

MEDIA RELEASE

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ASSEMBLE PARTNERS WITH HOUSING CHOICES AUSTRALIA TO DELIVER MIXED-INCOME HOUSING \$1.5 billion of investment into build to rent housing.

Australian build to rent developer, Assemble, today announces its partnership with national not-for-profit housing provider, Housing Choices Australia, to manage community housing across its future projects.

A first of its kind for the emerging build to rent asset class, the initial tranche of projects delivered as part of the partnership will provide more than 3,300 dwellings for low- and moderate-income households, facilitating ~\$1.5 billion in long-term institutional capital investment.

Housing Choices Australia will manage and allocate tenants within the low-income housing component of each community, comprising at least 20 per cent of the dwellings delivered. The balance will be delivered by Assemble as affordable rental housing targeted at low- to moderate-income households.

This integrated mixed-income model reflects international best practice, adapted to the local context to achieve social outcomes for tenants and financial outcomes for capital without the need for direct government subsidy.

Assemble Managing Director, Kris Daff said that the timing of this partnership is critical as Australia has an affordable housing shortfall in excess of 1 million dwellings that must be met by 2036.

“We are proud to partner with Housing Choices Australia to deliver much needed long-term mixed-income rental housing. Our partnership demonstrates how the private and not-for-profit community housing sector can work in unison to deliver real solutions to Australia’s critical housing shortage,” said Mr Daff.

“At a time that has been socially and economically devastating for Victoria, fuelled by uncertainty in housing tenure and barriers to home ownership, our communities need support now more than ever to ensure we do not reach crisis point.”

“Build to rent is a scalable model, and when executed to its best effect, it has the potential to meet our nation’s demand for secure-tenure affordable housing. We see mixed-income communities as a blueprint for the future of Australian housing,” said Mr Daff.

Under the unique partnership, Housing Choices Australia and Assemble will co-invest alongside institutional equity investors in all projects.

Both parties will jointly participate in the procurement, delivery and management of the mixed-income build to rent housing. The housing will be delivered under long-term ground lease arrangements across six of Assemble’s development sites in inner and middle-ring Melbourne, with Carinish Road, Clayton being one of the key sites to be delivered under the partnership.

Groups offered tenancy may include women experiencing domestic violence, young people living with disabilities, or key workers on low, fixed incomes that provide essential community services.

Housing Choices Australia Managing Director, Michael Lennon said although new to Australia, build to rent is widely adopted internationally: “The establishment of build to rent as an asset class reflects the growing maturity of the community housing sector in Australia.”

“Build to rent recognises that there are very significant unmet housing needs in Australia coupled with a strong desire by institutional investors to diversify and to contribute solutions to the housing crisis. The community

housing sector offers ideal partnership opportunities because of its depth of experience in managing tenancies and communities cost effectively.”

“International examples of build to rent offer a wider array of housing choices, enrich city communities, benefit local economies and most importantly, take pressure off the housing system overall,” said Mr Lennon.

Assemble Director, Partnerships, Tom Billings said such cornerstone partnerships are vital to ensure inclusive, socially diverse and sustainable communities can thrive.

“Housing Choices Australia is a natural partner and was selected following a rigorous review of various community housing providers. We are stronger together with our shared vision to provide quality long-term rental housing to more Australians.”

“We share the belief that social and economic imperatives can be achieved mutually. We are primed to provide real commercial benefits for both parties while also addressing the varied social needs of our community, especially those that are vulnerable or may have struggled to access secure housing,” said Mr Billings.

Assemble currently has a significant project pipeline in Victoria – the largest private portfolio of mixed-income housing – that showcases build to rent as an asset class that can meet our housing challenges.

The completion of these projects will see the injection of more than \$1 billion of construction activity into Victoria’s economy and create some 8,000 construction jobs.

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About Assemble Communities

Formed in 2010, Assemble Communities is a developer and community management company on a mission to make thoughtfully designed sustainable homes more accessible to more people.

With a deep respect for people and place, we create communities that embrace diversity, reflect local culture and nurture a stronger sense of ownership and belonging.

We focus on delivering affordable housing options under our Assemble Futures (build to rent to own) model and build to rent projects. We have a privately funded rental housing portfolio valued at more than \$3 billion, featuring 5,000 dwellings across 10 sites.

We are driven to provide results for our shareholders and capital partners through the satisfaction and holistic well-being of our residents.

assemblecommunities.com/

About Housing Choices Australia

Housing Choices is a national, not-for-profit housing provider that creates safe, quality, affordable housing for people who are struggling to find a home in Australia’s challenging private rental market.

Established in 2008, Housing Choices is governed by a Board of Directors with a broad range of business skills and commitment to social outcomes required to run a growing community housing enterprise.

We strongly believe in the importance and value of working in partnership with our residents, support partners, community organisations and staff to create resilient, inclusive neighbourhoods across Australia.

www.housingchoices.org.au/ General Manager, Strategic Communications HCA, Emma Duncan 0412 181 991