

COMPANY INFORMATION & CAPABILITY STATEMENT

Build better, together.



 **Rawson Group**

 **Daiwa House Group®**

Introducing Rawson

For over 45 years, we've been changing the way people live their lives, for the better.

We remain determined to deliver more, try harder, and continuously improve, with a view to exceeding customer and partner expectations.

Supported by Daiwa House Group, we bring together the strength of our experience with Daiwa's AA-credit rating and \$70 billion balance sheet, making us a reliable and financially secure partner.

OUR PRODUCTS

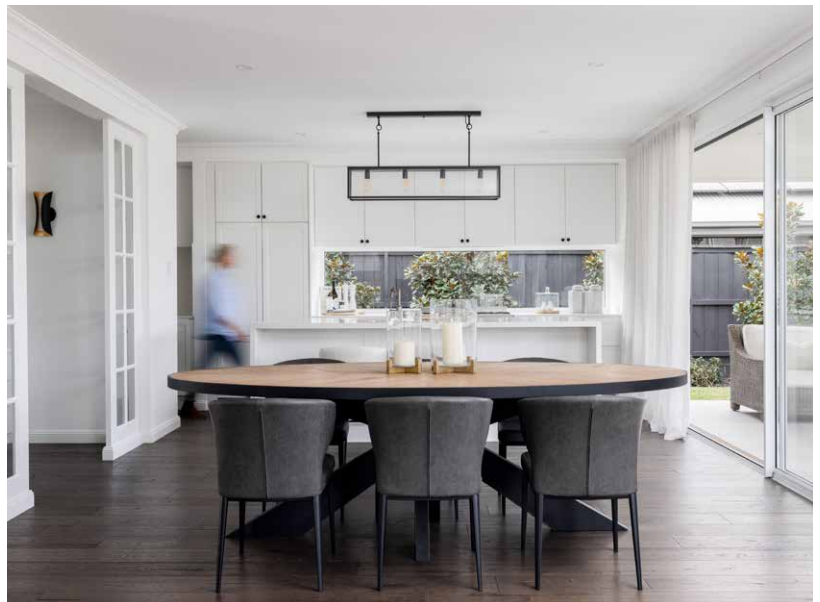
CONTRACT HOMES	HOUSE & LAND	KNOCK DOWN REBUILD	READY BUILT HOMES	MEDIUM DENSITY
				

OUR SERVICES

DEVELOPMENT	DESIGN	CONSTRUCTION	SALES & MARKETING
			



Extensive Home Display Network



Our B2B Team

From start to finish, every project is managed by a dedicated team who truly understands your vision. We're committed to delivering a seamless experience - on time, within budget, and finished to the highest standard of craftsmanship.

THE PROJECT MANAGER

Our Project Manager serves as your key point of contact, maintaining clear communication with clients and stakeholders throughout the journey. They ensure the project stays on budget, provide regular progress updates through fortnightly or monthly meetings, and report consistently to senior management and the WHS team - ensuring your project is delivered on time and to the highest standard.

THE SITE MANAGERS

Our site team is the backbone of every project - the engine room that keeps everything moving. They manage day-to-day operations with precision, overseeing WHS&E compliance, coordinating trades, and upholding the highest standards of quality. With an in-depth understanding of every detail, they plan ahead, ensuring each stage is seamlessly executed and every subcontractor, trade, and consultant is perfectly in sync to keep the project progressing smoothly and professionally.

THE DESIGN MANAGER

A true all-rounder, the Design Manager leads the design phase with a focus on precision, collaboration, and buildability. Working closely with our cost planners, they assess opportunities for value engineering while overseeing the development of technical drawings and documentation. By coordinating architects, engineers, and consultants, the Design Manager ensures a seamless, integrated approach - delivering high-quality, practical designs that align with both vision and construction efficiency.



THE CONTRACT ADMINISTRATORS

Our Contract Administrators play a pivotal role in keeping your project on track. With strong organisation and clear communication, they manage procurement, coordinate with suppliers, and ensure materials arrive on time - supporting the team to maintain program milestones, control costs, and drive the project toward timely completion.

BEHIND EVERY SUCCESSFUL
PROJECT IS A TEAM THAT
WORKS AS ONE.

THE COST PLANNERS

From the outset, our cost planners carefully analyse every detail of your project, uncovering its complexities and opportunities. By collaborating closely with trusted subcontractors and suppliers, we secure the best possible value without compromising on quality.

THE BUSINESS DEVELOPMENT MANAGER

With over 25 years of industry experience, Tim Colclough has led dedicated, results-driven teams in delivering high-quality residential projects for both corporate and private clients. His portfolio spans projects from \$500K to \$60M, consistently reflecting a commitment to excellence. Tim's emphasis on building strong relationships and fostering collaborative partnerships has earned him a reputation for trust and integrity - resulting in a loyal base of repeat and referral clients over the years.



Safety Systems

Our comprehensive Health & Safety Management Plan, produced by an independent external safety consultant, was developed with reference to AS/NZS 4801, to fulfill the requirements of the H&S legislation and Code of Practice (Construction Work) as a Principal Contractor. This was developed as part of our plan to achieve ISO accreditation, a deliverable of our 3-year WHS improvement plan for CY25.

It sets out the arrangements for managing health and safety risks associated with construction work, and ensures safe systems of work are in place, including:

1. Names, positions and health and safety responsibilities of all persons at the workplace, whose positions or roles involve specific health and safety responsibilities.
2. Arrangements in place for consultation, co-operation and co-ordination.
3. Arrangements in place for managing WHS incidents that occur.
4. Arrangements to collect and assess, monitor and review safe work method statement (SWMS).
5. Site safety rules and how people will be informed of the rules.
6. Site safety management arrangements.
7. Managing construction hazards.



With these measures in place we're proud of the safety record they have helped us achieve, with no recorded Class 1 notifiable incidents in the last 5 years.



Quality Systems

Our Quality Policy details our commitment to the management, processes and services required in order to ensure quality is delivered across all facets of our business.

Our Quality Management Manual builds on our policy, by ensuring that plans are in place to effectively manage construction quality risks throughout the group. The manual communicates the requirements that need to be met in order to provide quality products for all people likely to be affected by our business activities, whether they are workers paid by Rawson Group, contractors, visitors, or customers.



KEY INFORMATION INCLUDED IN THE MANUAL:

- Construction Quality System overview
- Roles & Responsibilities
- Accountability
- Records
- Legal Requirements
- Planning, Objectives, and Targets
- Quality Controls Procedure
- Quality Assurance Program
- Consultation, Participation and Communication
- Quality Issue Resolution
- Incident Notification, Investigation and Response
- Training and Competency Procedure
- Quality Auditing Procedure
- Document and Records Management

ON-SITE COMPANION

Our highly customised digital system governs every step of the customer journey, providing a through checklist and automated workflow triggers for every build milestone in the construction. Integrated with our SAP finance system, it ensures any of our team can access the precise status on any project, from anywhere, at any time.

QUALITY MANAGEMENT SYSTEM

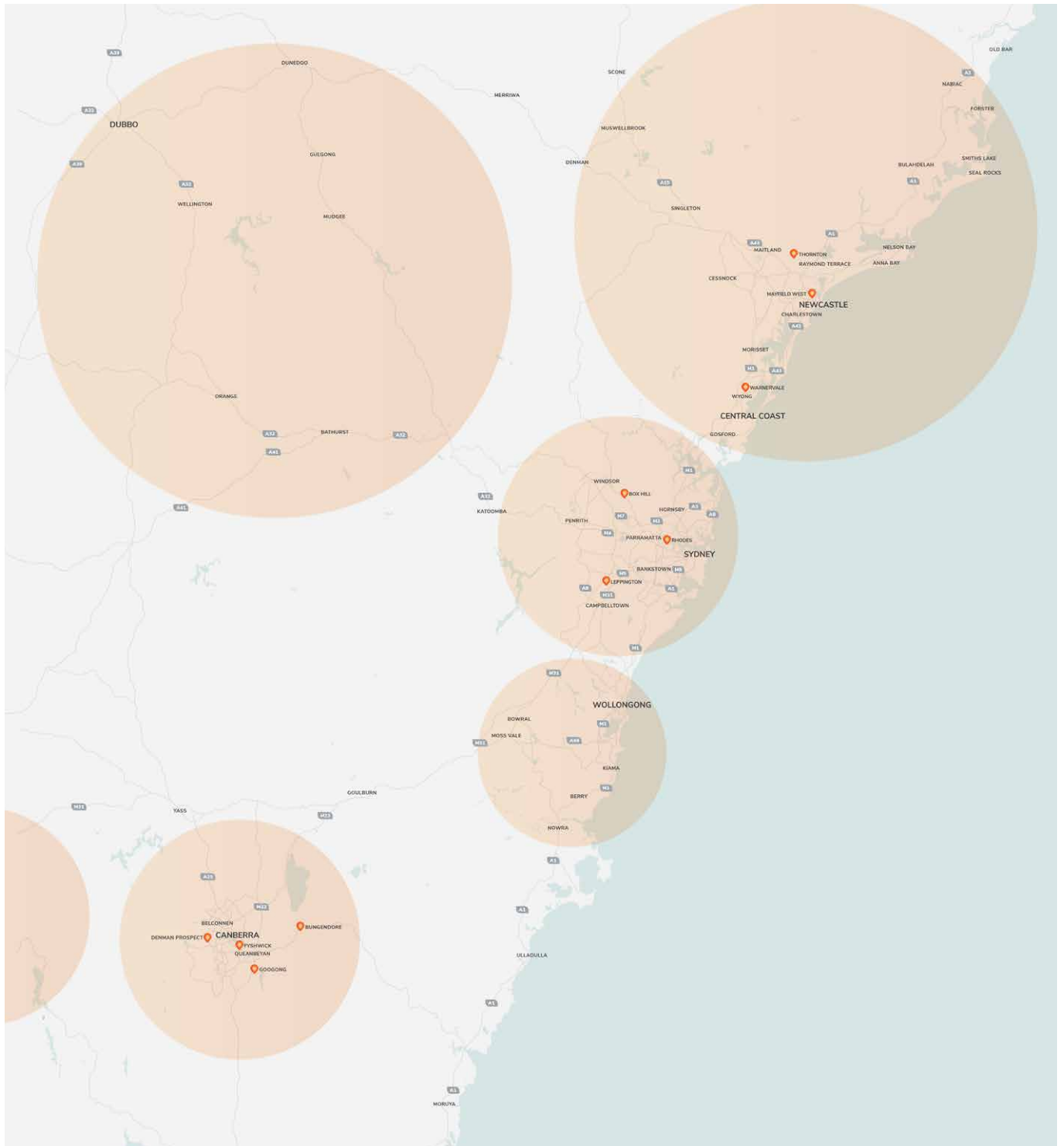
To ensure we maintain a consistently high standard our Quality Management System provides the necessary processes, including:

- Comprehensive checklists for every home design, to ensure our production team doesn't miss any key details.
- Milestone checklists, completed at critical review stages on every job.
- Process for Site Supervisors to follow when checking material orders and trade bookings.
- Access to construction files prior to site commencement.
- Rigorous handover procedure, with a 100-point checklist review and signed off with each partner and customer.
- Monitoring customer satisfaction 5 separate times throughout each build, reviewing the data and comments weekly to inform ongoing improvements to our processes.
- Quality Assurance System that identifies repeat warranty issues for review and correction.
- Regular review of over 800 trades and suppliers across NSW and the ACT, allowing for proactive culling of all who do not meet our standards.



Area of Operations

For over 45 years, Rawson Homes has built stunning designer homes across Sydney, Central Coast, Hunter and Newcastle, Illawarra, Southern Highlands, South Coast, and ACT.



Leadership Team

Rawson Group continues to grow under the strong leadership of the Executive Team led by Chairman Gary Flowers and CEO Paul Hendry. Benefiting from years of industry experience in design, construction, and finance, the team have an impeccable track record in delivering successful builds.



GARY FLOWERS
Chairman

EXPERIENCE

Gary has over 30 years' leadership experience across property, construction, funds management, infrastructure, professional services, media, entertainment and sport, with a track record in both listed and unlisted companies.

As Chair of Rawson Group and Mainbrace Constructions, and former senior executive at Mirvac Group, he has led major transformations, restructures, capital raisings, acquisitions and governance reforms. Harvard educated, Gary is recognised for driving cultural and operational change that positions businesses for long-term growth.



PAUL HENDRY
Chief Executive Officer

EXPERIENCE

Before assuming the position of CEO, Paul established a proven track record as a strategic and commercially astute Chief Financial Officer and senior financial leader at companies such as Pact Group, Sherwin-Williams and DSM Sinochem Pharmaceuticals.

Paul's experience in building and leading operations in Australia and globally, and his commitment to continuous improvement, has proven invaluable in providing strategic direction and driving operational efficiency.



**GAVIN QUINN**

Chief Financial Officer

EXPERIENCE

Gavin is a CFO with experience spanning IT, property and fleet management, delivering commercial and strategic results that drive business value. A Chartered Accountant with a blue-chip background in construction, contracting and energy, he brings best-practice foundations for growth through all economic cycles.

Known for authentic leadership, Gavin empowers high-calibre teams to achieve lasting success.

**ALEX PETTIGREW**

Chief Commercial Officer

EXPERIENCE

Alex is a senior sales and marketing leader with extensive experience in the property, FMCG and healthcare sectors across Australia, the UK and Asia.

He combines an in-depth understanding of customer experience, corporate strategy and commercial frameworks to develop effective strategies that put the customer first.

**RANIA TANNOUS**

Chief Legal & People Officer

EXPERIENCE

Rania developed her experience as a senior in-house legal counsel at companies such as AMP and AXA Asia Pacific.

Rania's extensive experience in corporate governance, mergers and acquisitions, investments, and corporate law, ensure she is well placed to provide effective and informed leadership in Rawson Group's affairs.

**NEIL SMART**

General Manager, Construction

EXPERIENCE

Neil brings considerable construction knowledge to our leadership team, gained over the course of his 44+ year career in the property industry at companies such as Clarendon Homes and AV Jennings. Neil works closely with his team to drive operational efficiency across the entire construction function.

**DAVID MAFRICI**

General Manager, Operations

EXPERIENCE

With over 15 years' experience in residential housing, including senior roles with major interstate builders, David brings end-to-end expertise across the home-building lifecycle. A people-focused leader, he has a strong track record in building high-performing teams and strengthening systems.

His expertise across Detached House & Land and Large-Scale Projects will support Rawson Group's diversification and operational performance.



Trusted by the Best

dexus



KINGSMEDIE



NEWQUEST GROUP



Current & Completed Projects



CLIENT Ingenia Communities	PRODUCT TYPE Low Density (land lease)	DATE FOR COMPLETION 2025
PROJECT NAME Fullerton Cove	SIZE 19 homes	FORM OF CONTRACT AS4902 Design & Construct
	VALUE OF THE PROJECT \$9m	SECTOR Retirement Living





CLIENT

Ingenia Communities

PRODUCT TYPE

Low Density (land lease)

DATE FOR COMPLETION

2027

PROJECT NAME

Blueys Beach

SIZE

133 homes

FORM OF CONTRACT

AS4902 Design & Construct

VALUE OF THE PROJECT

\$50m

SECTOR

Retirement Living





CLIENT

Riverview Group and
Rawson Group

PRODUCT TYPE

Low Density, Medium
Density, Apartment

DATE FOR COMPLETION

Q4 2024

PROJECT NAME

Horizon Hill, Ginninderry
ACT

SIZE

40 lots, 44 dwellings

FORM OF CONTRACT

HIA Standard Building

SECTOR

Residential

VALUE OF THE PROJECT

\$40m





CLIENT

Rawson Group

PRODUCT TYPE

Medium Density

DATE FOR COMPLETION

Q2 2025

PROJECT NAME

Woodlands, Vineyard

SIZE

35 lots

FORM OF CONTRACT

HIA Standard Building

VALUE OF THE PROJECT

\$35m

SECTOR

Residential





KINGSMEDE

CLIENT

Kingsmede

PRODUCT TYPE

Medium Density

DATE FOR COMPLETION

Q1 2026

PROJECT NAME

Rawson Homes at
Caddens Hill Quarter

SIZE

35 lots

FORM OF CONTRACT

HIA Standard Building

VALUE OF THE PROJECT

\$18.7m

SECTOR

Residential





dexus

CLIENT

Dexus Group

PRODUCT TYPE

Low Density

DATE FOR COMPLETION

Q4 2025

PROJECT NAME

Eucalypt Grove, Austral

SIZE

73 lots

FORM OF CONTRACT

HIA Standard Building

VALUE OF THE PROJECT

\$71.5m

SECTOR

Residential





CLIENT

Rawson Group

PRODUCT TYPE

Medium Density

DATE FOR COMPLETION

Q4 2025

PROJECT NAME

Tegel Park, Leppington

SIZE

11 lots

FORM OF CONTRACT

HIA Standard Building

VALUE OF THE PROJECT

\$11.5m

SECTOR

Residential





CLIENT

Rawson Group

PRODUCT TYPE

Medium Density

DATE FOR COMPLETION

Q4 2025

PROJECT NAME

The Rise Collection,
Googong Central

SIZE

22 lots

FORM OF CONTRACT

HIA Standard Building

VALUE OF THE PROJECT

\$18m

SECTOR

Residential





CLIENT

Defence Housing Australia

PRODUCT TYPE

Low Density

DATE FOR COMPLETION

Q4 2024

PROJECT NAME

South Jerrabomberra

SIZE

4 homes

FORM OF CONTRACT

HIA Standard Building

VALUE OF THE PROJECT

\$4.1m

SECTOR

Residential



Build Better with Better Partners

By working with industry leading partners and using superior quality products, we ensure that every home is built to the highest standard. It's just one of the ways that we build better, together.



Thank you for the opportunity

We appreciate your time and are excited about the possibility of working together. If you've got any further questions, please give us a call - we'd be happy to help. Look forward to hearing from you soon.



TIM COLCLOUGH

Business Relationship Manager

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EMAIL

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MAILING ADDRESS

Level 7 / 5 Rider Boulevard,
Rhodes NSW 2128



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ALEX PETTIGREW

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