

Opportunity Overview

From Plantation to Product to Prefabrication

14th October 2026

Supported by significant financial contributions from the following:

From Plantation to Product to Prefabrication

1. **Situation:** large and growing market for timber-based building products – structural supply gap

- Existing and growing demand for housing
- Limited domestic supply of vital engineered wood products (EWPs)
- Evolution to prefabrication is accelerating

2. **Opportunity:** value creation through sovereign manufacturing – secure the domestic supply chain

- Transform abundant Australian plantation fibre
- Create value via advanced manufacturing and value adding solutions
- Deliver complementary solutions through supply chain partners

3. **Pathway:** integration, scale and partnerships – beyond products to sustainable delivered solutions

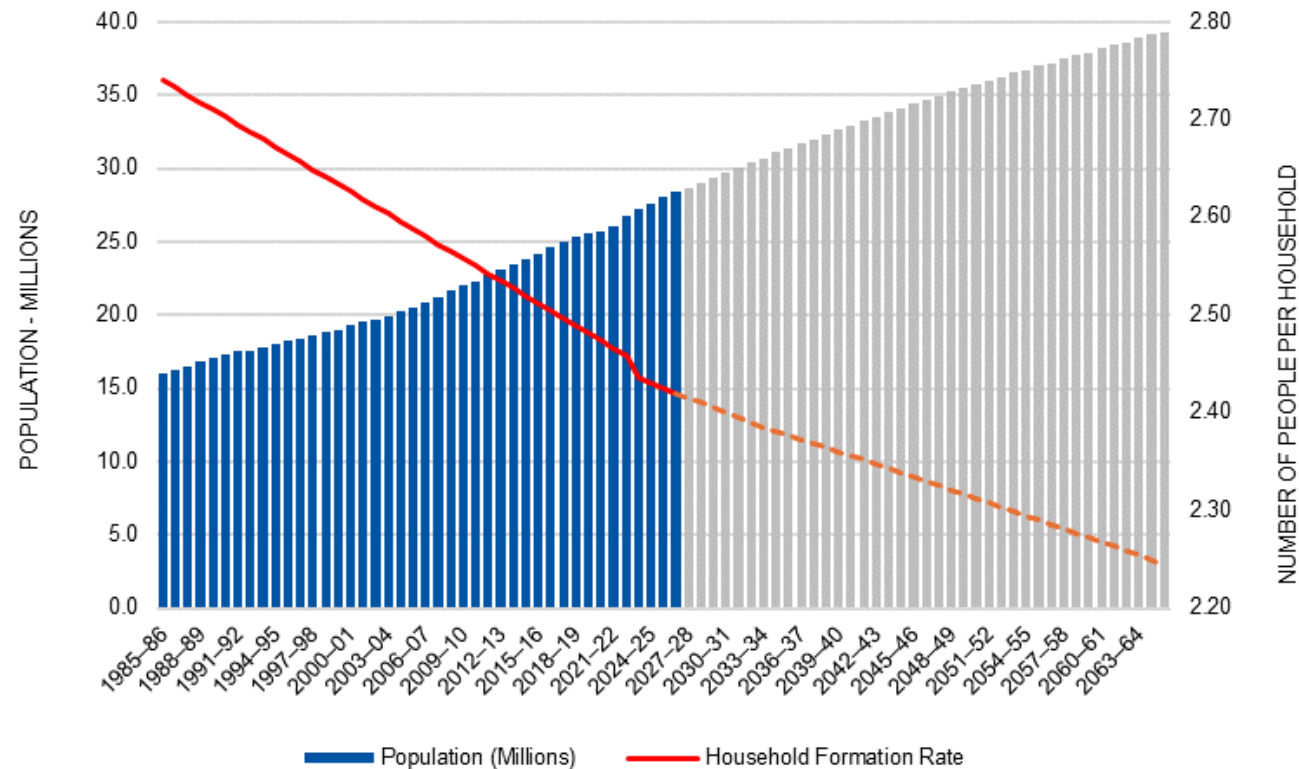
- Scale fibre resource and manufacturing for a growing market
- Integrate production to maximise resource and efficiencies
- Partner with community, workers and unions, Traditional Owners and governments
- Deploy logistics and other infrastructure at scale to deliver to Australian and global markets

A growing population with declining household sizes

**Population Growth
Continuing**

**1.0%
per year to 2050**

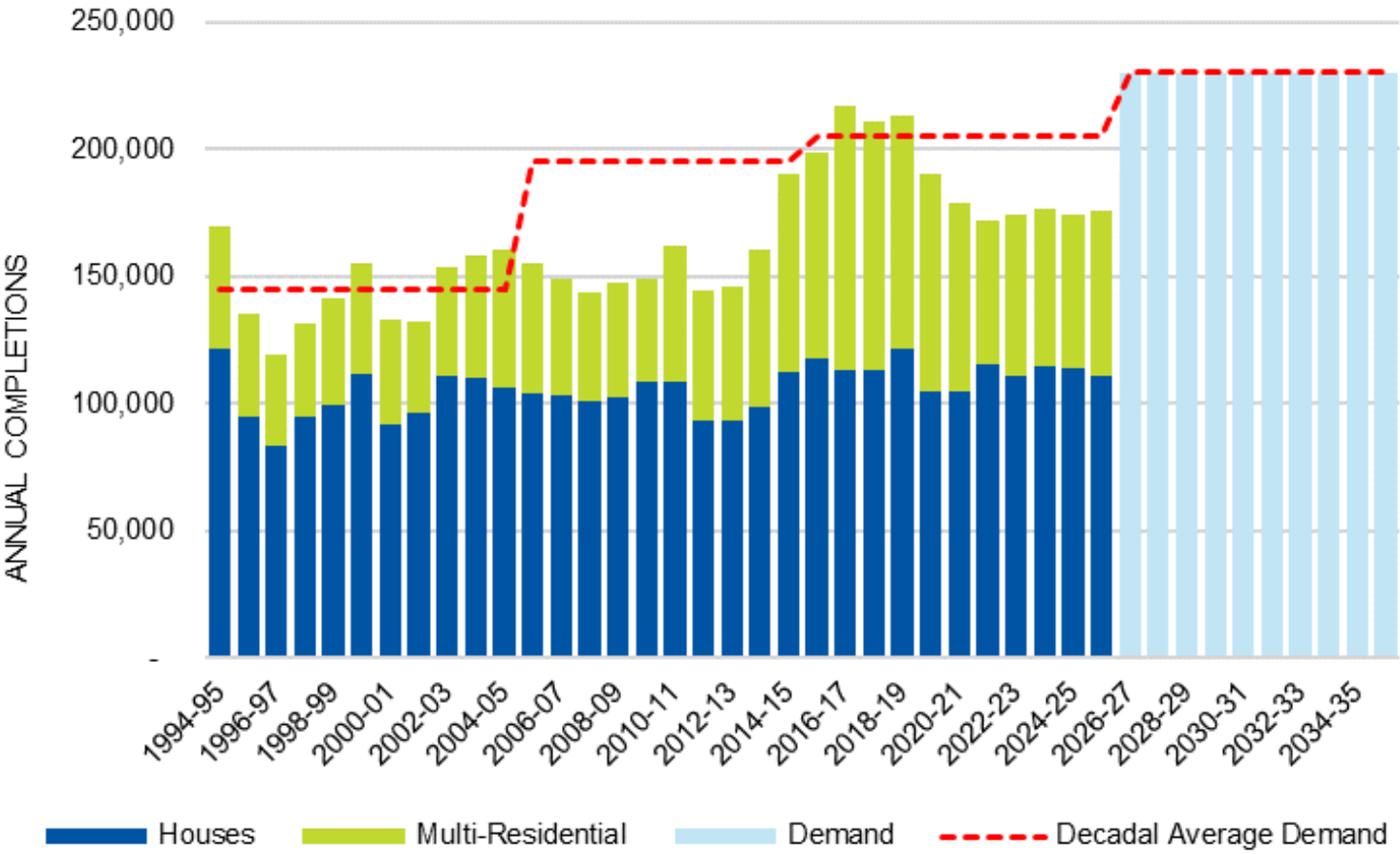
**Number of people
per household
continues to
decline**



**More people in
smaller
households
means increased
housing demand**

Growing supply gap - driving change in housing formats

Housing Completion & Demand: FY95 – FY36 ¹



Above average supply
years delivered by
Multi-Residential
dwellings

Housing Gap

470,000
Dwellings

(2024) ²



Source: (1) ABS, RBA and IndustryEdge, (2) FWPA



The supply gap is becoming worse each year



*Australia needs to deliver >40,000 more dwellings **EVERY YEAR***

***MULTI-RESIDENTIAL** formats will drive required growth*

***PREFABRICATION** unlocks capacity and delivers efficiencies*

Prefabrication is growing at double the rate for general housing



7-8% pa ¹

> Double growth for general construction



Prefabrication is efficient and precise

Precision requires engineered wood

Prefabrication systems demand engineered wood products



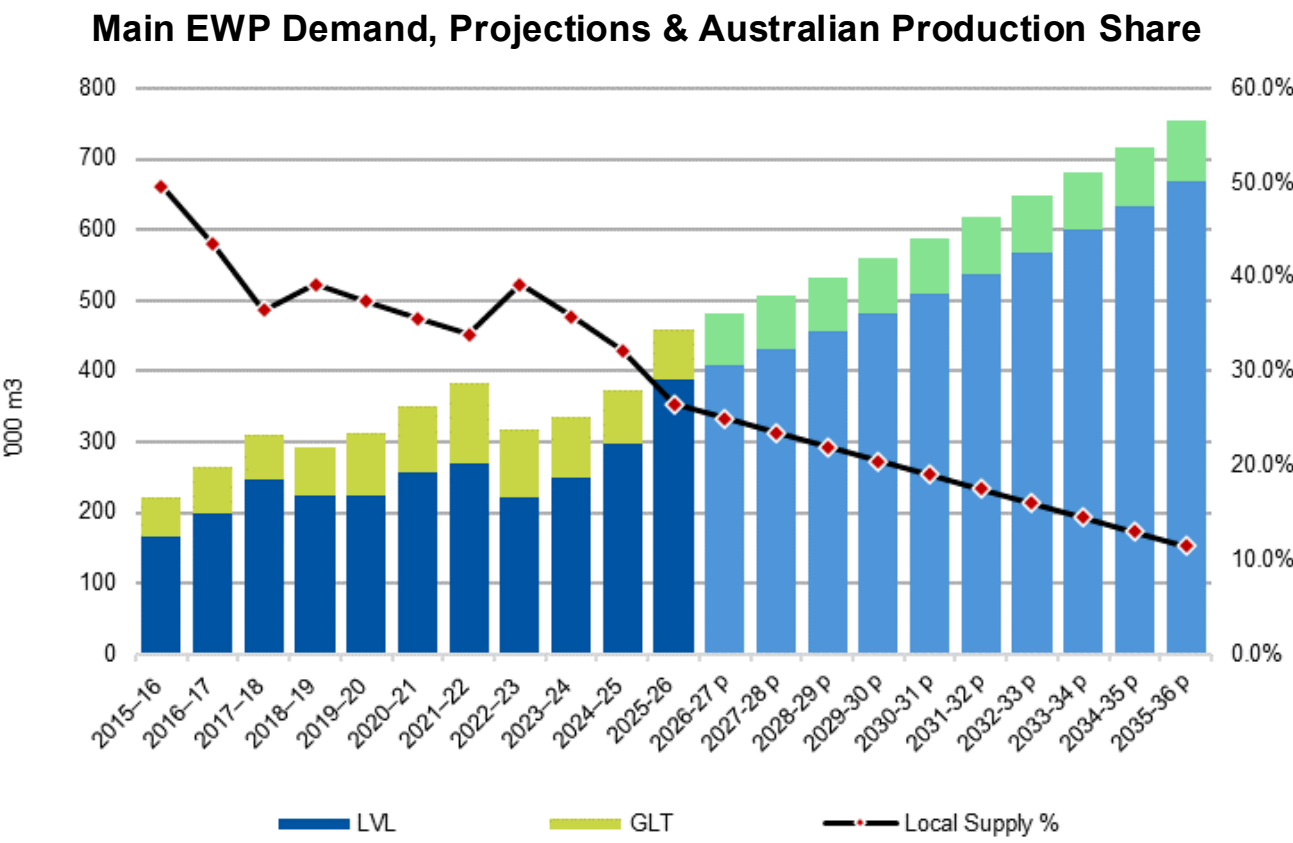
Laminated Veneer Lumber (LVL)



Glue Laminated Timber (Glulam - GLT)

These beams produced by WTIBeam – an industry partner of The Precinct. Manufactured from 100% plantation bluegum, in the Green Triangle.

Rapid demand growth – Australian market share continues to decline



2036

LVL

669,000 m3 pa

+281,000 m3 pa

2036

GLT

85,600 m3 pa

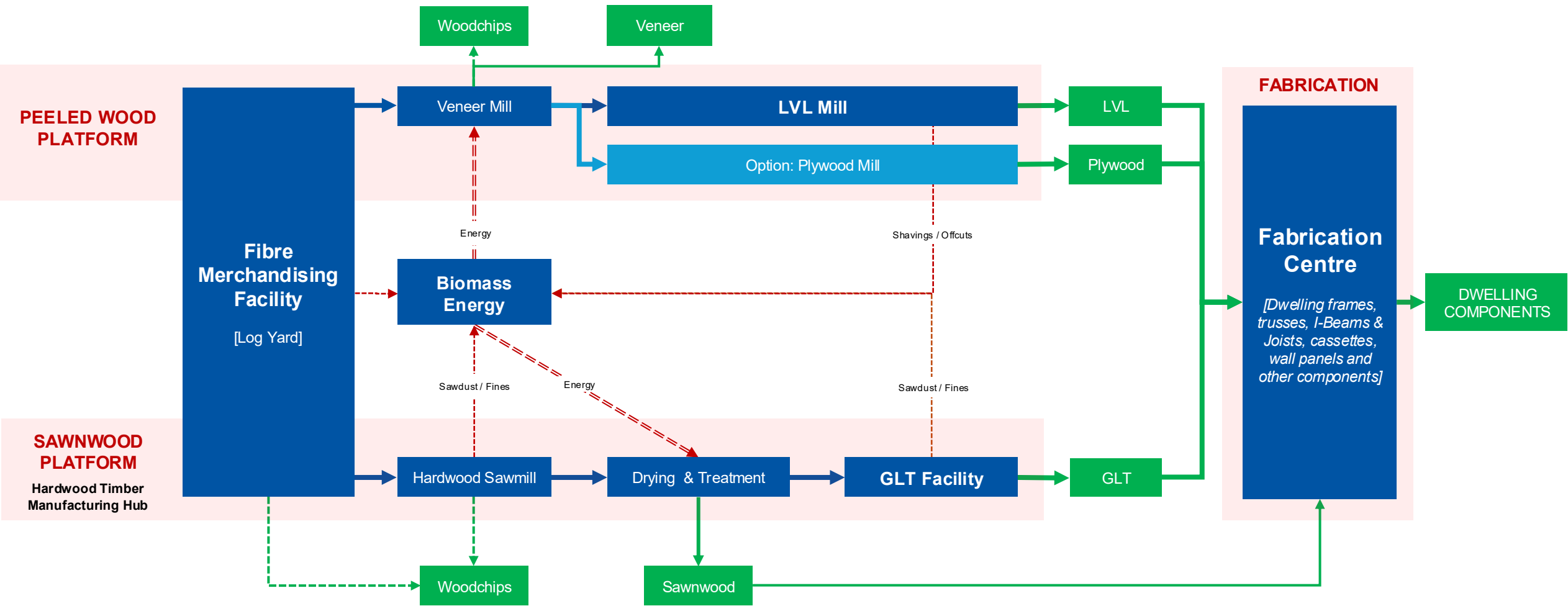
+13,600 m3 pa

Local EWPs
share falls
to **11.5%**



Source: ABARES, ABS and IndustryEdge

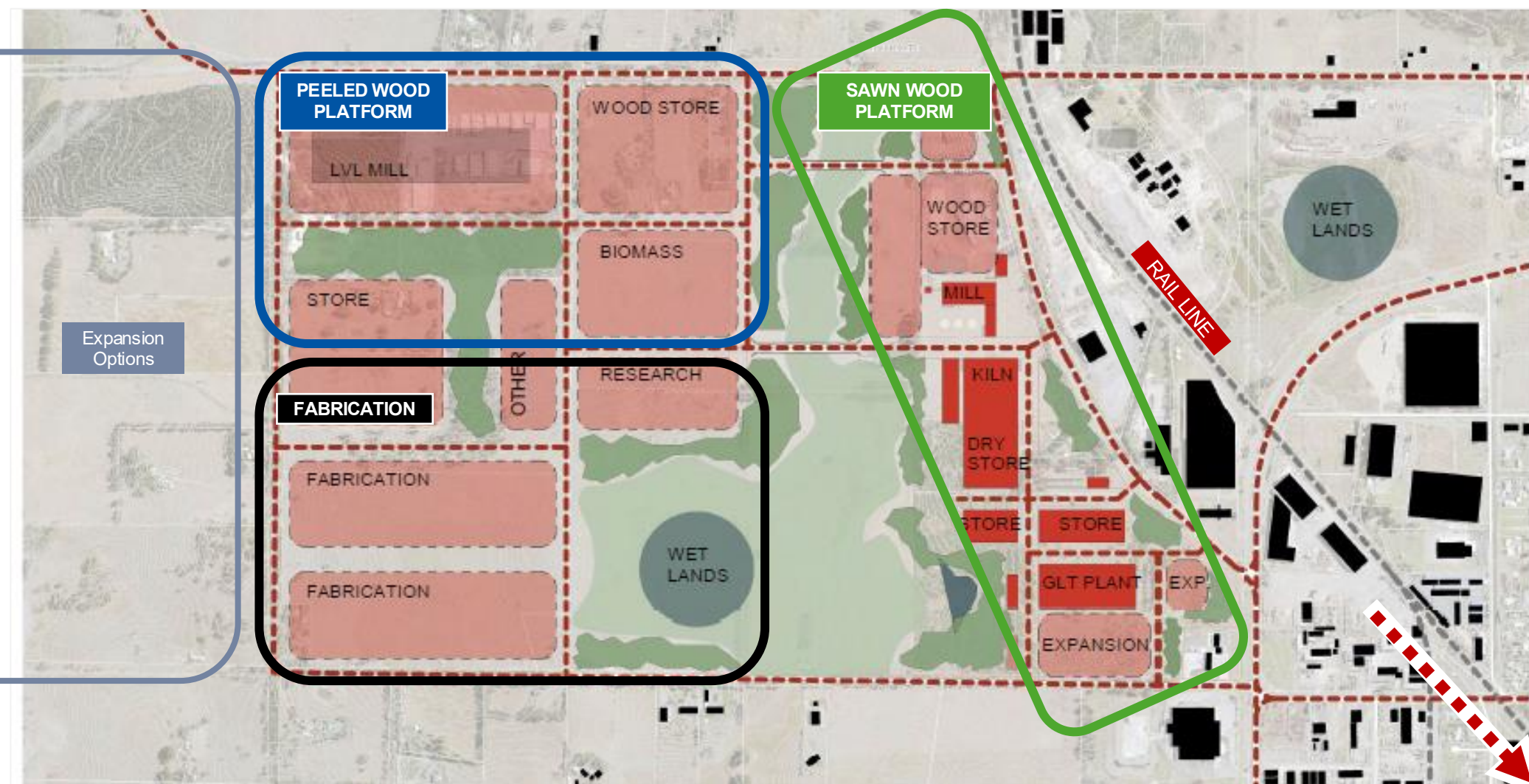
Integrated, scale, advanced sovereign manufacturing facility



[not to scale]



Master planning incorporates logistics



~100+ Ha

Zone 2 Industrial

>1.0 Mt

Hardwood &
Softwood

20,000

dwelling equivalent
sets of components

>250 EFT

[Estimate]



* One of three active sites under consideration in North Portland Industrial Precinct and adjacent

SAWNWOOD PLATFORM - DETAILED DESIGN

GLT Facility Render – Looking South West



Sawmill & log Yard Render – Looking North East



Administration, Innovation & Learning Centre – Looking North West





Value stack supports diversified markets – retains growth sector focus

Markets	AUS Housing & Construction		AUS - Other			Export	
	<i>Prefabrication</i>	<i>General</i>	<i>Outdoor</i>	<i>Packaging</i>	<i>Furniture</i>	<i>Building Materials</i>	<i>Pulp & Paper</i>
Dwelling Components	Growing	Growing					
LVL	Growing	Growing			Small	✓	
Veneer					✓	Growing	
GLT	Growing	Growing				✓	
Dry Sawnwood		✓		Growing	✓	✓	
Green Sawnwood			✓	✓			
Woodchips							✓

Beyond commodities – delivering solutions – securing supply chains

GUIDING PRINCIPLE

Move up the value chain: from commodities, to integrated solutions

1. Be your own best customer

- ✓ **Manufacture dwelling components**, at scale, for markets across the country

2. Deliver value-added solutions

- ✓ **Deliver prefabricated solutions** for final assembly and installation by builders

3. Partner the supply chain

- ✓ **Provide sovereign manufactured** products to industry partners, to complement their existing products

Important progress – increasing momentum – plenty to do

	PLANNING	COMMENCING
Accelerating our program to meet market demand	✓ Fibre quality, availability and supply analysis	✓ Fabrication centre concept design
✓ Focussing on global technological excellence	✓ LVL feasibility (Peeled Wood Platform)	✓ Renewable energy feasibility study
✓ Preferred site master planning *	(sawn and peeled wood)	✓ Technical Services & Operations Maintenance Agreements
✓ Saw	Partnering to deliver solutions to help secure the timber supply chain	✓ Market strategies for
✓ GLT market trial – available now	✓ Supply chain partner	ion, traditional
✓ Renewal	Engaging with Traditional Owners, Unions, Government and Community	on and export
✓ Initial Project Entity established	✓ Business plan & financial	✓ Fibre supply agreements
✓ Glenelg Shire:	Establishing a Consortia Agreement supported by a business plan and financial model	
✓ Freight strategy		



* Alternative sites identified

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