







View of the NXT™ Mine Site facilities

## Contents

NXT™ MINE SITE RESORT	1
EXECUTIVE SUMMARY	1
KEY FEATURES	4
LOCATION	7
Major Resource Projects	7
Demand	7
NXT™ MINE SITE ACCOMMODATION	8
EXECUTIVE SUMMARY	9
BUILDING COMPLIANCE	10
KEY INVESTMENT HIGHLIGHTS	11
NXT™ MINE SITE STUDIO APARTMENT	12
KEY FEATURES	13
DESIGN	14
Apartment Configuration Options	14
3-Storey Studio Apartment Layout	18
Apartment Colour Options	20
Structure	21
4-Storey Studio Apartment Layout	22
Interior Design	23
DISCLAIMER	24





“Engineered to provide a cost-effective, durable and rapid deployment solution to create enhanced living opportunities in regional and remote Western Australia.”



Visually unique and aesthetically stylish mine site accommodation, offering recreational style living with an array of amenities, such as group dining and BBQ areas, and team sporting and fitness facilities to promote socialisation, group activities, and an overall healthy lifestyle.

All recreational facilities are centrally located for ease of access with the operations and maintenance facilities such as dry mess, wet mess and administration offices located to the front of the mine site resort for easy everyday access.

Allocated areas for the provision of service facilities such as potable water treatment plant, 24-hour generator-based power, sewerage collection, water tanks and fuel tanks storage.

NXT offers two innovative accommodation options that deliver enhanced mine site living to support wellness and enable a fulfilling lifestyle outside of working hours: NXT™ Mine Site Accommodation and NXT™ Mine Site Studio Apartment.

Plan view of the NXT™ Mine Site Resort comprising 9 Towers of the 3-Storey NXT™ Mine Site Studio Apartments and facilities



NXT offers two innovative accommodation options that deliver enhanced mine site living to support wellness and enable a fulfilling lifestyle outside of working hours:

1. NXT™ Mine Site Accommodation and;
2. NXT™ Mine Site Studio Apartment.



The NXT™ Mine Site Resort

1



The NXT™ Mine Site Accommodation comprised of NXT™ Flatpacks

2



The NXT™ Mine Site Studio Apartments





View of the NXT™ Mine Site Resort entrance



## NXT™ Mine Site Resort

## Key Features



- Self-sufficient and suitable for areas which do not have existing infrastructure, utilities or services.
- Offers a high quality, comfortable and sustainable product that simply cannot be achieved by other temporary accommodation solutions.
- A rapid deployment solution, delivered to site as a system of prefabricated and precast materials that can be assembled by a small team of local labour using common hardware.
- National network of reputable and qualified builders, certified by the Federal Safety Commissioner, who can undertake building and assembly utilising their building licence and maintains insurances.
- No limit to our capacity to supply the volume of units required.
- NXT™ Mine Site Accommodation is available furnished/ unfurnished and with/without verandah.

Aerial view of the NXT™ Mine Site Resort with 6 Towers of the 3-Storey NXT™ Mine Site Studio Apartments and facilities



# NXT™ Mine Site Resort



View of the Mine Site Resort library and outdoor seating



View of the Mine Site Resort swimming pool



View of the Mine Site Resort running track



View of the Mine Site Resort public transport service area





View of the Mine Site Resort sports facilities



## Location

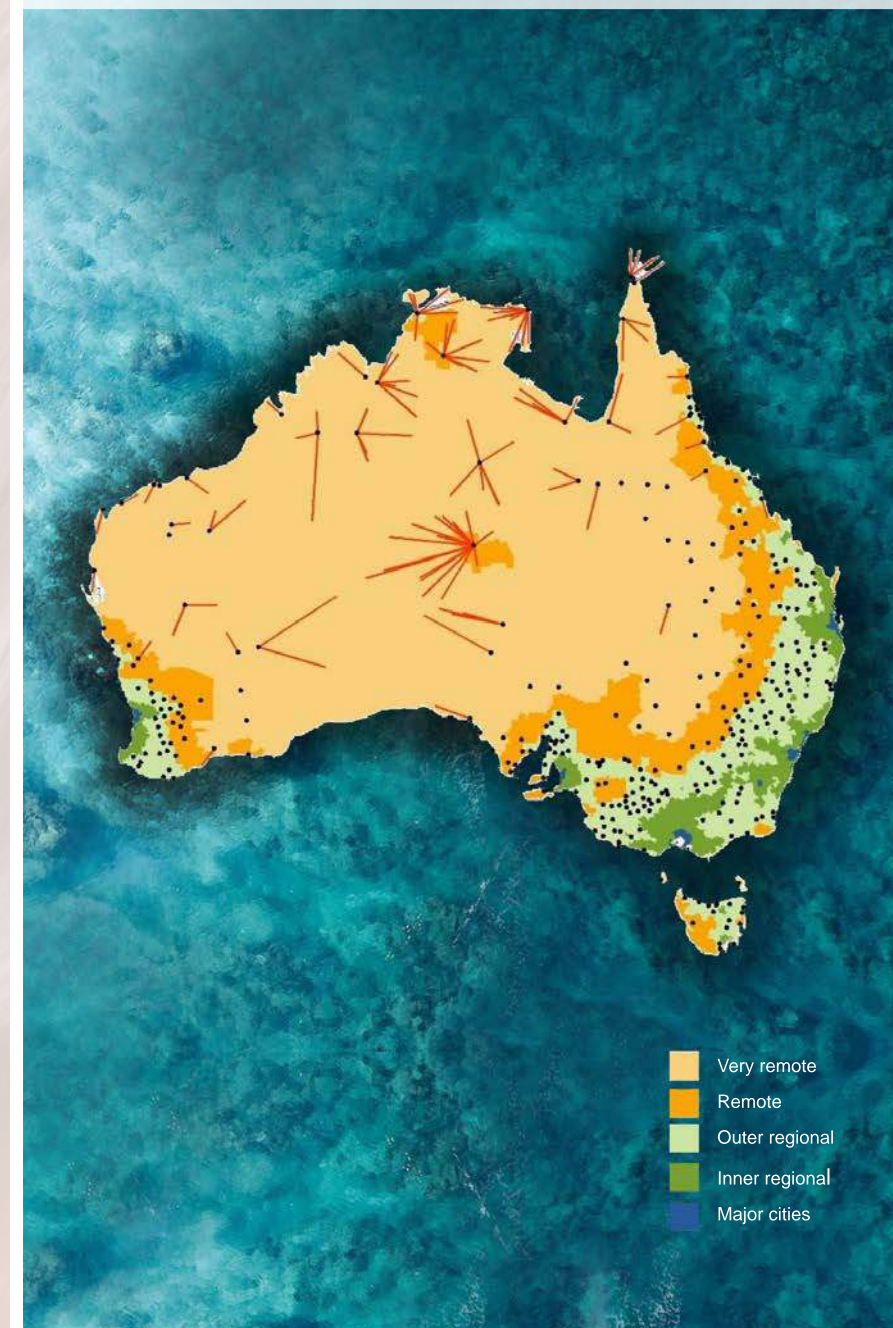
Map of Western Australia highlighting major resource projects in remote areas



## Demand

“ With fly-in, fly-out and drive-in, drive-out employees spending a significant portion of the year on-site, more and more personnel are seeking living environments that support a fulfilling lifestyle outside of work time. ”

Map of Australia highlighting remote areas and opportunities for NXT™ Mine Site deployment



Australia's mining industry has delivered a 10.4 per cent share of the Australian economy in 2019-20, making it the largest economic contributor with a \$202 billion GDP, according to The Australian Bureau of Statistics.

“The Australian minerals industry is a major contributor to investment, high-wage jobs, exports and government revenues in Australia,” Minerals Council of Australia chief executive officer Tania Constable said.

“There are 240,000 people directly employed by the resources sector and a total of 1.1 million direct and indirect jobs in the mining and mining equipment, technology and services (METS) sectors.”

“Growth in mining industry GDP has allowed it to hire new workers while adhering to strict health and safety protocols that have protected people in their workplaces and communities around Australia.”

“In a year where the nation has been affected by the COVID-19 pandemic, the mining industry has been a pillar of stability,” she said.

“To ensure mining continues to drive Australia's post-COVID economic recovery governments should support the industry with faster project approvals, competitive tax rates, co-investment in modern skills programs and more flexible workplaces.”

Source: Australian Mining

NXT™ Mine Site Resort



## NXT™ Mine Site Accommodation



NXT™ Flatpack clusters deployed for NXT™ Mine Site Accommodation in remote areas



## NXT™ Mine Site Accommodation

## Executive Summary



View of the NXT™ Mine Site Accommodation deployed in remote areas



NXT has a ready-made all-Australian mine site accommodation solution using our unique building technology to provide affordable, high quality and virtually immediately available units.

The NXT™ Flatpack units, which comprise NXT™ Mine Site Accommodation, can be manufactured and assembled using local labour and materials, and can be utilised for temporary or permanent applications (and re-purposed for other requirements in future).

NXT™ Mine Site Accommodation has been engineered to provide a cost-effective, durable and rapid deployment solution to create enhanced living opportunities in regional and remote Western Australia.

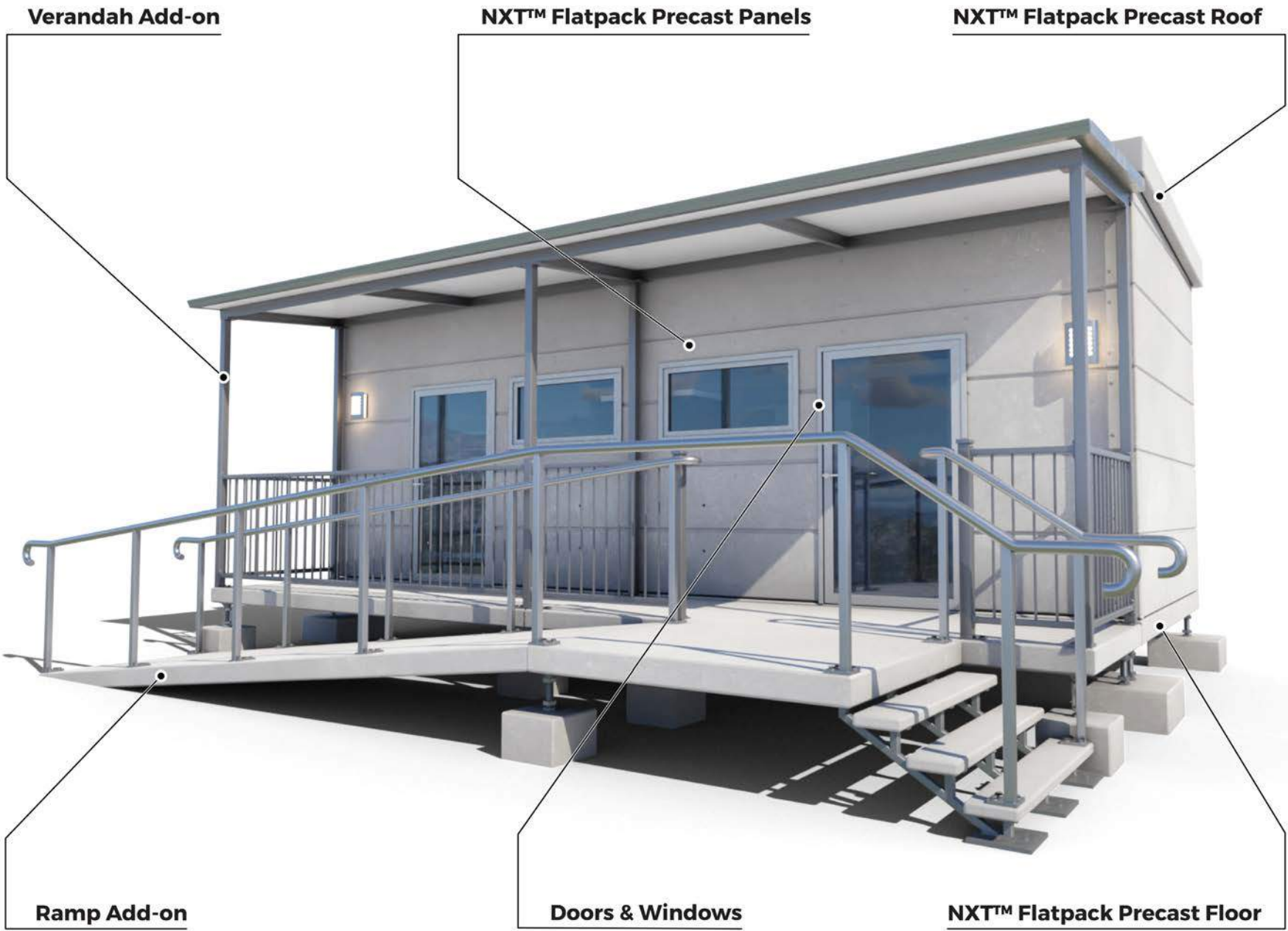
The external structure of NXT™ Mine Site Accommodation is manufactured from steel reinforced precast concrete panels, making it highly resistant to external weather conditions and fire.





NXT™ Mine Site Accommodation

Building Compliance



NXT™ Mine Site Accommodation is designed and engineered to the following standards and codes:

✓	AS 3600	Concrete structures
✓	AS 1170	Structural design actions  Part 0 General principles  Part 1 Permanent, imposed and other actions  Part 2 Wind actions  Wind regions throughout Australia including region A (A1-A5), B, C & D (Cyclonic Areas)  Part 4 Earthquake actions in Australia
✓	AS 3959	Construction of buildings in bushfire prone areas  Bushfire Attack Level (BAL-40)
✓	NCC/BCA 2019	National Construction Code / Building Code of Australia 2019  Achieved acoustic compliance
✓	NatHERS	7-Star Energy Rating

NXT™ Flatpack Precast Panels	NXT™ Flatpack Precast Roof	NXT™ Flatpack Precast Floor	Verandah Add-on	Doors & Windows	Ramp Add-on
<ul style="list-style-type: none"><li>• 50MPa concrete</li><li>• 110mm thick precast panels</li><li>• Concrete texture and emboss of panel join feature</li></ul>	<ul style="list-style-type: none"><li>• Precast concrete roof with fall, suitable for use with a rainwater collection tank</li></ul>	<ul style="list-style-type: none"><li>• Precast floor embedded with structural trusses</li><li>• Polished concrete finish</li></ul>	<ul style="list-style-type: none"><li>• Verandah can be added as an additional item</li><li>• Includes:<ul style="list-style-type: none"><li>◦ Decking</li><li>◦ Staircase</li><li>◦ Balustrade</li></ul></li></ul>	<ul style="list-style-type: none"><li>• 2 sliding windows with fly screens</li><li>• 2 glass hinged entry door</li></ul>	<ul style="list-style-type: none"><li>• Ramp can be added as an additional item for disabled, hospital bed and stretcher access.</li></ul>



# Key Investment Highlights

## EFFICIENCY

NXT™ Mine Site Accommodation is the most efficient, convenient and stylish housing option available on the market.

Accuracy and precision are at the heart of the NXT™ Building System. NXT projects are assembled with technologies that are designed and manufactured according to predetermined specifications and do not require timber formwork or concrete onsite, meaning no wastage of excess materials.

Because of our technology we are able to reduce onsite waste, increase the use of recyclable products like concrete and steel and reduce carbon emissions by comparison to traditional building methods.

It means we can design, create, transport, deliver and assemble affordable, cost-effective and appealing accommodation solutions to suit any site.

## SUSTAINABILITY

Sustainability underpins every aspect of NXT™ Mine Site Accommodation.

From design, manufacture, through to transport and installation every element of the unit has been carefully considered to minimise waste, limit emissions, save time and generate improved environmental outcomes.

NXT™ Mine Site Accommodation can be specifically designed to accommodate its own water and solar supply. If required, the roof structure can incorporate a pitch that enables rainwater to be collected and recycled for use. In addition the recess area of the roof structure can allow for solar panels to be installed without impacting the aesthetic appearance of NXT™ Mine Site Accommodation.

Due to the improved sustainability of the unit, whole of life costs are reduced through savings in water and electricity supply.



Aerial view of the NXT™ Mine Site Resort comprising 9 Towers of the 3-Storey Studio Apartments



View of the NXT™ Mine Site Resort public transport area

## LIVEABILITY

A comfortable and private living environment supports wellness and enables a fulfilling lifestyle outside of working hours. NXT™ Mine Site Accommodation delivers an attractive home away from home, that can give your company the inside edge when it comes to recruitment and retention of staff.

NXT™ Mine Site Accommodation is comfortable, aesthetically pleasing and luxurious living in its own right, let alone when compared to the traditional housing available on mine sites. Each unit contains its sleeping, dining, living, laundry, kitchen and bathroom space, ensuring employees are offered independence and privacy without compromising the overall sense of community.

The unique and modern design and addition of key living and relaxation spaces within each unit enhances liveability and will be a selling point when recruiting staff that will set your company apart from other employers.





NXT™ Mine Site Studio  
Apartment



3-Storey NXT™ Mine Site Studio Apartments



## NXT™ Mine Site Studio Apartment

NXT™ Mine Site Studio Apartment is an Australian patented technology and registered design. It is NXT™ Mine Site Accommodation reimagined and reengineered to showcase the flexibility and scalability of our technologies, and enhance the affordability, efficiency and liveability of mine site accommodation.

NXT™ Mine Site Studio Apartment is an innovative alternative to ground floor units, providing an efficient, cost-effective, durable and environmentally sustainable mine site accommodation solution.

NXT™ Mine Site Studio Apartment is manufactured and assembled using locally sourced labour and materials, and can be utilised for temporary or permanent applications.

### TRANSPORT

Every NXT™ Mine Site Studio Apartment unit is designed and manufactured in Western Australia and is transported to site ready to be assembled.

Once installation of NXT™ Mine Site Studio Apartment is complete, it can be easily removed and relocated to nearby projects.



3-Storey NXT™ Mine Site Studio Apartments



Blue colour coded LED lights on apartment tower



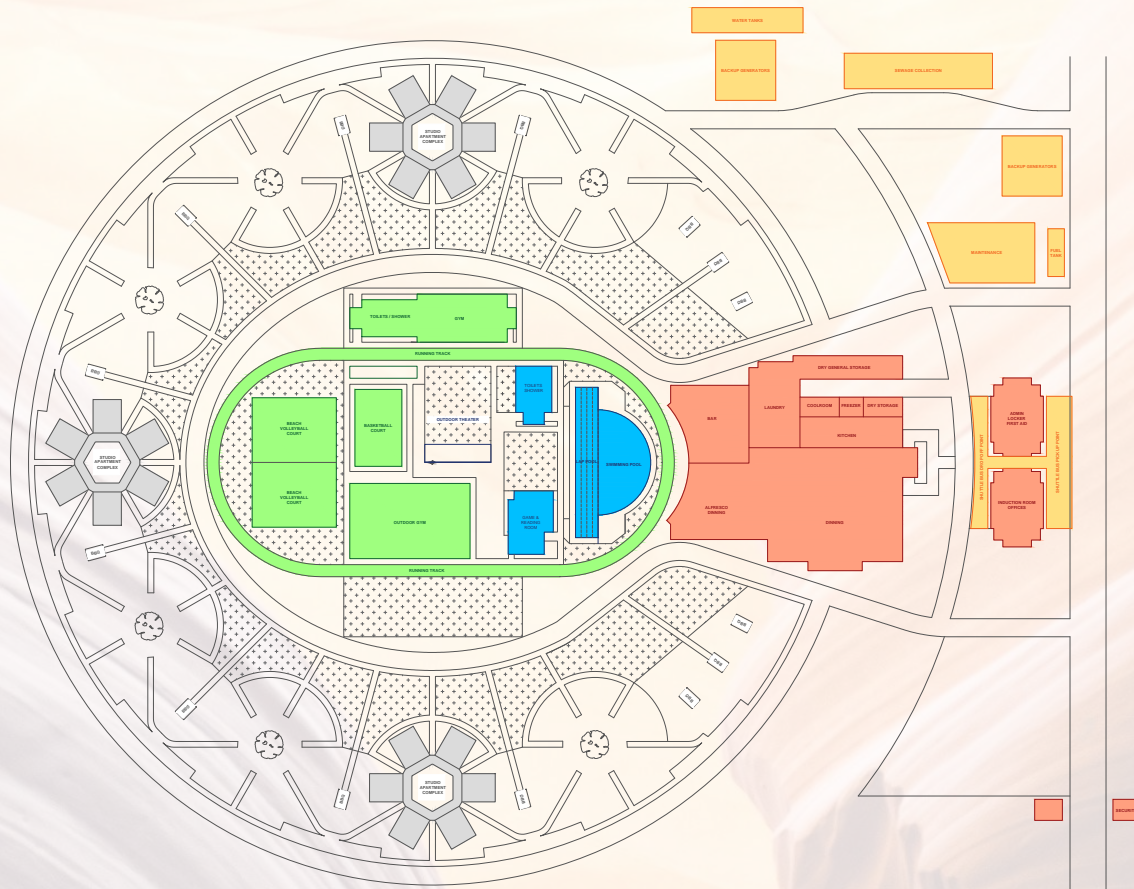
View of the 3-Storey Studio Apartments internal courtyard

## Key Features

- NXT™ Mine Site Studio Apartment is fixed in place on a modular steel structure tower that supports multiple fully self-contained one-bedroom apartments, a lobby entrance, a stairwell, and a lift centre core.
- Each NXT™ Mine Site Studio Apartment consists of a lightweight steel structure comprising reinforced fibre cement panels to provide an entirely self-sufficient 18m<sup>2</sup> one-bedroom studio apartment with a unique and stylish modern design.
- The unique high-rise structure allows multiple units to be grouped together without any shared walls, floors or ceilings. This configuration creates space between units to increase their acoustic quality, optimising privacy and eliminating noise pollution.
- Each NXT™ Mine Site Studio Apartment is located close to facilities and amenities, eliminating the need for shuttle buses or long walks home after a long day onsite.
- The accommodation site is well lit to ensure a feeling of safety and security, and each NXT™ Mine Site Studio Apartment has facade lighting to enable easy identification at night time.
- NXT™ Mine Site Studio Apartments are located closer together in the one tower so infrastructure and services will be more efficient and cost-effective.



## NXT™ Mine Site Studio Apartment

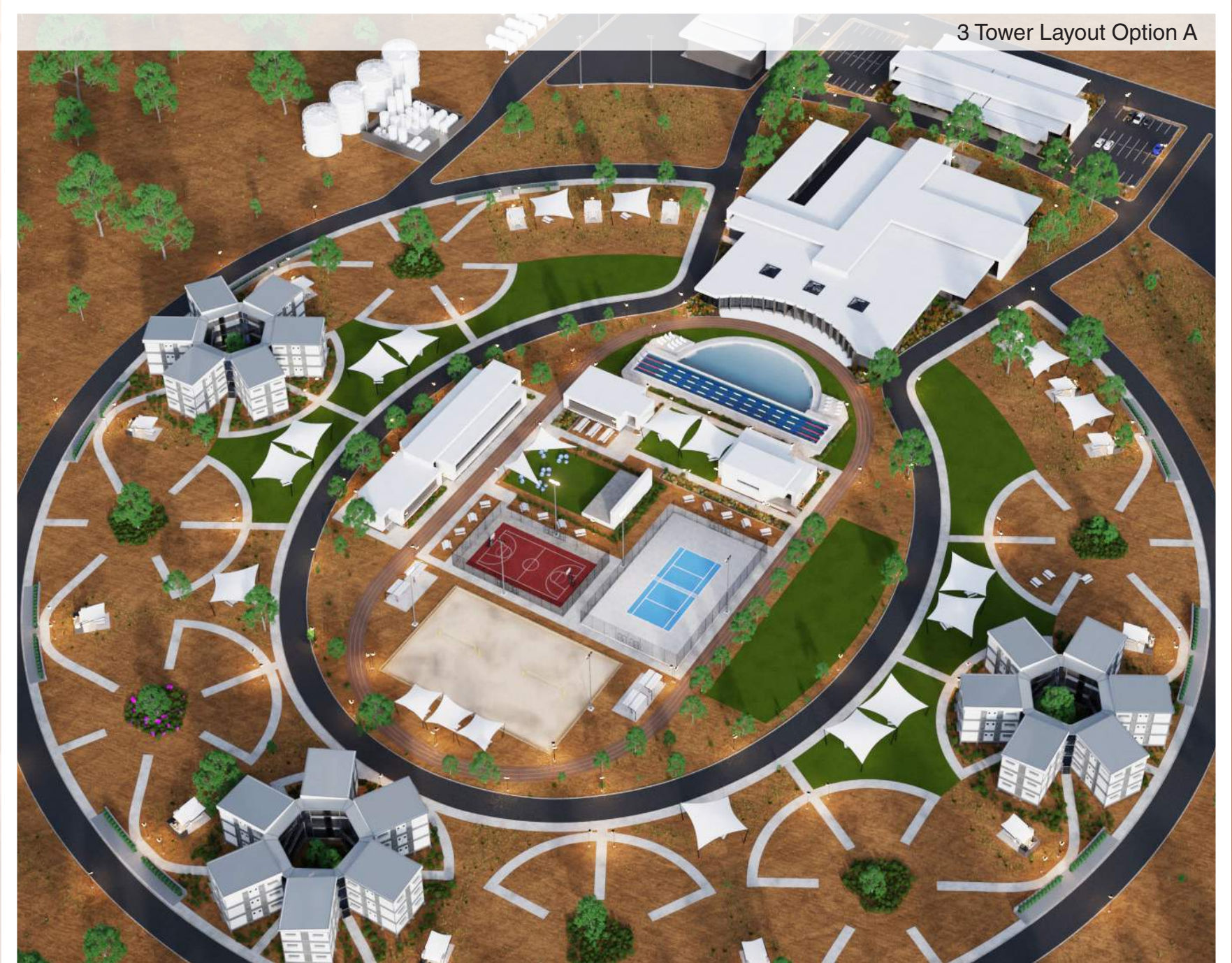


### 3 TOWER LAYOUT (Option A)

#### FEATURES:

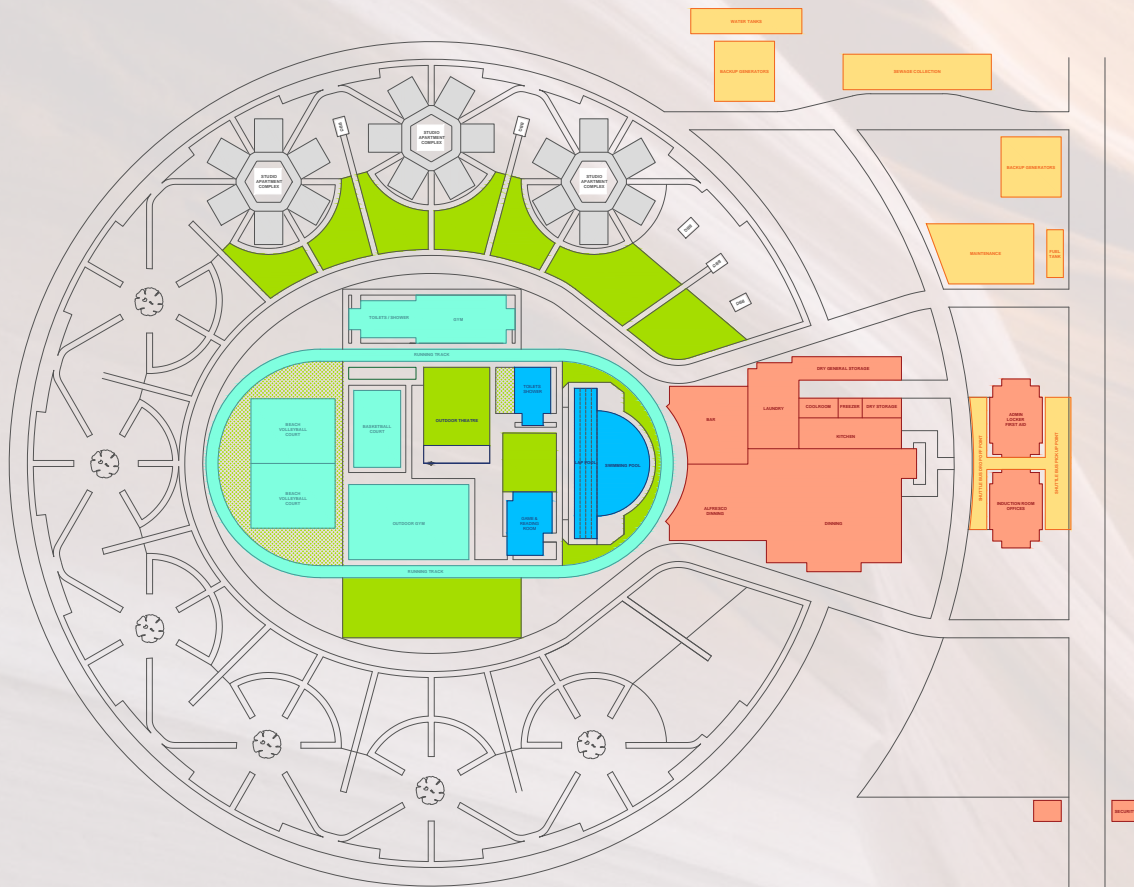
- Suitable for medium sized remote/mine sites
- Each tower has 72 studio apartment units - 24 units per floor over three levels
- Spaced out configuration allows for additional facilities/shared common areas to be placed in between
- Each tower is configured with coloured façade lighting to create a positive environment and enable easy identification of apartments
- Open air internal courtyard at the core of building - inhabitants have a choice of enjoying more private, yet open space areas
- Staircase access to studio units from internal courtyard

TOTAL OF 216 STUDIO APARTMENT UNITS





## NXT™ Mine Site Studio Apartment



### 3 TOWER LAYOUT (Option B)

#### FEATURES:

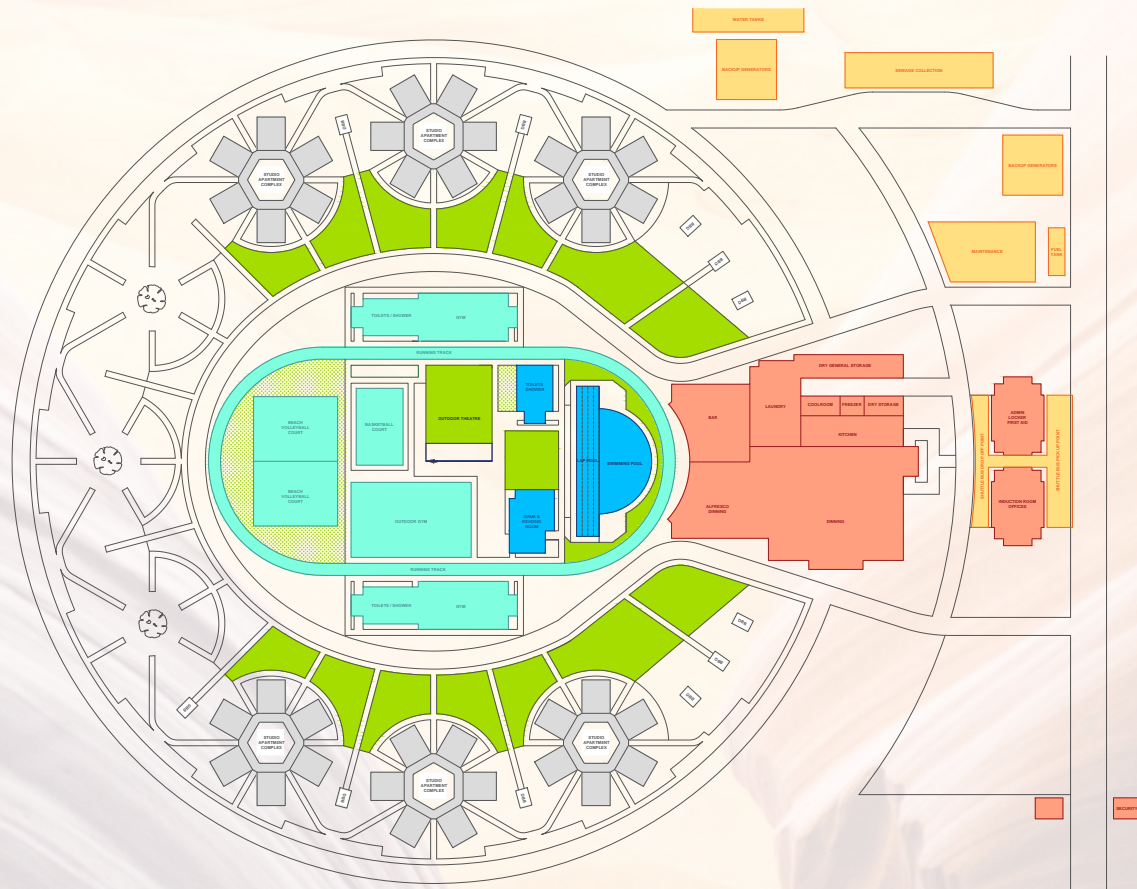
- Suitable for medium sized remote/mine sites
- Each tower has 72 studio apartment units - 24 units per floor over three levels
- Cluster configuration allows for better and more efficient use of space on smaller sites and easier congregation/use of shared facilities
- Each tower is configured with coloured façade lighting to create a positive environment and enable easy identification of apartments
- Open air internal courtyard at the core of building - inhabitants have a choice of enjoying more private, yet open space areas
- Staircase access to studio units from internal courtyard

TOTAL OF 216 STUDIO APARTMENT UNITS





## NXT™ Mine Site Studio Apartment



### 6 TOWER LAYOUT

#### FEATURES:

- Suitable for medium scale remote/mine sites
- Each tower has 72 studio apartment units - 24 units per floor over three levels
- Two clusters of apartments can be used to categorise and distinguish sectors or employee roles
- Each tower is configured with coloured façade lighting to create a positive environment and enable easy identification of apartments
- Open air internal courtyard at the core of building - inhabitants have a choice of enjoying more private, yet open space areas
- Staircase access to studio units from internal courtyard

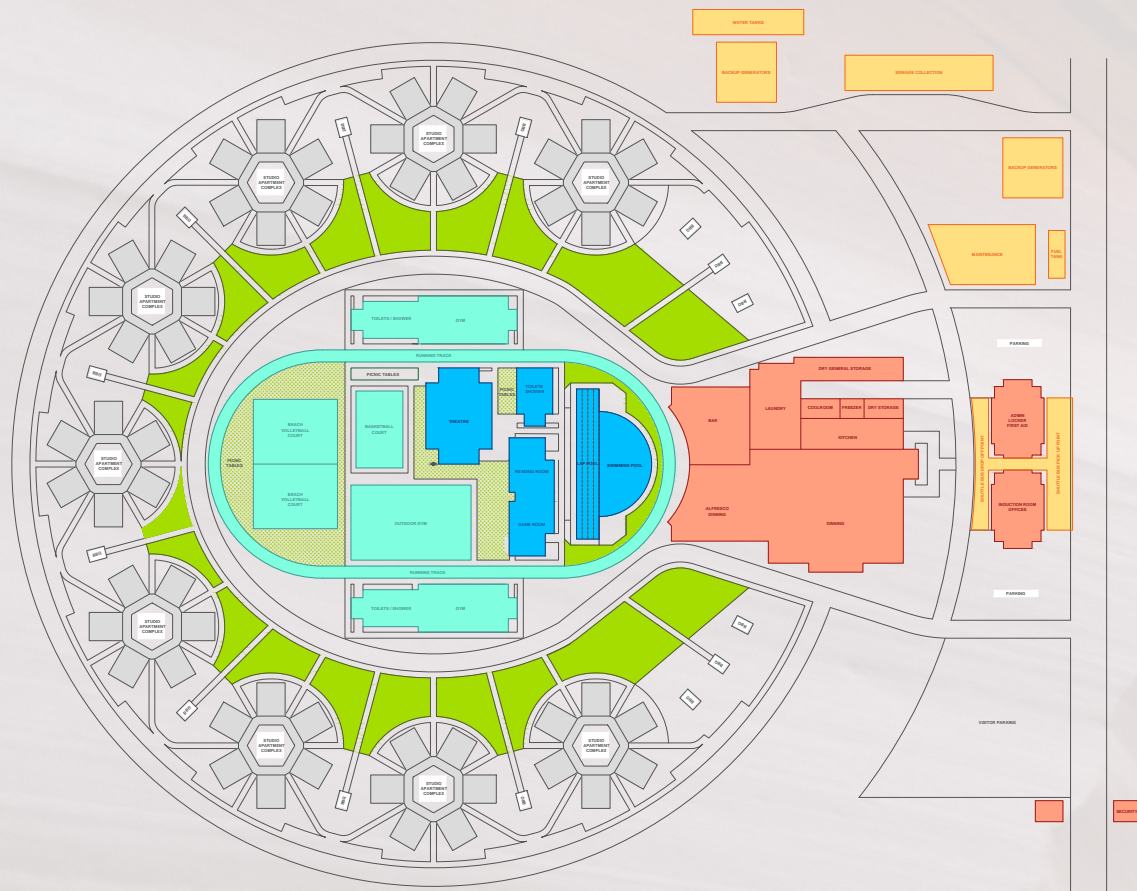
TOTAL OF 432 STUDIO APARTMENT UNITS



6 Tower Layout Option



## NXT™ Mine Site Studio Apartment



### 9 TOWER LAYOUT

#### FEATURES:

- Suitable for large scale remote/mine sites
- Each tower has 72 studio apartment units - 24 units per floor over three levels
- Circular configuration allows for shared facilities to be centrally located and better surveillanced
- Each tower is configured with coloured façade lighting to create a positive environment and enable easy identification of apartments
- Open air internal courtyard at the core of building - inhabitants have a choice of enjoying more private, yet open space areas
- Staircase access to studio units from internal courtyard

TOTAL OF 648 STUDIO APARTMENT UNITS





## NXT™ Mine Site Studio Apartment

## 3-Storey Studio Apartment Layout



3-Storey Apartment clusters



3-Storey Apartment entrance



3-Storey Apartment open air walkway to studio units

### Features:

- 18m<sup>2</sup> one bedroom studio
- Ensuite
- Swipe key card access
- Airconditioning
- Built-in wardrobe and luggage rack
- Flat screen TV
- Small bar fridge
- Work desk/dressing table
- Washing machine and dryer



3-Storey Studio Apartment Floor Plan with Internal Courtyard

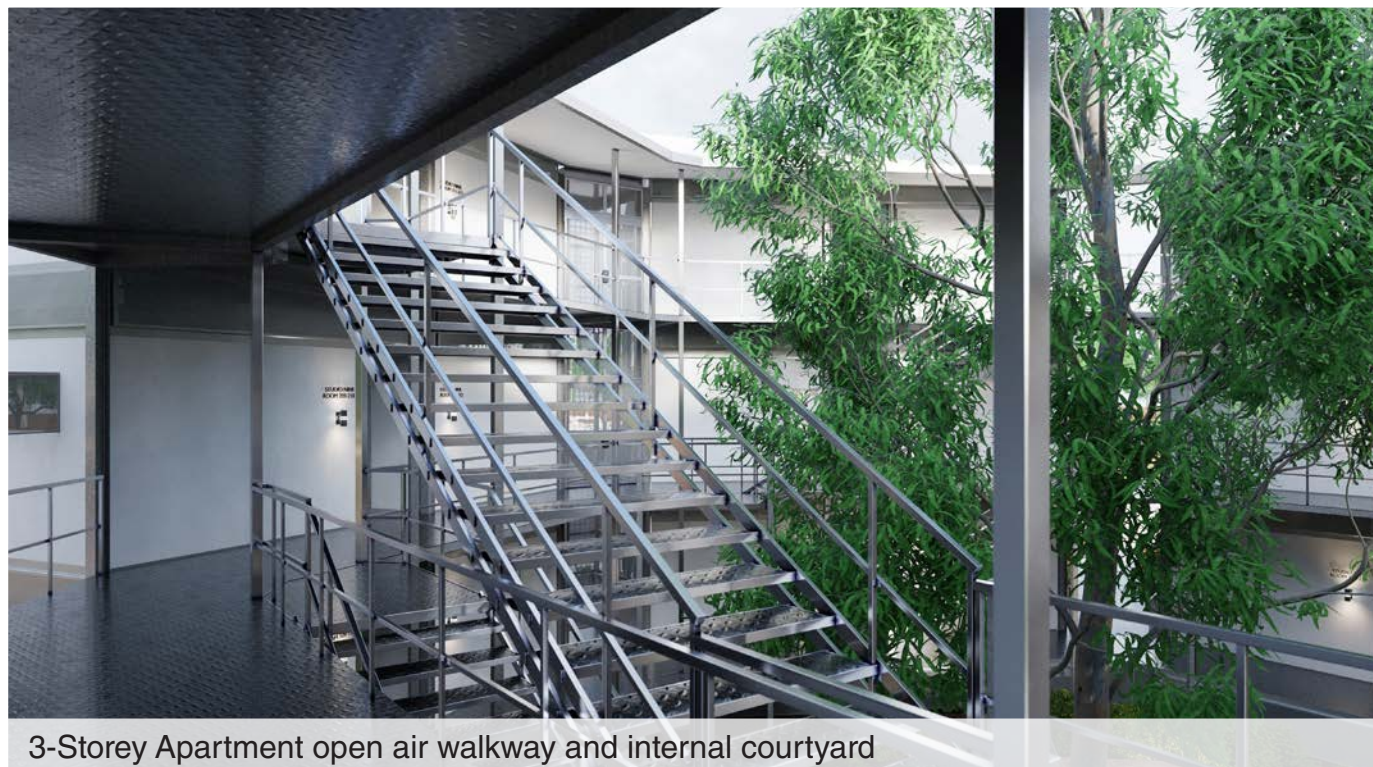




3-Storey Apartment clusters



3-Storey Apartment open air walkway to studio units



3-Storey Apartment open air walkway and internal courtyard

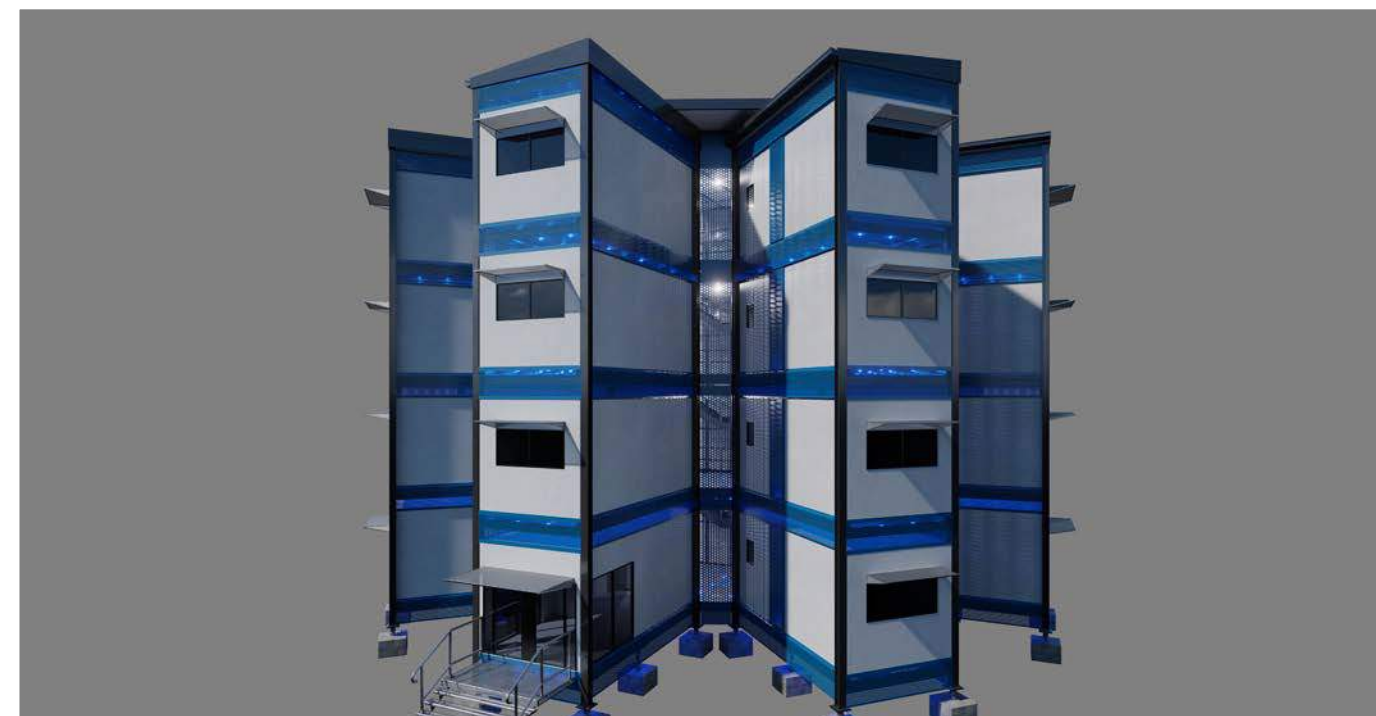


3-Storey Apartment entrance with ramp access





Standard LED lights on apartment tower facade



Optional blue LED lights on apartment tower facade



Optional orange LED lights on apartment tower facade



Optional green LED lights on apartment tower facade



## NXT™ Mine Site Studio Apartment

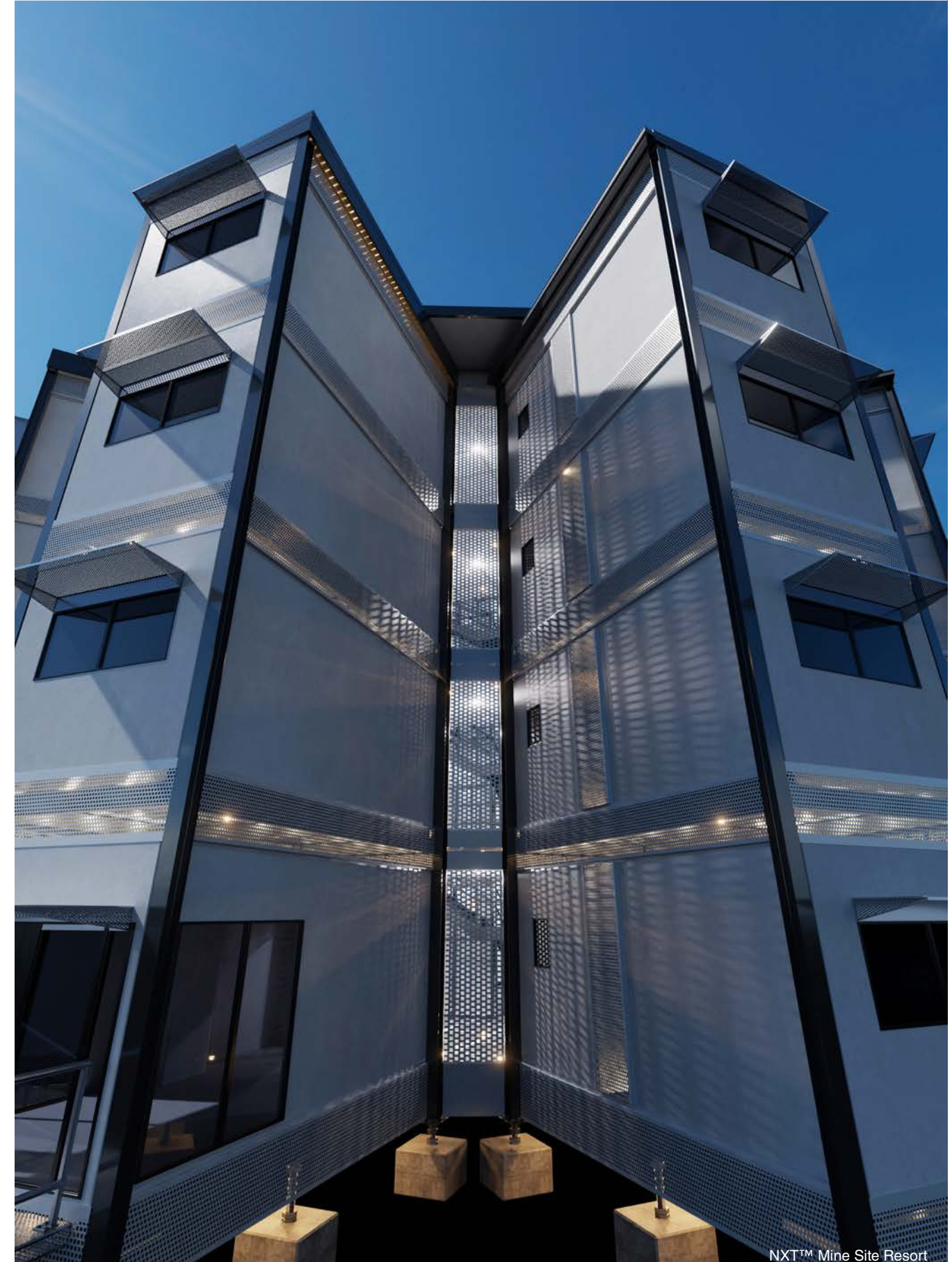
## Structure

The unique high-rise structure allows multiple units to be grouped together without any shared walls, floors or ceilings. This configuration creates space between units to increase their acoustic quality, optimising privacy and eliminating noise pollution.

Diagram of the NXT™ Mine Site Studio Apartment structure



View of the 4-storey NXT™ Mine Site Studio Apartment





NXT™ Mine Site Studio Apartment

4-Storey Studio Apartment Layout



Aerial view of 4-Storey Apartments in NXT™ Mine Site Resort



View of 4-Storey Apartment Foyer with staircase and lift



View of 4-Storey Apartment



- Features:
- 18m² one bedroom studio
  - Ensuite
  - Swipe key card access
  - Airconditioning
  - Built-in wardrobe and luggage rack
  - Flat screen TV
  - Small bar fridge
  - Work desk/dressing table
  - Washing machine and dryer

4-Storey Studio Apartment Floor Plan with Lobby

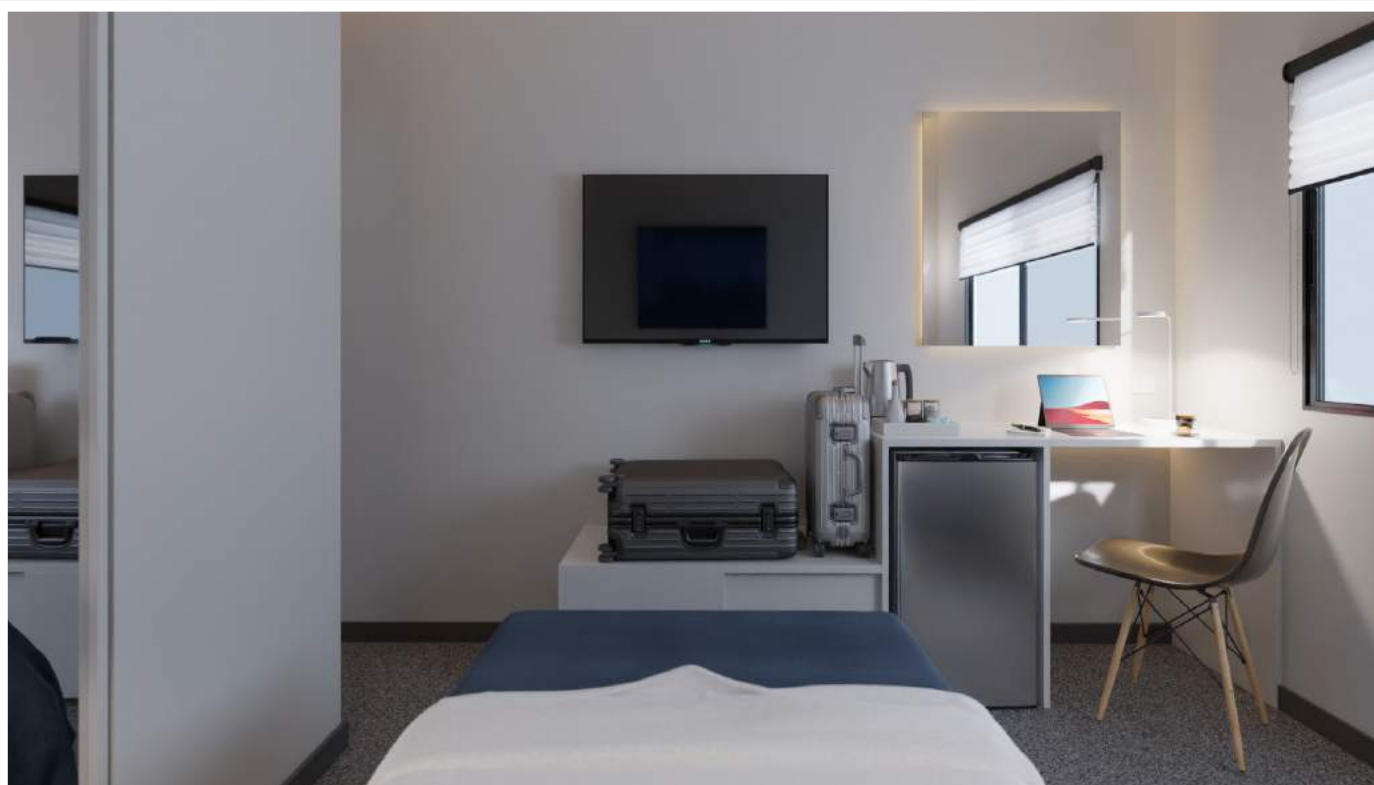




View of Studio Bedroom



View of Bathroom and Laundry



View of Studio Bedroom



View of Bathroom and Laundry



## Disclaimer

### MEMORANDUM

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View of the Mine Site facilities