

Offering to partners



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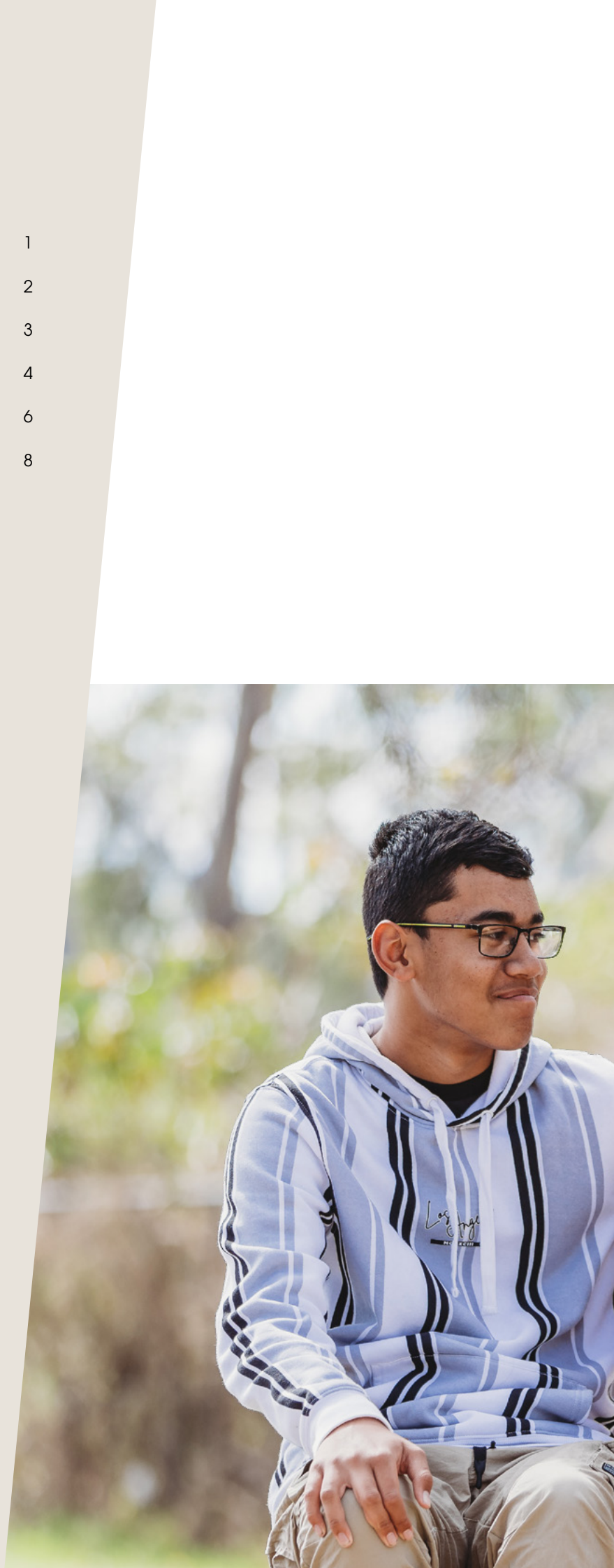
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At Evolve Housing,
we enable more
people in need to live
in quality homes in
thriving and inclusive
communities.



Acknowledgement of Country

Evolve Housing Group acknowledges the Traditional Custodians of the land where we deliver our housing and services. We acknowledge and pay our respects to all Elders past, present and future. We welcome all First Nations People to our services, as we walk together towards reconciliation.



01 INTRODUCTION

Investing in thriving communities: Your partner in community housing

At Evolve Housing, we are committed to creating thriving communities by providing safe, affordable, and high-quality homes and support services for people most in need.

As one of Australia's leading Tier 1 Community Housing Provider (CHP), we believe that secure housing provides a foundation for individuals and families to achieve their dreams, and we have a proven track record of delivering impactful housing solutions. We are committed to addressing the growing housing crisis and invite the government, private sector, investors and development partners to join us in delivering more housing to address the current and future needs of the community.



Emma and her children (pictured left) found a place to call their own thanks to Evolve Housing's support.

02 THE OPPORTUNITY

A critical moment to address Australia's housing crisis

Australia faces an unprecedented housing challenge, with over 1 million dwellings urgently needed to meet current demand.

Migration, population growth, and long-term underinvestment have created a chronic shortage of affordable rental housing. The Federal Government's initiatives, including the Housing Australia Future Fund Facility (HAFFF), provide significant opportunities for public-private collaboration. These initiatives reframe social and affordable housing as a stable, low-risk social infrastructure asset class.

Why invest now?



Leverage government incentives for large-scale housing projects



Access low-risk, high-impact investment opportunities in community housing



Play a critical role in solving one of Australia's most pressing challenges



Achieve Environmental, Social and Governance (ESG) outcomes for investors

03 WHY PARTNER WITH EVOLVE HOUSING?

Our leadership, scale and commercial acumen allow us to innovate

We have a proven track record in applying best practices to access finance and increase affordable housing supply through informed value management of design to improve site productivity and optimise asset lifecycle management.

We create thriving communities for all people by collaborating with partners through shared values and strategic alignment. Our trusted and respected brand strengthens our ability to facilitate enduring relationships across our network of stakeholders including residents, state and federal governments, local councils, support services and investors.

The Evolve Housing advantage

Proven Expertise

- Status as a Tier 1 Community Housing Provider (registered with the National Regulatory System for Community Housing (NRSCH) and as a Registered Housing Agency in Victoria
- Expertise in optimising project opportunities and value management for government funding
- Collaboration with a commercially astute team that understands your goals and priorities
- Market leader in social and affordable housing
- Proven and scalable systems and capabilities

Holistic Services

- Targeted community engagement and development programs including employment services and personal and community programs

Financial Strength

- Investment certainty
- Access to cheaper, longer-term finance through Housing Australia
- Opportunity to leverage Registered Charity, not-for-profit and Specialist Disability Accommodation Provider status

Sustainability-Focused

- Opportunity to optimise Corporate Social Responsibility and ESG outcomes

Reputation for Excellence

- Corporate maturity and excellent reputation with government and corporate stakeholders at all levels
- Reputation for being a best practice CHP by the NRSCH

04 PARTNERSHIP MODELS

Tailored solutions for meaningful collaboration

We work with a wide range of people, communities, stakeholders, and partners to deliver our housing and related services and programs. Our collaborative approach helps us to achieve greater outcomes for the people we serve.

Development Partnerships

Collaborate with us to deliver new housing projects leveraging government funding and our end-to-end project expertise.

Management Service

Engage with us for professional tenancy and property management for both social and affordable housing.

Joint Investment Opportunities

Co-invest in large-scale housing developments with significant community and financial impact.

Our approach

From planning and construction to long-term tenancy and asset management, we provide a seamless experience for our partners, ensuring value creation at every stage.





05 SUCCESS STORIES

Transformative housing solutions in action

Each project reflects our ability to deliver quality, sustainable housing through innovative partnerships.

Lidcombe Rise, NSW in partnership with Billbergia and Homes NSW



376 homes: 63 social, 93 affordable, and 220 private dwellings.



Evolve Housing manages the Social Housing component of Lidcombe Rise on behalf of Homes NSW under a 20-year lease agreement. This building comprises 21 one-bedroom apartments and 42 two-bedroom apartments.



We own one apartment building dedicated to Affordable Housing which is managed by our profit-for-purpose real estate agency EchoRealty. This apartment building comprises 30 one-bedroom, 43 two-bedroom, and 20 three-bedroom apartments which are rented at a reduced market rate of up to 25%.

Impact: Strengthened community integration through blind mixed-tenure housing.



Ascot Vale, Victoria in partnership with Homes Victoria



200 homes; management of 126 social housing units.



Evolve Housing Group launched our new entity, Evolve Housing Vic Limited (EHVL), following the successful tender of Dunlop Avenue, Ascot Vale.



We successfully manage 126 social housing apartments including all common areas and building maintenance.

Impact: Addressed critical housing needs in a fast-growing urban area.



Harts Landing, Penrith, NSW (Landcom, Payce Developments, Aboriginal Housing Office)



268 apartments: 14 social, 124 affordable, and 130 private dwellings.



Evolve Housing owns and manages 14 social and 114 affordable housing apartments.

Impact: Housing for 500 residents with inclusive amenities and adaptable housing.



06 IMPACT METRICS

Evolve Housing at a glance

These metrics demonstrate the scale and impact of our work and highlight the value of partnering with Evolve Housing.

Types of housing we provide

We provide housing across the entire housing continuum from crisis accommodation for those experiencing homelessness or domestic or family violence to social, affordable and private market housing.



5,000+
properties
housing over
11,000 residents



Operations
across
**NSW, VIC,
& ACT**



Recognised with
eight industry awards
for housing excellence
in 2023-2024



Supported by a team
of **145 experienced**
professionals,
fluent in **24 languages**

Awards and recognition



WINNER

Outstanding Affordable Housing Project –
Lidcombe Rise, Boomtown Awards 2023

WINNER

Business Partner Award with Billbergia,
PowerHousing Australia 2023

WINNER

D&I Leadership Awards for Excellence,
UDIA Awards 2023

WINNER

Outstanding Employer of Choice (WSABE 2024)

Join us in reshaping Australia's housing future

Evolve Housing invites developers, investors, and government partners to collaborate in delivering life-changing housing solutions.

Together, we can create thriving communities and address the housing crisis with meaningful impact.

Contact us today

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Thriving communities for all



Ascot Vale, Victoria completed 2023