



MNL Annual General Meeting

November 2021

Agenda

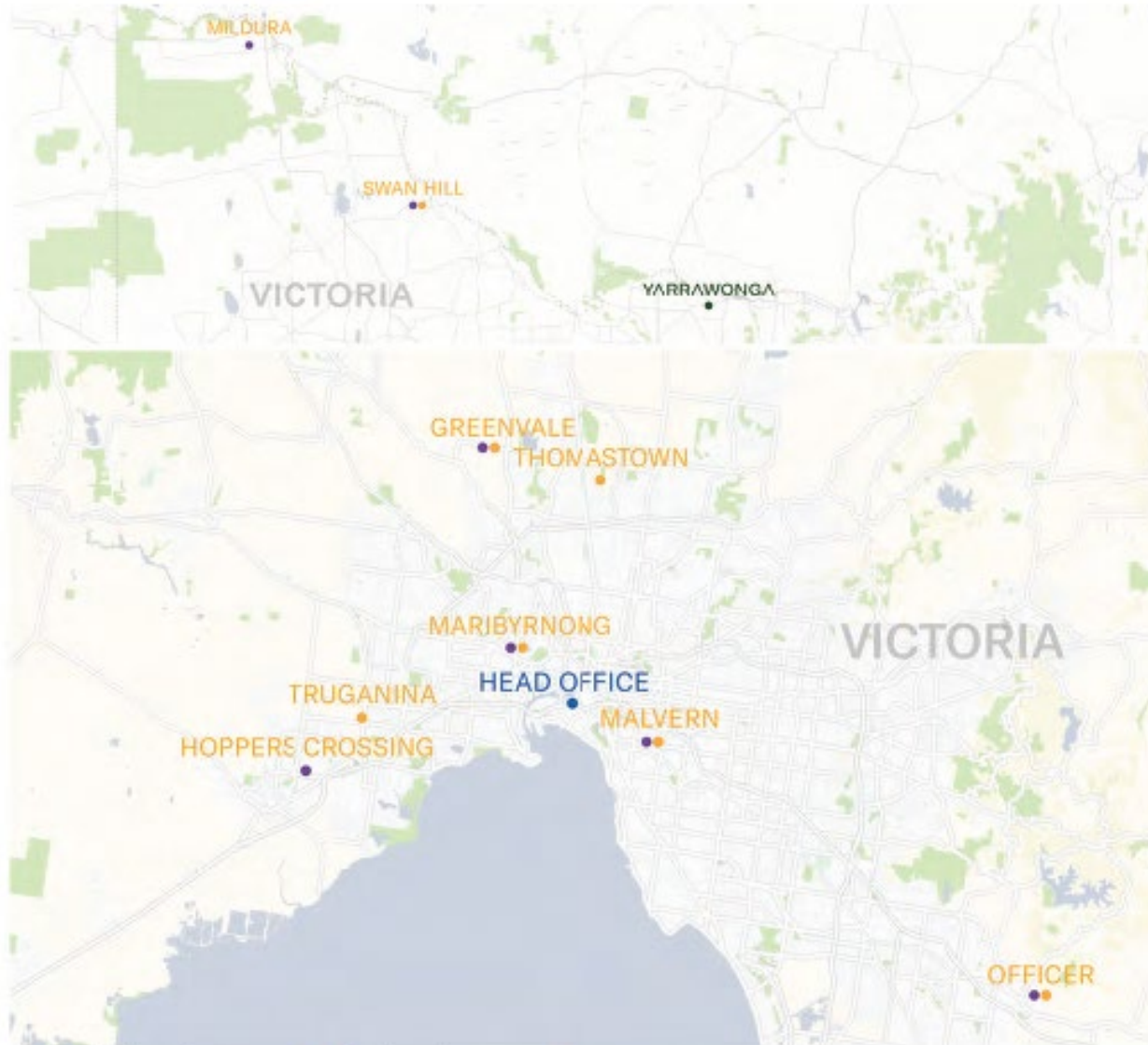
1. Chairman's welcome address
2. Macarthur plan
3. Ordinary resolutions
4. Question & answer

Macarthur businesses:

Overview of early childhood education and care & residential land lease communities

Social infrastructure sector	Early childhood education and care	Residential land lease communities
Single community size	120 to 240 families	150 to 250 lots
Customer	6 weeks to 6 years old	Typically 65+ years old
Branded product offering	Montessori Beginnings	Zest Living
Means tested government funding of customer	Childcare subsidy	Pension rental assistance
Government regulation	✓	✓
Property ownership	✓	✓
Multi-site management	✓	✓
Essential service	✓	✓

Macarthur business footprint



- Macarthur early childhood & care business
- Macarthur early childhood & care property
- Macarthur residential land lease community

Macarthur brands: Montessori Beginnings

Montessori Beginnings overview

- Total centres at Nov-21
 - 7 trading
 - 1 under contract to be acquired
 - 1 to commence trading in 2022
- Location
 - 7 Melbourne metro area
 - 2 regional victoria
- Centres operate using the Montessori education philosophy
 - Montessori education program key market differentiator
- Property
 - 5 owned / part owned
 - 4 leased



Montessori Beginnings centres



Macarthur brands: Zest Living

Overview

- Homes: 155
- Size: ~6ha
- Location: Yarrawonga, regional Victoria
- Situated area:
 - Middle of the golf course
 - Immediate proximity to the lake
 - Surrounded by established housing

Master plan of mixed use estate within which MNL seed asset is located



Macarthur business plan

1 Assemble social infrastructure platform seed assets

2 Seek ASX listing and advance platform seed assets

3 Build out social infrastructure businesses



✓ Achieved 2021

2022 Objective

Medium term

November 2021 capital raising

- Macarthur has lodged a prospectus under which shareholders will be offered the opportunity to subscribe for new shares at \$0.20 per share

Shareholding at Nov-21	Entitlement offer	Top Up offer
Less than 25,000 shares	Subscribe for 4 new shares for every 1 share held	Can subscribe for up to \$5,000 of shares
25,000 or more shares	Subscribe for 4 new shares for every 1 share held	Not entitled to participate

- Funds raised will be used to advance the early childhood and care and zest living businesses as well as provide funding for the acquisitions
- The prospectus is underwritten to the amount of \$2.6 million

Ordinary resolutions

1. Election of Director – Mr Henry Townsing

Proxy and votes cast by poll before meeting

Resolutions	In favour	Against	Proxy's discretion	Abstain	Total
1) Election of Director – Mr Henry Townsing	5,923,765	2000	0	0	5,923,765

Question & Answer