVESTOR RELATIONS

**Email:** [investors@havenbridge.com.au](mailto:investors@havenbridge.com.au)

**Focus:** Institutional investors, family offices, impact capital

**Response Time:** 24 hours for initial inquiries

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