



INVESTMENT MEMORANDUM

“The building
industry is now at a
major crossroad and
requires innovation”

MMOC Group Limited
PO BOX 290
Caringbah N.S.W. 1495
ABN: 66 649 984 681



INVESTMENT MEMORANDUM

What is MMOC Group?

MMOC Group has developed the innovation required to help the building industry transition into the modern methods of construction with their unique building system along with complementary products and services that blends the best of off-site manufactured components with conventional construction.

MMOC Group offers the opportunity to rethink how we conceptualise design and build much-needed housing, promising up to 200,000 – 300,000 additional homes in the next ten years if a third of new homes used modern methods of construction.

They can speed up the process, make challenging sites viable and provide varied and adaptable homes that respond to the local character and needs.

The benefits of MMOC Group's newly developed off-site manufactured building system that it has uses across all building sectors, both residential and commercial, just some of the benefits of the products applications are as follows:



INVESTMENT MEMORANDUM



1.The Off-Site Manufactured BuildingSystem – Flagship Product

- Finished design is more like a conventional house build rather than a modular one
- More aesthetically appealing and more flexible
- Time saving estimating half the time for conventional builds
- Fire resistant product
- High thermal rating
- Variable Panel System – allows adjustment for improved fire resistance, acoustic and thermal performance
- Cost savings on site for preliminaries such as scaffolding, temporary toilets, rubbish removal, security and labour



INVESTMENT MEMORANDUM

- Early occupancy for homeowners
- Easily transportable
- The MMOC Group system can be deconstructed and relocated
- Potential to be used by all sectors of the building industry

The CrossRoad House





INVESTMENT MEMORANDUM

2. Market Opportunities

The Australian Government's objective to build 1.2 million homes by 2030 is unachievable using existing construction methodology. The MMOC Group's building system is the only one scalable to assist in achieving this target. Properties using that MMOC Group's system are in the following sectors:

- Residential
 - Remote Housing
 - Granny Flats
 - Commercial / Multi-Residential / Aged Care Facilities
-

3. Complementary Products

MMOC Group has been researching additional complementary products and services within the building sector. Strategic alliances are currently being negotiated to incorporate these products into the MMOC Group business. These include:

- MMOC Group - Environmental Services (Residential & Commercial)
 - MMOC Group – Network, Data Collection, Environmental Control, and Internet of Things (IoT)
 - MMOC Group – ComforStat – High Performance Monitoring Sensor
 - MMOC Group – Pultrusion Products for Foundation Systems, including a Multi-Pile In-ground Foundation System
-



4. Business and Strategic Plans

Capital Raising Goals – 2025

MMOC Group Limited aims to raise up to **\$1.5 million** over the next 6 months to support the commercialisation of its structured building system. The initial funding will cover the commencement of the following expenditures with cash flow to fund on-going expenditures:

Major Expenditures:

- **Prototype Buildings:**
 - To be constructed at:
 - MMOC factory / head office (Sydney)
 - Queensland and Victoria (as interstate expansion proceeds)
 - Purpose: Showcase the MMOC system to architects, construction companies, and potential investors
- **Cross Road House Project:**
 - Negotiations underway with developers in NSW, QLD, and VIC
 - Aim: Build and display flagship homes using the MMOC system
 - Sydney-based display home to be retained as an asset
 - Estimated launch: Late 2025
 - Funding: Through project cash flow

Other Expenditures:

- Factory rent and operating costs
- Furniture and fittings
- Professional fees (accounting, legal, patents, trademarks, insurance)
- General office expenses



INVESTMENT MEMORANDUM

- Motor vehicles
 - Staff salaries and entitlements
 - Website, marketing, and sales planning
 - Industry-specific system launches and investor presentations
-

Establishment of the MMOC Group business model

- The MMOC Group's business model has been developed to create regional and metropolitan hubs in all States and Territories to service building needs in those Areas.
 - All manufacturing will be via a Licensing Agreement with local companies which will create the need for additional employees.
 - Our goal is to offer these opportunities to indigenous Australians and retired service personnel and first responders as well as creating jobs for locals.
-

Marketing Plans

- MMOC Group has joined **Builders Declare**, an industry group of architects, builders, and suppliers dedicated to reducing carbon emissions
- The MMOC system offers a **timber-free solution**, addressing timber shortages and reducing build delays
- Expansion plans (2025-2027):
 - Nationwide rollout (all Australian States and Territories)
 - Initial international markets: New Zealand, Papua New Guinea, Pacific Basin
 - Future markets: USA, Canada, UK, Europe, Japan, China

Key Market Targets:

- Mining, Military, and Indigenous housing sectors



INVESTMENT MEMORANDUM

- Strategic alliances with:
 - Architects
 - Property developers
 - Commercial and residential builders

Aged Care Facility Innovation:

- Panel system + environmental partners =
 - Improved room ventilation (isolation to prevent cross-infection)
 - Reduced reliance on air-conditioning
 - Power grid bypassing, reducing energy costs
-

5. Investment Opportunities

MMOC Group Limited is a public unlisted company currently in the commercialisation phase of its technology.

Phase One:

- Establishment of prototypes (as outlined above)

Phase Two:

- Developer engagement
- Appointment of manufacturers and builders

Investment Opportunity:

- Shares:

The MMOC Group is offering the following:

- Up to 6 million shares @ 25 cents/share



INVESTMENT MEMORANDUM

- Minimum investment: 10,000 shares

Exit strategy

The MMOC Group's primary strategy is to list on the ASX via an IPO.

An alternate strategy will be a buyout (full or part) by potential interested parties.

Dividend Expectations:

- Dividend payments expected from **Year 2** onward, with additional growth strategies under review

We invite you to join us in this exciting venture.

Brian Reid
Chairman / CEO

Kerry Kruse
Director

Keith Wills
Director

APPLICATION FOR SHARES

To the Directors,
MMOC Group Limited,
PO Box 290
Caringbah NSW 1495

I, _____

Of: _____

hereby apply for _____ (shares) × 25 cents per share

Class: Ordinary

Payable: \$_____

I AGREE to accept the said allotted shares to be bound by the Rules of the Constitution of the Company and HEREBY AUTHORISE my name to be placed on the Register of Members in respect of the said shares.

Dated: _____

Signature: _____

Bank Details:

Name: MMOC Group Limited

BSB: 062 190

Account No.: 1064 0155

* For direct deposits please provide a 6 digit reference number and include the reference in your bank transfer details. Ref# _ _ _ _ _ .

OFFICE USE ONLY

Agreed to allot _____ Shares as per Minute dated _____ Entered
in Register of Members Share Scrip Issued