

We acknowledge the Yuwi people, the Traditional Owners of the land on which we meet today, and pay our respects to Elders past and present.

COUNTRY • JOURNEY • CONNECTION

The journey did not begin with the highway. For thousands of years, First Nations people travelled across Country along established routes connecting communities, places, resources and trade.

OUR CULTURAL LEARNING

The A1 is one of Australia's great modern transport corridors, but it crosses Country with a much older history of movement and connection.

As we create Roadport Mackay and ultimately a network of Roadports along Australia's highways, there is an opportunity to recognise those earlier journeys and ensure that modern infrastructure respects and shares the cultural story of the Country through which people are travelling.

FOR ROADPORT MACKAY

Work with Traditional Owners to explore how local Country, culture and stories can be appropriately represented through the precinct, particularly the proposed Visitor Information Centre. And find an appropriate way of telling some of that story to the people travelling through.



Greater Whitsunday Regional Projects Forum

ROADPORT MACKAY

A significant new piece of regional infrastructure

SEPTEMBER 2026 | PRIVATE & CONFIDENTIAL



Roadport - National Roadside Infrastructure Benefitting All

1. For Road Users:

- ✓ **National network** – scalability, hubs spaced at 3–4-hour intervals across Australia, strategically positioned near major regional airports and on key arterial roads.
- ✓ **Full-service offering** - fuel & EV charging, QSR/F&B, retail, short & long-stay accommodation, RV hire, vehicle service centres, heavy-vehicle wash stations, RV & camping sites and amenities, recreational parks, tourist information centres and community hubs
- ✓ **Large-format** – purpose-designed sites with adequate space to deploy a full-service mix, high-capacity vehicle access & comprehensive EV charging forecourts powered by onsite solar energy generation (*unlike traditional petrol stations*)
- ✓ **Safe & Secure** – site layout designed to promote safe vehicle movement; segregating heavy-vehicle and RV traffic from pedestrian areas, with controlled access CCTV & 24/7 monitoring
- ✓ **Trusted brand** – trademarked ROADPORT® brand delivering a consistent, high-quality user experience across Australia

2. For Regional & Rural Australian Towns

- ✓ **Transforms “Stop & Go” into “Stop & Stay”** – full-service mix and facilities designed to increase average length of stay and per-stop spend
- ✓ **Drives Regional Tourism & Economic Growth** – an anchor destination attracting travelers & regional workers (including essential, locum and FIFO) to stay and explore surrounding regions
 - ✓ Increasing local spend - captures road users who might otherwise bypass towns via ring roads
 - ✓ Enabling institutional investment - provides an attractive platform for national & international brands to expand into remote Australia
 - ✓ Generating employment – through construction, operations and local business participation

3. For Local Councils & Federal Government

- ✓ **Future-proofs Roadside Infrastructure** – sufficient EV charging to meet demand, powered by onsite, renewable energy generation & adequate space for hydrogen-ready infrastructure
- ✓ **Improved Driver Fatigue Management** – high-quality rest stops which comply with the mandatory rest break obligations of heavy vehicle drivers

Notes:
Bypass planning scheme
Proven method



A national network of large-format, integrated roadside hubs designed strengthen the connectivity through Australia's regional centres

THE MISSING LINKS ALONG AUSTRALIA'S MAJOR HIGHWAY NETWORK

1

Limited Alternative Fuel Infrastructure

1:76



Only 1 charging station for every 76 electric vehicles in Australia

- Well below South Korea (1:2), China (1:10), the UK (1:25) & US (1:33)
- Only ~1,059 high-power charging sites across Australia, heavily metro-skewed; long-distance corridors underserved – leads to “range anxiety”
- Small-format service stations unable to adapt to emerging fuel types (e.g. fast chargers at scale & hydrogen) due to space limitations

2

Under-Serviced RV & Caravan Market

15
million



Caravan & RV trips in Australia in 2024, from a fleet of 900k RVs

- Yet, traditional, small-format fuel stations and town centres often lack:
- Access - tight forecourts, no pull through lanes, poor turning space
- Basic facilities – dump points, water refills, power hook-ups
- Limited integrated stopovers with fuel, food, rest, and utilities in one site.

3

Freight Rest Stops– Unfit for Purpose

1,871



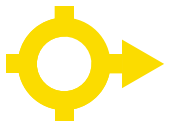
Shortfall in the number of heavy vehicle-compliant rest areas across Australia

- Currently, no national driving routes meet the guideline – infrastructure gaps exist across all states
- Most rest areas are low amenity, lacking adequate activity, stimulation and rest to combat fatigue - a factor in 25% of regional road fatalities
- Opportunity for economic uplift through longer dwell times, ancillary revenues, and a multi-tenant mix that attracts regional stopovers

4

Bypasses Eroding Regional Value Capture

50%



Decline in retail businesses in Australia have reached up to 50% in those regional towns bypassed

- Placement of Roadport in relation to planned highway upgrades and ring roads is crucial. Capturing traffic that would otherwise bypass regional towns, reducing in-town visitation
- Regional LGAs & tourism policies are focused on new ways to capture, retain and extend visitor dwell time to increase regional economic impact

The legacy “servo” format is outdated – based on a small-format “stop-and-go” model that does not meet the full spectrum of road user needs or capture meaningful visitor spend in regional areas



A significant commercial opportunity exists to better serve the evolving needs of road users

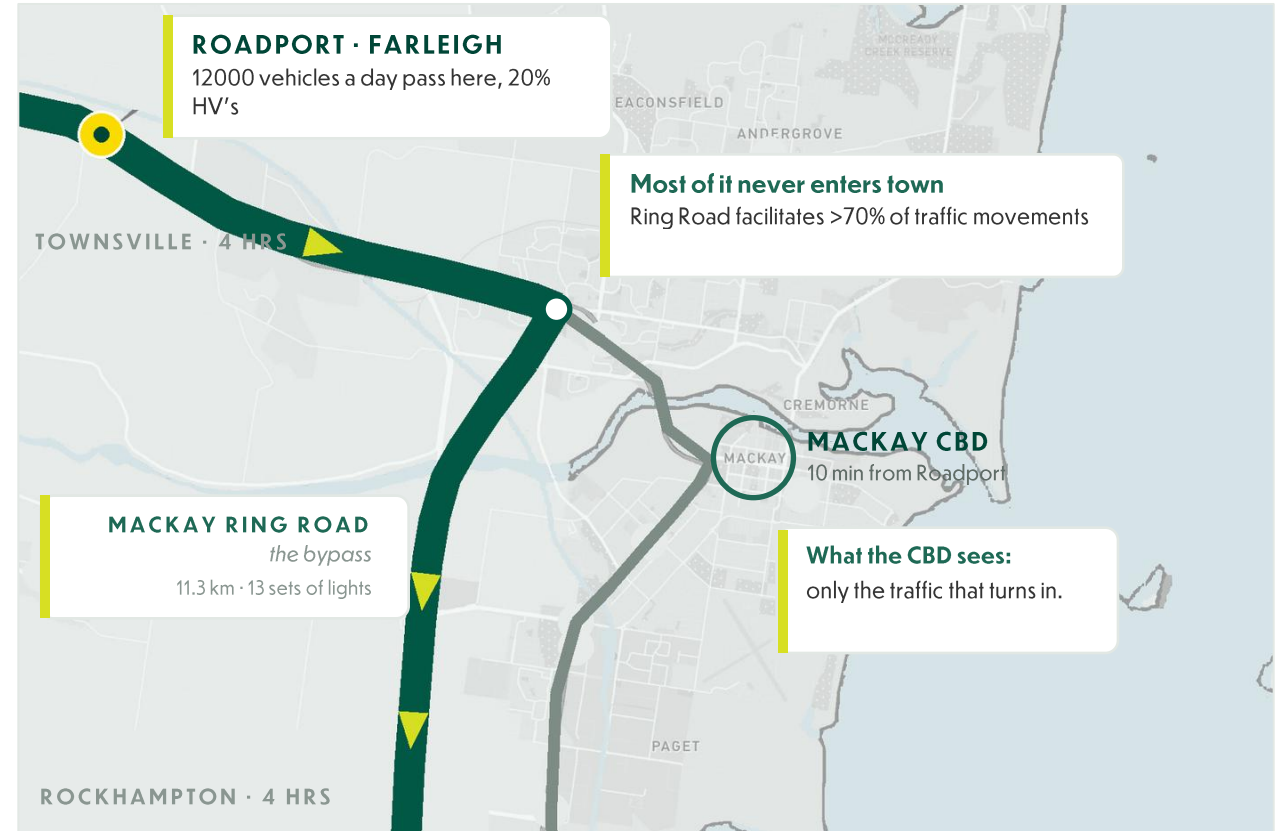
A NEW MARKET FOR LOCAL OPERATORS

Extending & Diversifying the Mackay Economy. Not competing with it.

Roadport sits on the Bruce Highway north/west of the Ring Road : a 100 acre development on a NEW signaled intersection

Opportunity for Local operators to expand their business to a drive market that bypasses them

- Showcase the best of Mackay at Roadport, including the visitor information centre
- Capture traffic that were never going to turn into town and the dollars that would otherwise leave the region
- Every outlet points back to its original in town. Roadport sends visitors into the CBD, not away from it



Base map: Urbis (May 2025), OpenStreetMap. Traffic counts: Queensland TMR, 2025. Routes highlighted for illustration.

New customers for Mackay. Dollars that stay in Mackay.

Market Validation Through International Peers

Large-format, mixed-use roadside hubs are a globally proven commercial model and well-aligned to the Australian market

Global Peers	Country	Market Cap (\$AU)	Revenue (\$AU)	Sites	Core Services *						Revenue Model	Years in Operation
		NA	~\$37B	640+							Tenant leases & owned operations	60+ years
		~\$30B	~\$72B	850+							Tenant leases & owned operations	65+ years
		~\$2B	~\$17B	290+							Tenant leases & owned operations	50+ years
		~\$4B	~\$2B	50+							Concession & lease	60+ years
		~\$2B	~\$0.5B	30+							Concession & lease	50+ years
Kariya Highway Oasis Pty Ltd		na	8m+ (annual visitors)	1							Owner-operated	20+ years

1. Common Success Factors - Why The Model Works

-  **Strategic Site Selection**
Positioned on visible freight & tourism corridors
-  **Network Effects**
A network storage model promotes one way RV usage, brand development and loyalty
-  **Amenity Breadth**
Satisfy needs of all road users (EVs, RVs, trucks & tourists)
-  **Multi-service Tenancy**
Diversified revenue model co-locating high-demand services increases visitor capture, dwell time & spend

2. Transferability to the Aus. Market

-  Large domestic tourism base with a focus on the regions
-  Long-distance, vehicle-reliant travel patterns (comparable to North America)
-  Significant road freight task reliant on Australia's national highway network
-  Council & regional bodies actively seeking solutions to capture bypass traffic and meet EV and freight needs

* Note : icons represent available services - accommodation, retail, truck servicing, EV charging, fuel, QSR & amusement rides

Published reports confirming demand across core assets

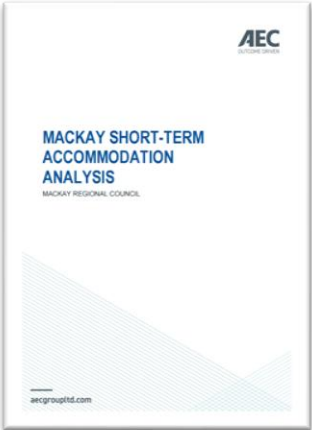
1

ACCOMMODATION

Mackay Short-Term Accommodation Analysis

102%
peak-period demand vs today's room capacity

1,500–1,800
additional rooms Mackay needs by 2034



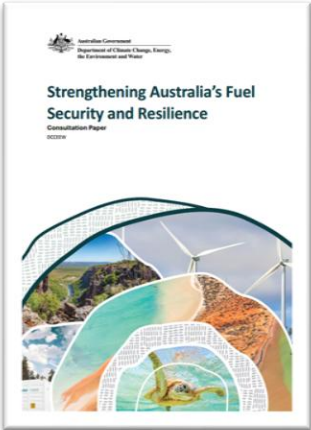
2

FUEL SECURITY

Strengthening Australia's Fuel Security & Resilience

\$10bn+
federal package for fuel security & resilience

Regional
fuel & storage infrastructure explicitly targeted



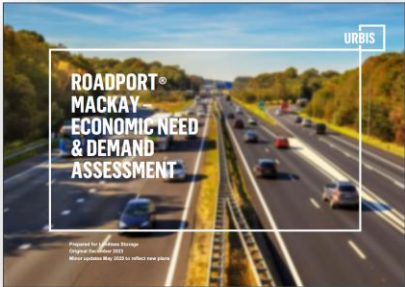
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VEHICLE STORAGE

Economic Need and Demand Assessment

139,000
spaces required in Queensland

99.15%
occupancy ratio average



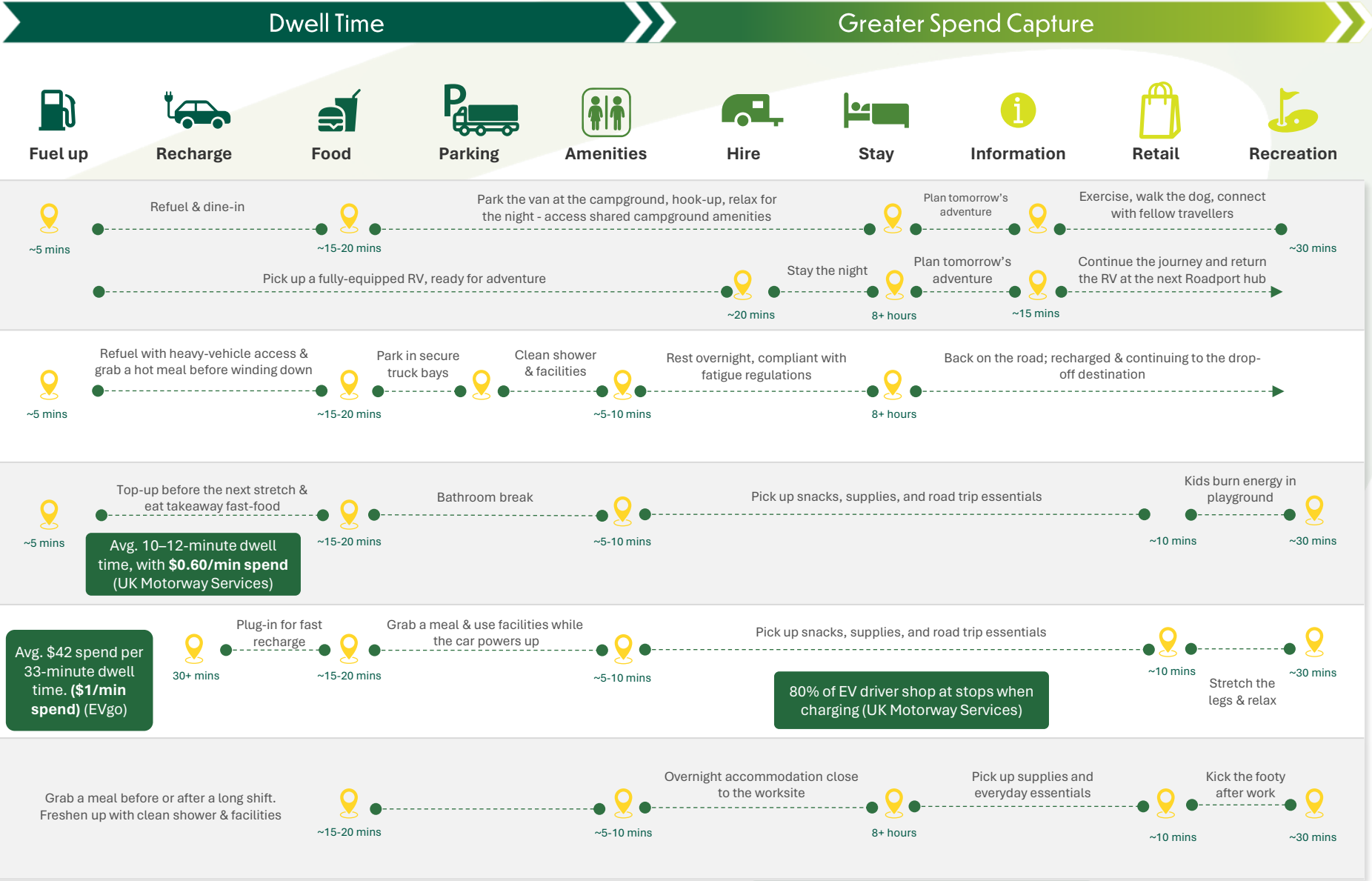
Reports available in the data room

THE ROADPORT EXPERIENCE – Stop, Stay & Spend



Multiple User Journeys

Roadport's full-service amenity-mix is designed to serve all road users – maximising utility, dwell time, spend per stop and overall network value



WHY IT MATTERS TO MACKAY

A significant new piece of regional infrastructure.

During Construction

- Construction employment across every stage of the build
- Approx. A\$200m of works for the local economy
- Delivered with local contractors, consultants and suppliers

Delivering Critical Infrastructure on Completion

- 1 Workforce & tourism accommodation
- 2 RV, caravan, boat & vehicle storage
- 3 Fuel & heavy-vehicle amenity
- 4 EV charging, solar & future energy
- 5 Drive-economy amenity that extends visitor stays
- 6 Hotel, Broader commercial activity



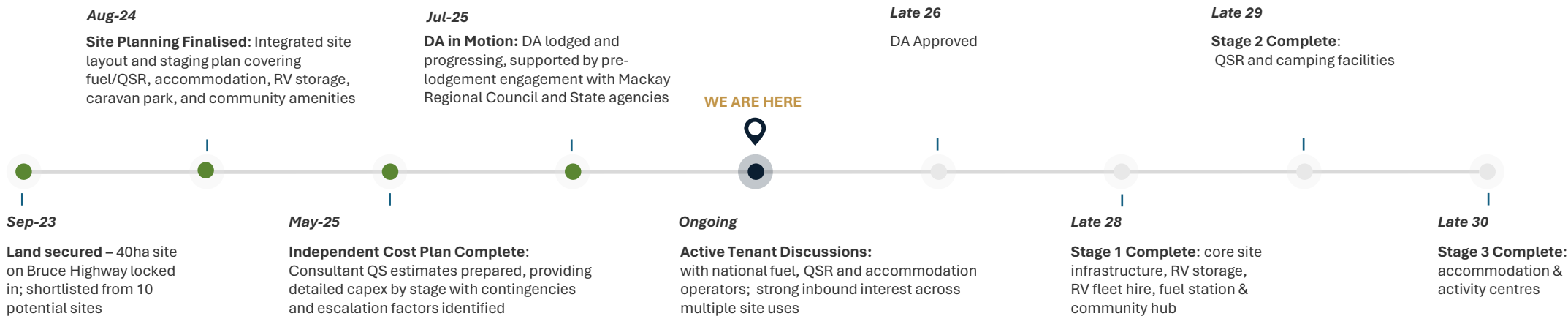
Approved masterplan

Infrastructure that Mackay needs. Built locally. Operated locally.

Project One –Site De-risked & Nearing Construction

Detailed design, site planning & cost estimates finalised;
DA approval underway – Mackay is approaching shovel-ready status.

Mackay Site – High-level Timeline



— OUR GROWING FOOTPRINT

Mackay is Project One.

MACKAY
APPROVED

CAIRNS
NEXT

ROCKHAMPTON
SECURED

DUBLIN SA
SECURED

TWEED
SECURED

AVENEL
SECURED



ROADPORT
Australia Now Open

Vision to create a national network of up to 25 large-format, integrated roadside hubs designed strengthen the connectivity through Australia's regional centres

— Q & A

For further discussion, enquiry please contact David

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