

**Impact
Neighbourhoods**

HOW WE EFFECT CHANGE

WHAT WE DO... REVITALISE NEIGHBOURHOODS



VISION

Thriving neighbourhoods that are easy to live, work and play in.

MISSION

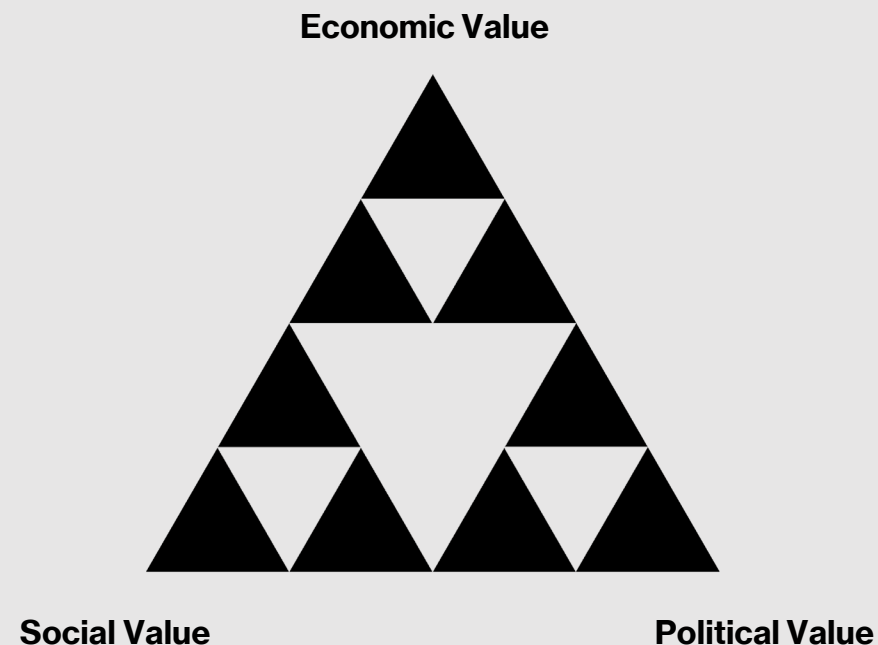
Our company is committed to making a positive impact in the neighbourhoods in which we have property assets located. We work with local residents, business and government to create and execute strategies that improve the quality of life in these neighbourhoods, whilst also underpinning the economic returns of our investments.

Our goal is to make these neighbourhoods easier to live, work and play for everyone.

Economic Value: It starts with providing financial returns to investors and partners who need a solid business case to support a project that can sustain value creation into the future.

Political Value: The elected representatives of a community are charged with prioritising the wellbeing of their community and aligning our project goals to that community's goals supports the legitimacy of the elected body.

Social Value: Impact Neighbourhood property assets are designed to drive economic and community development that enable communities to thrive. In turn this generates demand for our property space which feeds back into economic value.



WHO WE WORK WITH... AN IMPACT NETWORK



We curate, coordinate and convene people across a range of sectors to form our impact network, We then jointly agree to combine their resources and inputs with our own assets and investments to achieve a set of joint and aligned goals.

The purpose of creating an impact network is to generate an exchange and flow of shared value for everyone involved...economic, political and social.

New conversations, new connections and new ideas across the network can accelerate and scale impact from one site, to a neighbourhood and then beyond, as the impact network recruits more people who can influence change at a system level.

Impact Funders	<ul style="list-style-type: none">Govt. (local, state, federal)Family officesFoundationsSuperfundsTenants	<ul style="list-style-type: none">✓ Grants✓ Investments✓ Loans
Impact Partners	<ul style="list-style-type: none">NFP'sSocial EnterpriseDevelopersCouncilsAffordable housingNetwork groupsAligned for profitProperty ownersTenants	<ul style="list-style-type: none">✓ Inputs✓ Resources✓ Assets
Impact Facilitators	<ul style="list-style-type: none">IncubatorsAcceleratorsUniversitiesGovt. departmentsFoundationsCorporatesTenants	<ul style="list-style-type: none">✓ Plans✓ Programs✓ Projects

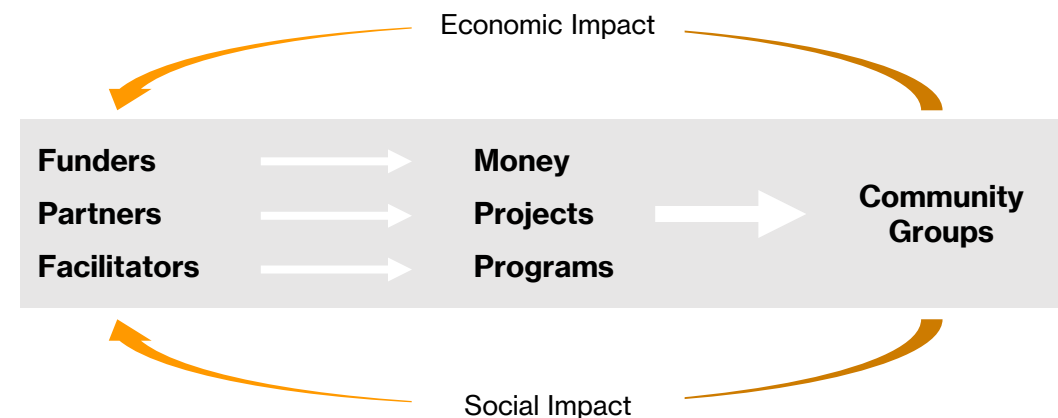
HOW WE WORK WITH THEM... IMPACT NEIGHBOURHOOD PLATFORM



We channel contributions from our impact network through our neighbourhood platform to targeted economic and social groups that are connected to an Impact Neighbourhood property asset.

The platform is a combination of a physical site, a project designed around the site to deliver economic and social impact and a coordinated group of project stakeholders and facilitators.

We synchronise all the inputs and resources to activate the project to begin delivering the agreed improvements for the local stakeholders. The exchange of value for the impact network is measured through an impact measurement framework and encompasses a range of agreed KPIs to measure success.



HOW WE WORK WITH THEM... SPACE THAT WORKS



Impact Neighbourhoods has a property portfolio that provides a mix of space for commercial, residential and event or social purposes and our plans are guided by a holistic approach to community and urban development.

Our goal is to support local people and businesses by contributing to the local opportunity matrix of employment, education and health. Space that works requires us to engage with community members to gain actionable insights through a needs analysis, so we can make it easier to maximise the value of that space for the user.

Contributing physical space to a joint project allows us to coordinate, synchronise and convene the impact network around specific sites and actions to activate that site for the benefit of a neighbourhood.



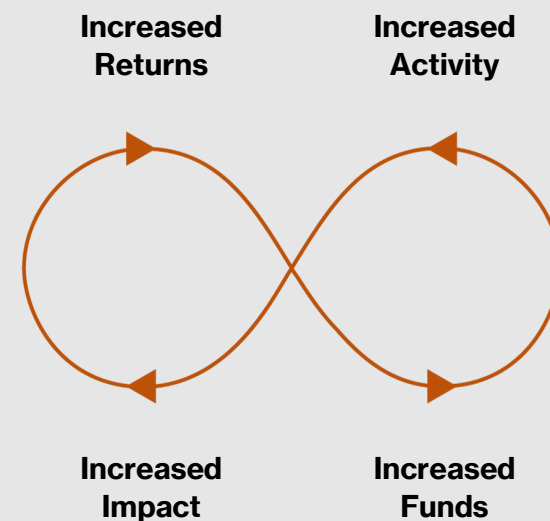
HOW WE WORK WITH THEM... RESILIENCE MODEL



The aim of our impact platform and creating space that works is to build a positive feedback loop that attracts tenants/residents and community involvement in our assets, which increases financial returns and in turn attracts investment, which enables us to be more active and deliver collective impact through our platform of impact neighbourhoods.

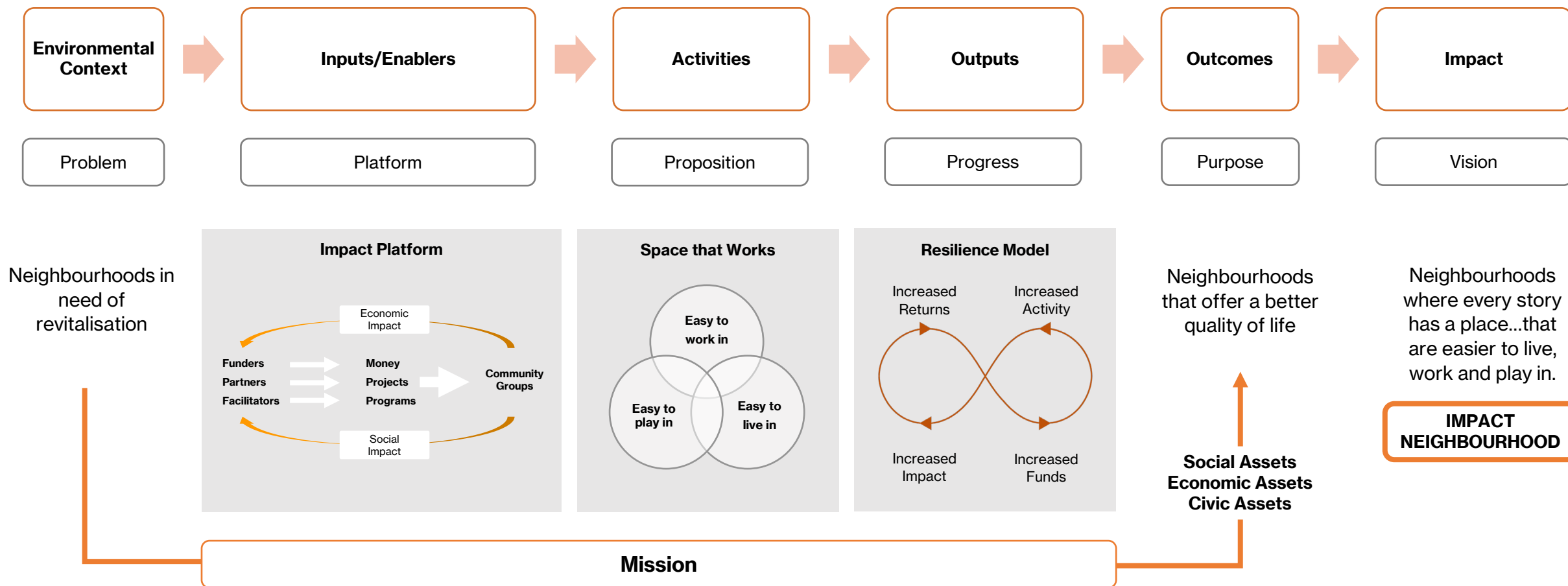
This is an adaptive cycle which is built on constant learning and experimentation with our property assets and investments acting as a platform from which to activate a range of joint initiatives designed to increase economic value or social capital at both a site and local level.

These benefits underpin a self-reinforcing resilience model that requires continuous exploration, execution, exploitation and reflection. Along with our property assets, the inputs and resources from the impact network fuel this process.



WHAT CHANGE ARE WE ACCOUNTABLE FOR?

Synchronising collaborative impact across a neighbourhood



3 LEVELS OF CHANGE

Our Impact Neighbourhood Strategy is a response to economic and social challenges faced by communities all over Australia:

Site level

“Impact Campus” projects that transform stranded assets into economic and social change engines promoting innovation and creativity.

Precinct level

“Impact Neighbourhood” projects that support a broader community impact.

Network level

“Impact Partnership” projects that capitalise on relationships held at local, state and national levels to increase the velocity of change.



EXAMPLE

Partnering with Merri-bek Council,
RMIT and State Government
Establish an anchor site in Brunswick
Design District

Low capital cost, long-term head lease,
10%+ yield with debt repayment
The tenant (Nutromics) has raised
\$30M+ in investment



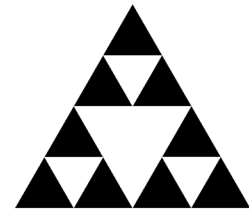
Delivering community outcomes that align with partner goals

Synthesis... of diverse agendas covering employment, education and health.

Programming... to connect tenants and bring the community to the site to transform it into a neighbourhood asset.

Asset performance... KPI's agreed with the partner have been exceeded. Starting with less than 100 employees at the site, now 200+ within 18 months.





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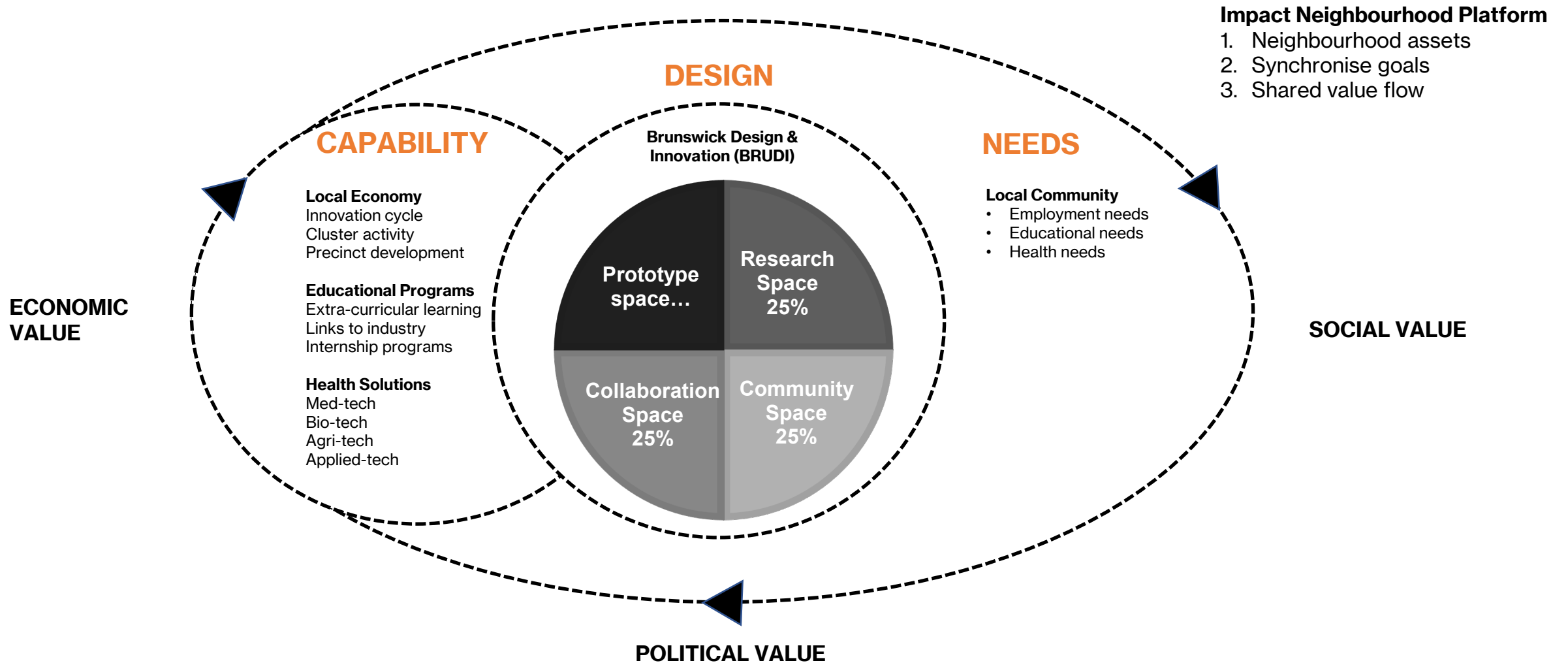
APPENDIX

BRUDI (BRUNSWICK DESIGN AND INNOVATION) IMPACT FRAMEWORK



Activity				
<ul style="list-style-type: none"> Modernise and refurbish property Design an adaptable space Integrate energy efficient technology into property 	<ul style="list-style-type: none"> Promote BRUDI to key industry bodies and networks Work with key partners to develop and promote opportunities 	<ul style="list-style-type: none"> Curation and management of tenants Networking and mentoring incubator programs Networking site to other aligned sites 	<ul style="list-style-type: none"> Internship programs Training partnerships with RMIT Enterprise development Educational tours Pathway to employment 	<ul style="list-style-type: none"> Space for community services e.g. childcare Spaces for socialisation e.g. café, playground Space for locals to hold events
Outputs				
<ul style="list-style-type: none"> State of the art flexible multi-use facilities Environmentally-efficient building Home to a minimum of 30 micro and small innovative businesses 	<ul style="list-style-type: none"> Design and innovation community aware of BRUDI Increase in the number of innovative enterprises in Merri-bek Council area Deliver innovation infrastructure to support new enterprises 	<ul style="list-style-type: none"> BRUDI tenants refer opportunities to each other and explore collaborative opportunities New innovations, business ideas Businesses grow revenue Enterprises attract investment 	<ul style="list-style-type: none"> More young people employed More young people trained in creative and design industries Attract young people to design and innovation Support unemployed to gain meaningful employment 	<ul style="list-style-type: none"> More social spaces to connect and linger Access to family services More locals interact together in space provided for social, learning and cultural activities.
Outcomes				
Financial return on investment	A central hub for creativity and innovation	Brunswick Design District businesses thrive	More jobs for young people in innovation industries	Community spirit and liveability is enhanced

BRUDI (BRUNSWICK DESIGN AND INNOVATION) INNOVATION INFRASTRUCTURE MODEL



Impact Neighbourhood Platform

1. Neighbourhood assets
2. Synchronise goals
3. Shared value flow



Impact Neighbourhoods International | www.impactneighbourhoods.com