

Strictly Private & Confidential. Commercial in Confidence.

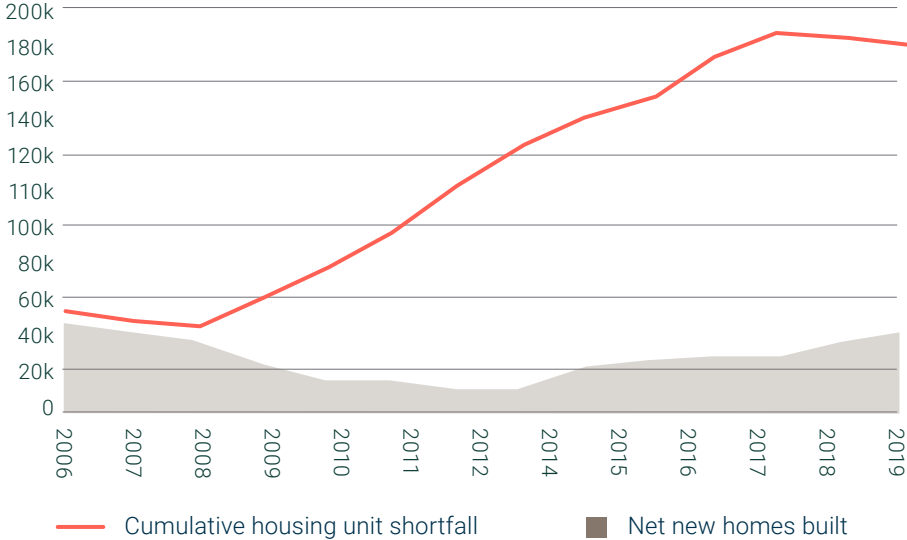
Introducing Latis

 LATIS

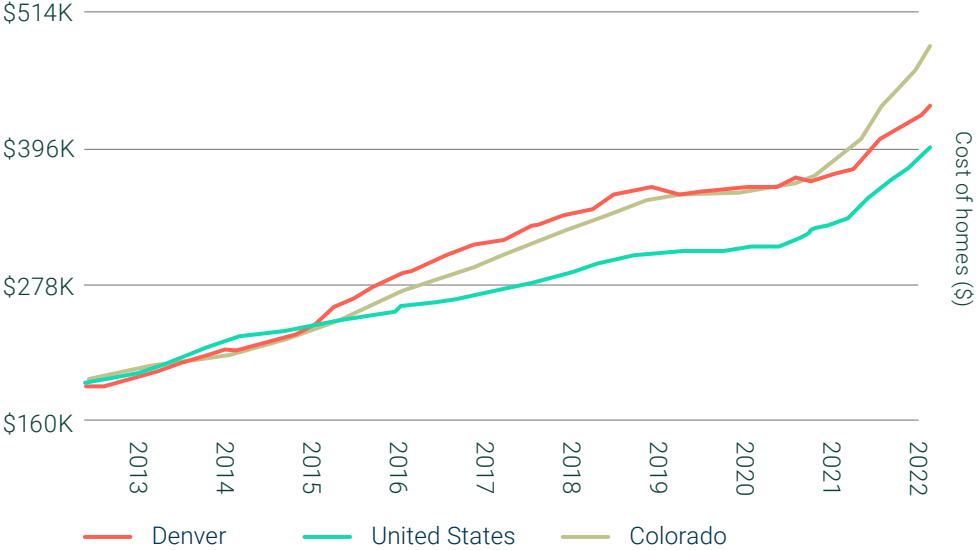


The housing crisis

Colorado's housing deficit



Colorado's home prices are on the rise



In numbers

325k

Additional housing units required over the next couple of years to accommodate Colorado's current and incoming residents¹

315K

Estimated number of households in Colorado that spent more than 50% of their incomes on housing²

100K

Estimated shortfall of affordable housing in Colorado³

823

Affordable homes built per year, meaning it will take over 100 years to overcome the deficit⁴

50%

Increase in first-time homelessness⁵

Chart sources – top left: Colorado Demographer's Office, top right: Zillow
¹⁻⁵Affordable Housing Transformational Task Force Recommendation Report

Right now, there is a historic opportunity to help solve the **housing crisis**, deliver Colorado's **infrastructure**, revolutionise the **homebuilding industry**, and significantly extend **home ownership**.

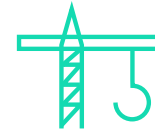
Key priorities



Expanding the availability of affordable and beautiful homes



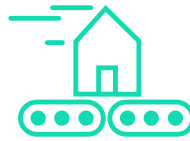
Providing affordable routes to home-ownership



Delivering key infrastructure



Levelling-up and improving financial resilience



Driving productivity through digital innovation



Achieving Net-Zero

Latis has reimagined homebuilding
to meet these priorities

Greenfield Place, West London — Latis Prototype
MMC Housing Development, constructed in 2011





TE

TopHat



Key benefits of factory built homes



Supports the green economy



Reduces waste



Clean construction



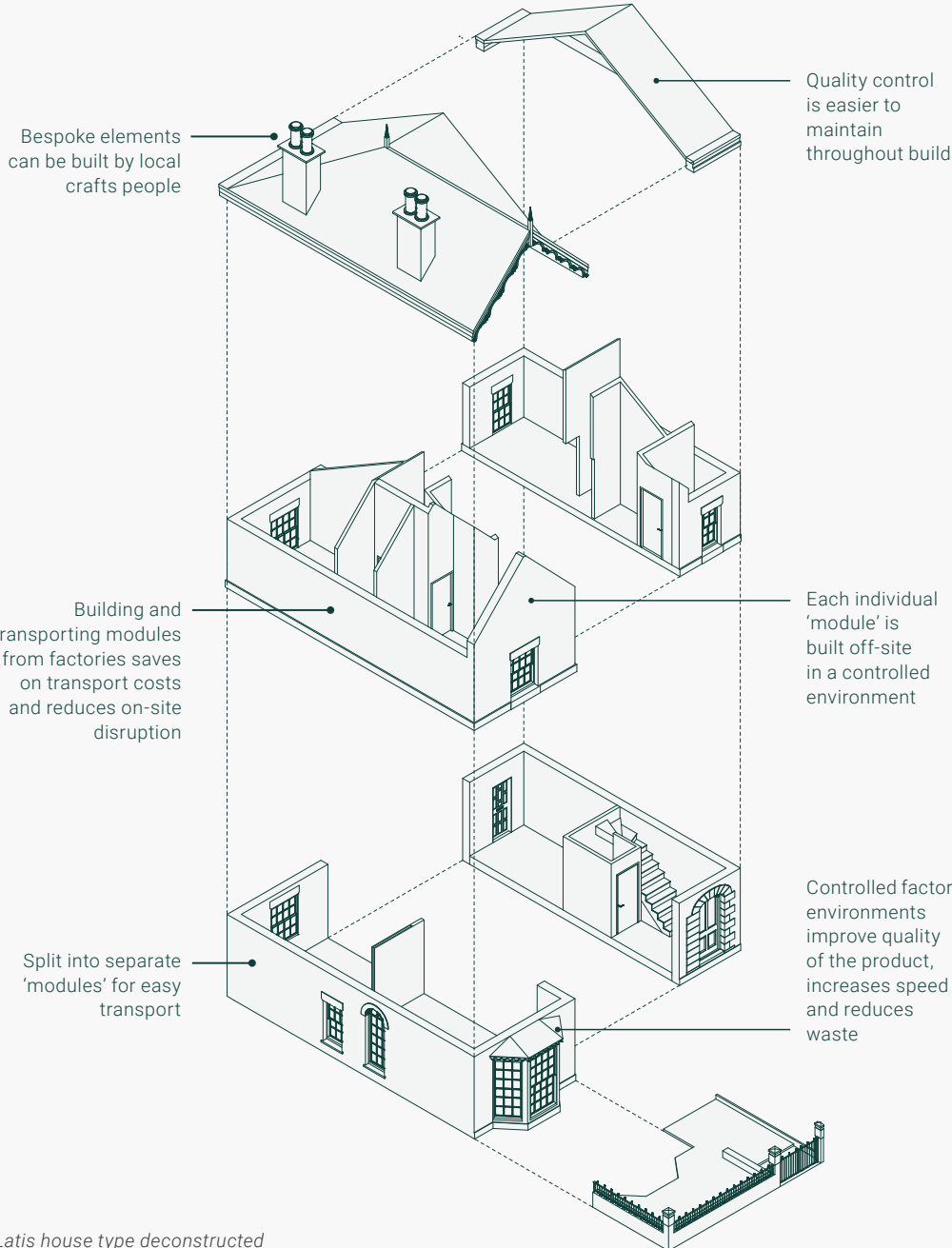
Traceability of materials



Minimal disruption on site



Improves operational efficiency and lifecycle



Latis house type deconstructed







LATIS



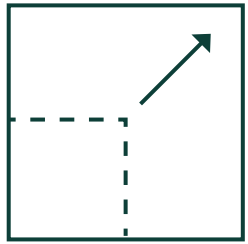




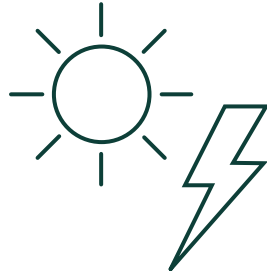
Kitchener Barracks



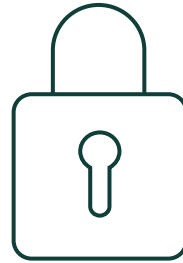
Treating the home as a product



Spacious



Efficient



Robust



Accessible



Smart



Main entrance gates

Sensory garden

Grade II listed Ordnance Store will make way for a new gym, making everyday life easier for everyone living here

The 1930s Khartoum Building will become cutting-edge apartments designed for modern living

A collection of new terraced houses form part of the residential community

The landscaped Parade Ground creates an outdoor space and play area for all to enjoy

The Commander's Viewpoint offers stunning views of the Parade Ground and surrounding area

A landscaped courtyard sits above the basement parking, providing an outdoor social space

Renovated listed barracks, converted into 3 town houses

Grade II listed wall remains from The Soldiers Institute, built in 1861



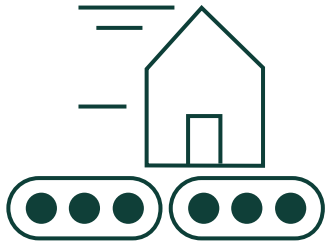




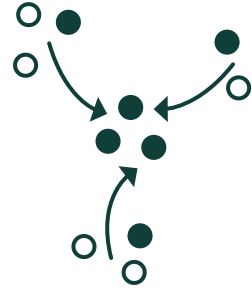




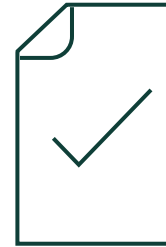
Benefits of a homebuilding platform



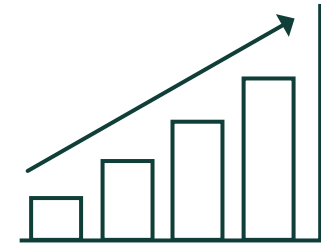
Speed



Traceability



Assurance

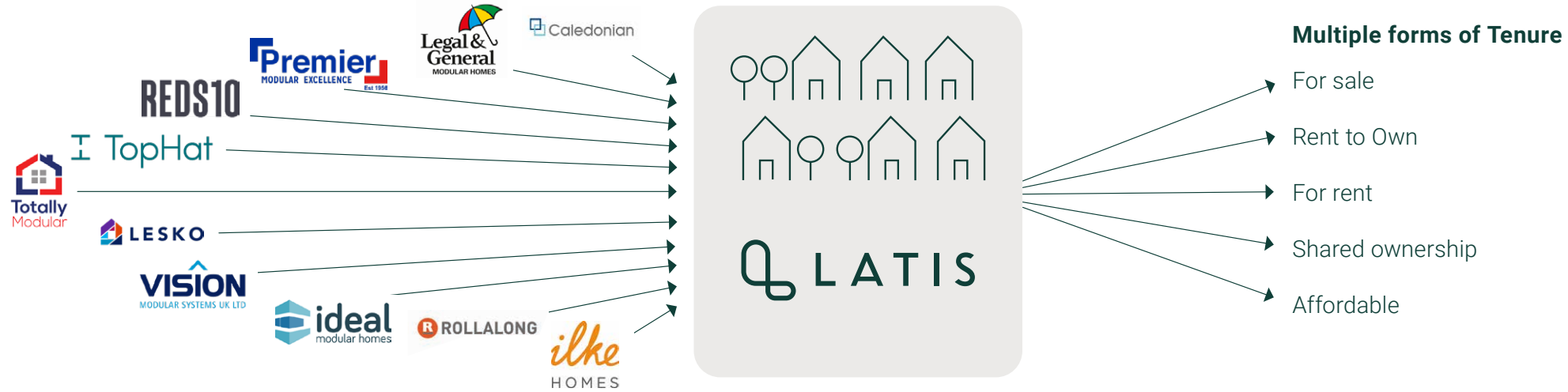


Continuous improvement

Stimulating MMC capacity



Aggregating the industry to unleash the full potential of MMC



Our pipeline in the UK

Latis own or control several garden villages, and a number of other spade ready sites. Securing an initial pipeline of 35,000 homes, providing immediate opportunity for housing delivery. A further strategic pipeline of over 100,000 potential homes has been identified on sites capable of unlocking important local infrastructure improvement.

- Providing **steady volumes** of housing at **affordable prices**, rather than restrict supply to maximise profits.
- Creating **long-term value** appreciation delivering strong and **reliable returns** from easy to managed stock within neighbourhoods that people aspire to be part of.

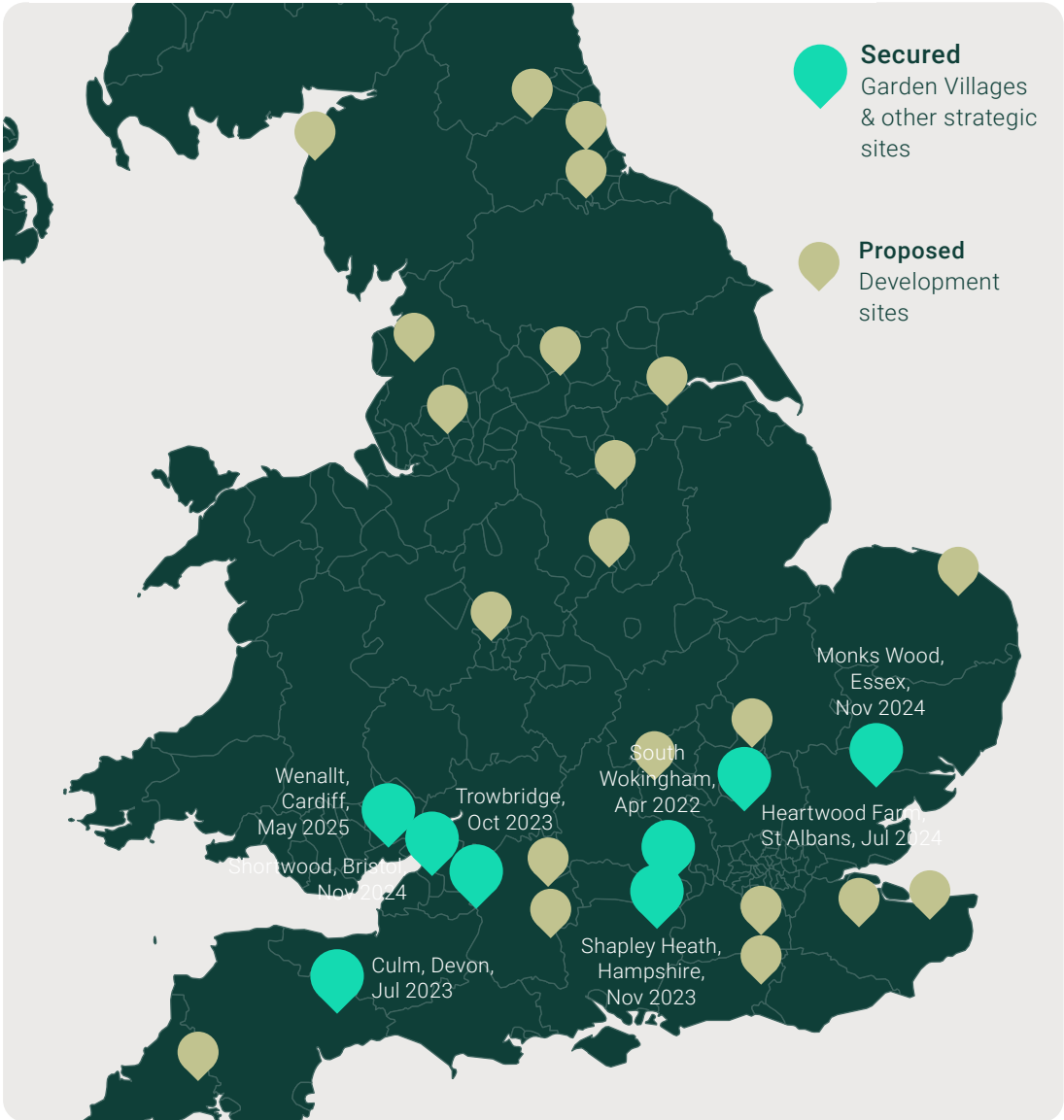
Current 5 year spade ready housing supply

Total number of homes	Total number of sites
14,467	7

Ramp up of Latis housing starts

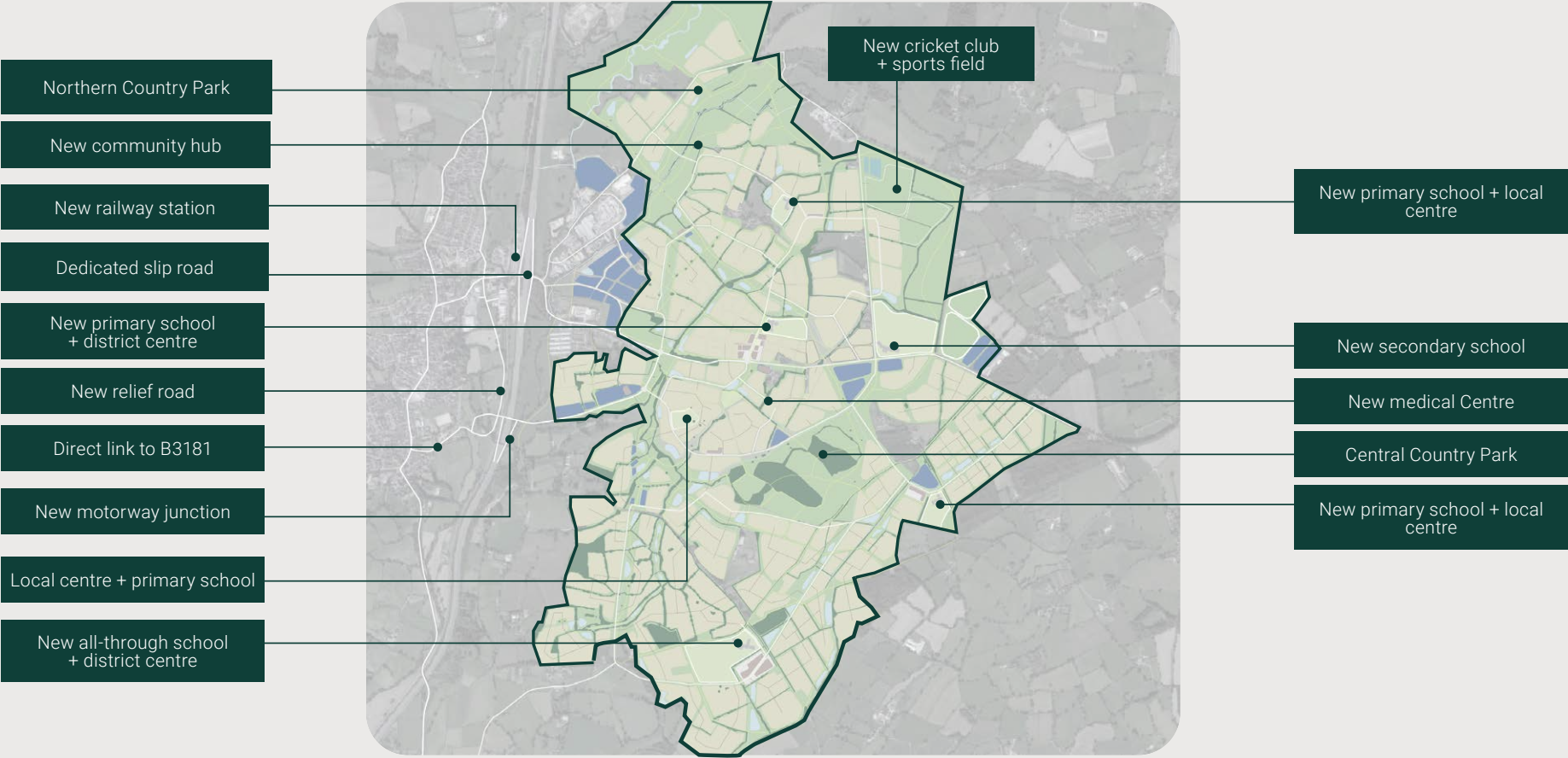
Year	Number of homes
2022	610
2023	1,863
2024	4,682
2025	7,312

Latis secured sites as at June 2021 excluding sites being acquired or under consideration



Map showing pipeline and project start dates

Undertaking infrastructure delivery early, accelerates development — saving time, cost and improving metrics



Latis placemaking principles, combined with a holistic approach to development, ensure we create successful new communities that are convenient, vibrant and beautiful.

Core principles

A place to call home

Making beauty affordable for all
Combining best of the old and the best of the new
Fulfilling daily needs by a safe and pleasant walk or cycle
Getting to know the neighbours

A green place to live with nature and clean air

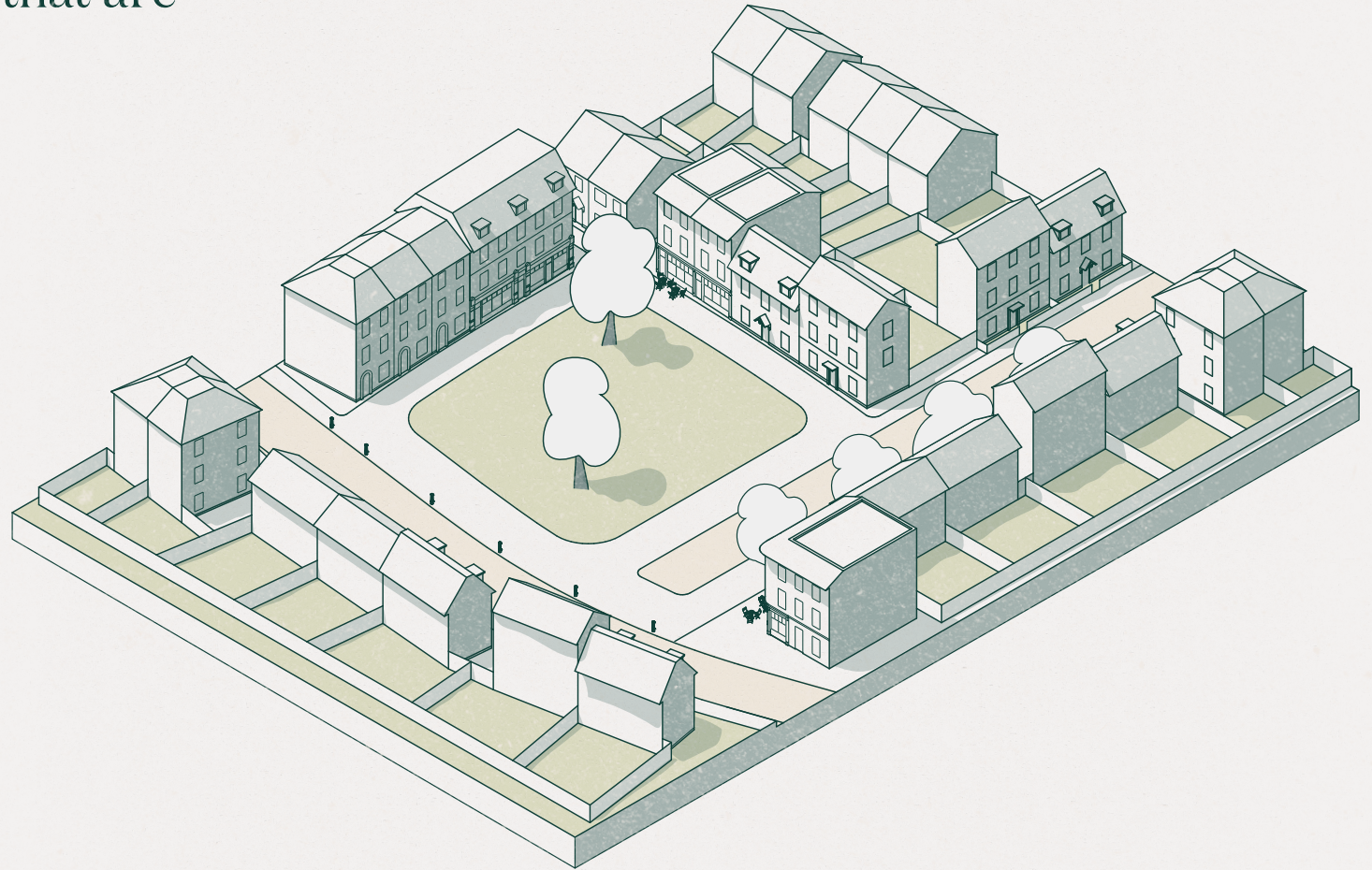
Growing healthy food
Bringing the country into the town

A good place to work

Supporting new and small businesses
Making work flexible

A good place to grow up and grow old

Learning with excellent, wild schools
Helping children and older adults to get active safely



A new standard of sustainability

Energy efficiency

- Minimising operational carbon emissions that occur throughout project lifecycle
- This includes energy used in buildings, public spaces and transportation
- Energy supply is decarbonised and locally sourced where possible



Solar PVs panels



Vehicle charging points



Heating homes with Air Source Heat Pumps



People-centred mobility such as easy and safe cycle routes



Fabric First approach to maximise performance

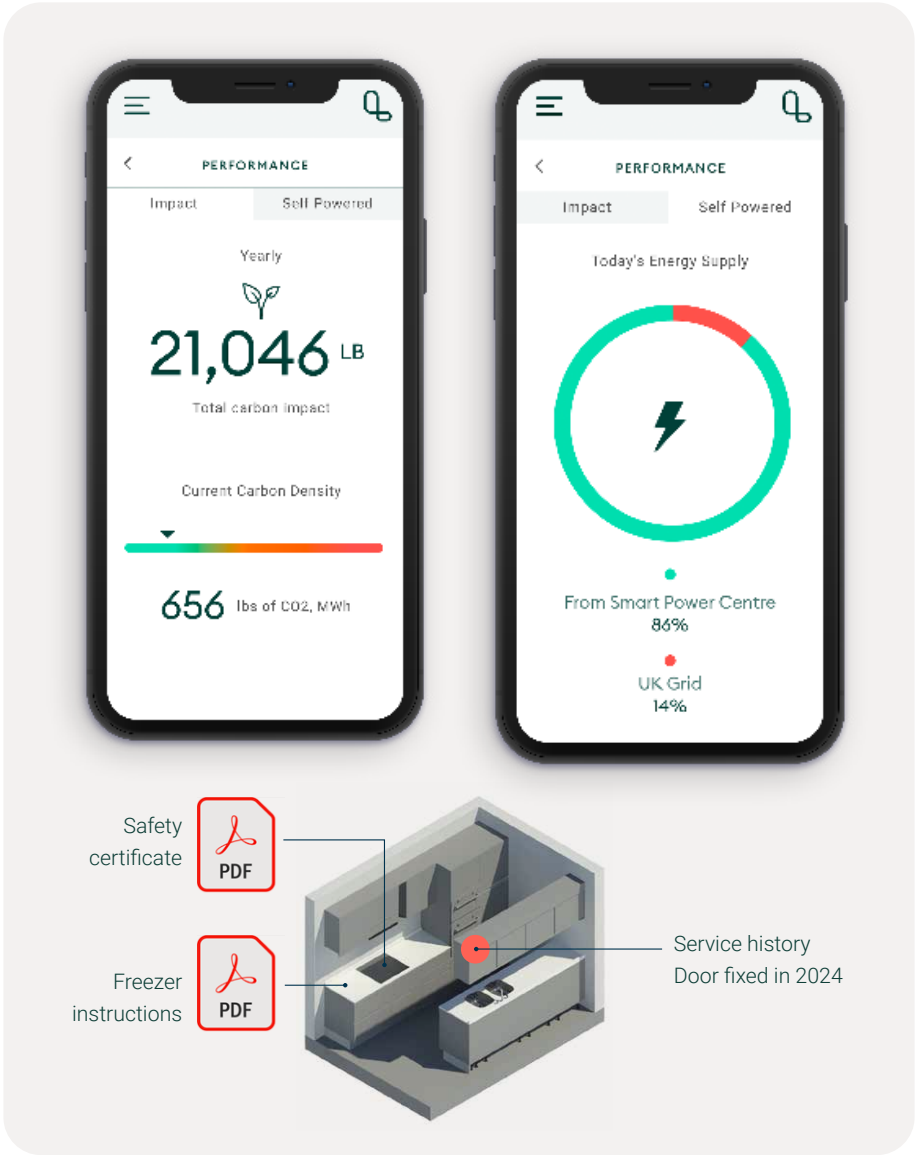
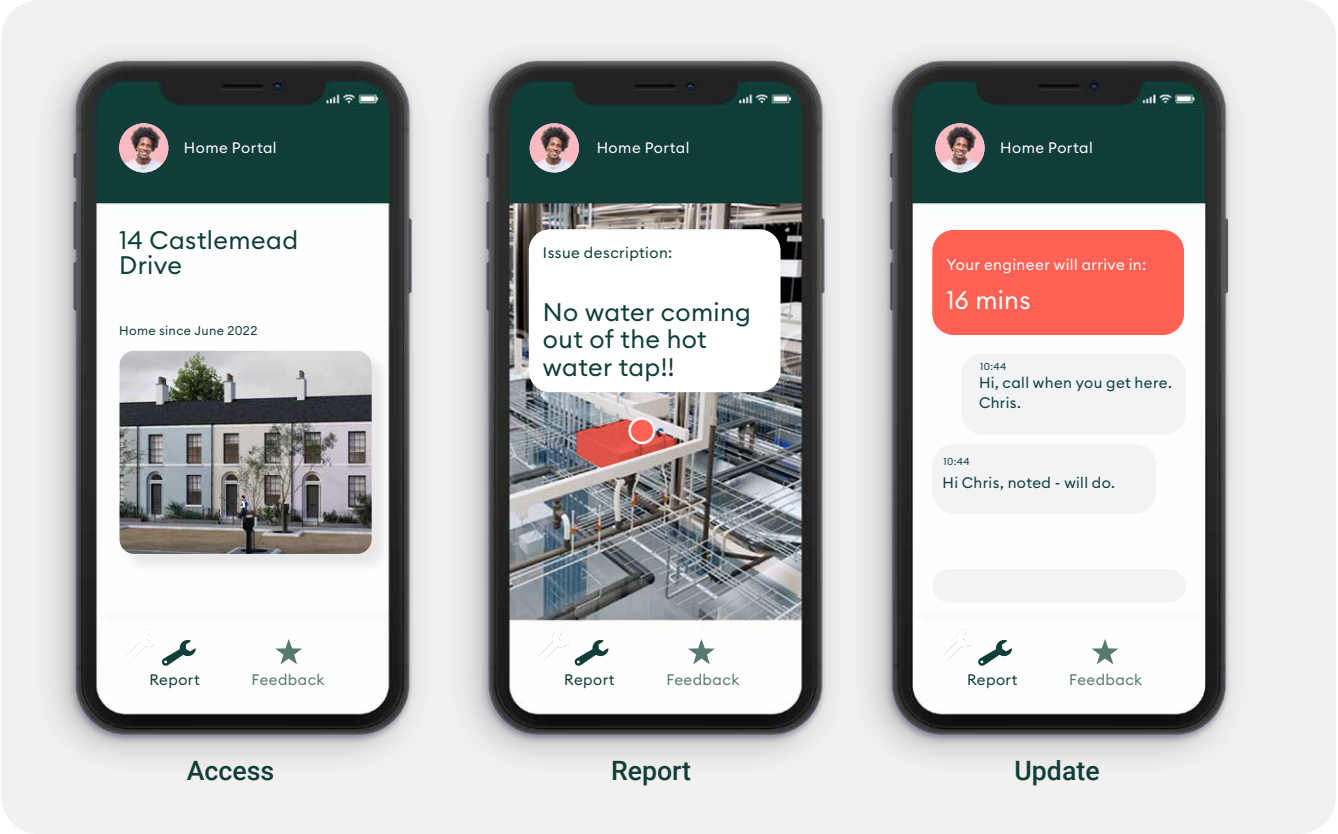


Homes and landscaping to designed to be accessible



Digital operational platform

- **Building Information Models** exist for every house type we design
- These models are the digital twin to the physical house
- Enable tenants to **easily and accurately** log faults
- Makes **reporting issues and planned maintenance** in the home easy



UK planning system | Example of a 134 home development



134

Total homes

30%

Affordable units sold at a discount to market value, typically about 75% of open market value in the UK

70%

affordable rented units

30%

shared ownership

Civil Infrastructure Levy (CIL) and S106 (Section 106)

£2.7M


Local authority payment contributions



- Raising funds:
- local infrastructure
 - playgrounds
 - parks and open spaces
 - schools
 - community centres
 - healthcare
 - transport

Innovating new paths to home ownership with Rent to Own


Step 1
Select your home




Step 2
Select your maintenance plan

Bronze Silver Platinum

Step 3
Select your lump sum deposit



Step 4
Select your monthly instalments





Market rent


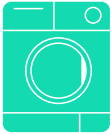
Step 5
Accept your time period


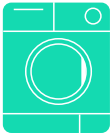
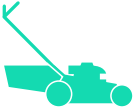
X years Accept

Step 6
Begin collecting Rent to Own credits



Bronze  home care

Silver  +  white goods

Platinum  +  +  maintenance

Maintenance plan options

The first time buyers



Jason 21, Rosie 24

Current position: Young professional and student, currently renting

Aspiration: To own a home and have a family

The house type
Willow, 2 FH



House price:
£222,000

Deposit
£0



Monthly payments
£900pm



Expected time period
40 years

No deposit.
Low monthly
payments.
Unable to get on the
housing ladder.

Home ownership
achieved after 40 years,
with no debt.



The education focussed parents



Guy 41, Kai 38, Alana 9, Bane 7

Current position: Sold their previous home and are currently renting

Aspiration: To live in a safe community with close proximity to great schools

The house type
Emerald, 4 FH



House price:
£310,000

Deposit
£10,000



Monthly payments
£1,400pm



Expected time period
30 years

Small deposit.
Medium monthly
payments.

Financial situation
improves mid-tenure
with additional lump sum
and increased monthly
payments.

Home ownership
accelerated after
17 years, with no debt.



Latis are collaborating with **best-in-class** partners to implement **delivery solutions** and **technology platforms** that have the potential to improve people's lives and transform the way in which we live.