



**Utilitas**  
Building Biofutures

## **Utilitas bioHub** Casino, New South Wales

An exciting investment opportunity via the DomaCom Fund that provides a socially responsible solution for the energy sector in the regional town of Casino, NSW. bioHub turns organic waste to reliable energy and other bioproducts for industries and nearby communities.

[www.casinobiohub.com.au](http://www.casinobiohub.com.au)

INVESTOR INFORMATION

Targeting a 20% uplift for the project at completion, returning an estimated rental income of 8% p.a. with an annual increase of the greater of CPI or 3%\*

## About the bioHub, Casino NSW



DomaCom, via the DomaCom Fund, and Utilitas, a bioHub developer, is launching Australia's first crowdfunding campaign to secure a site in Casino, northern NSW and develop a bioHub to service the energy needs of its nearby industries and communities.

Every year Australia produces enough sewage, agricultural and processing residuals to power more than one million homes. Growing demand for food, increasing energy costs and energy supply risks are the main drivers of the emerging bioHub industry.

Biohubs can safely and reliably capture and utilise energy and nutrients from organic waste that would typically be disposed of to the environment at a cost.

Casino is a regional town in the Northern Rivers area of NSW that is known as the regional centre of a very large cattle industry. In fact, Casino positions itself as one of the "Beef Capitals" of Australia.

Consequently, the sheer size of biomass from agricultural and food processing industries in this region makes it an ideal place to develop a bioHub.

This project is aiming to raise a total of AU\$4.3 million to secure the site and develop the bioHub. The bioHub will be leased to the operating business run by Utilitas, and an ongoing income stream, via leasing fee, will be paid to the investors in the DomaCom Casino bioHub sub-fund. Investors in this sub-fund are holding an interest in the land and the plant, and are not investing in the operating business.

## About Utilitas and its role in this project



According to Regional Development Australia, "A bioHub is a system where councils and private businesses cooperate to recover the highest value from regional waste streams, offering new industry opportunities, revenue generation and bioenergy opportunities."

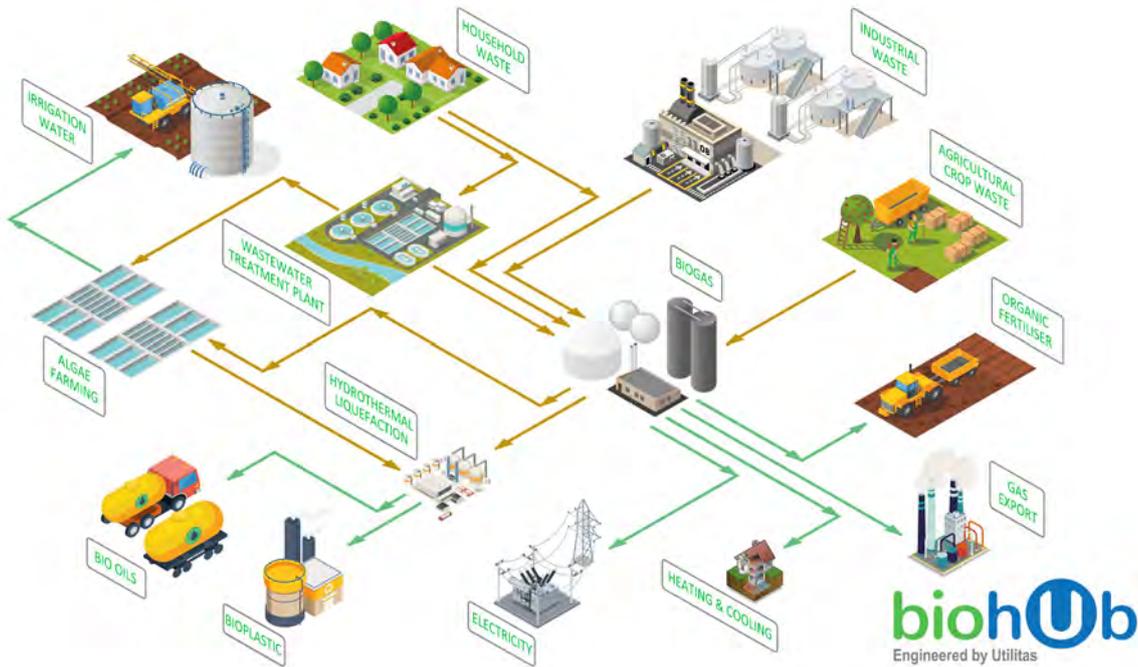
Brisbane based Utilitas Group Pty Ltd is a bioHub developer, with a mission to deliver 100MW of dispatchable, reliable, local electricity and other bioproducts from 100 bioHubs in 100 regional communities by 2025.

Utilitas originates, designs, builds and operates bioHubs that convert manure, sewage, crop residuals and food processing waste into renewable energy and tradeable bioproducts.

Utilitas engages with large organic waste producers and energy consumers to treat their waste and supply energy (electricity, gas, fuel) at locked in long term prices.

bioHubs also provide a local source of biofertiliser that can replace expensive chemical fertilisers and provide additional benefits to the soil.

Expanding farming, food and beverage operations generally requires securing more electricity, gas, water and fertiliser that often results in more waste and higher environmental risk.



A regional bioHub aggregates organic waste and wastewater to produce energy, water, and other bioproducts. It provides infrastructure as a service to local industry and Councils.

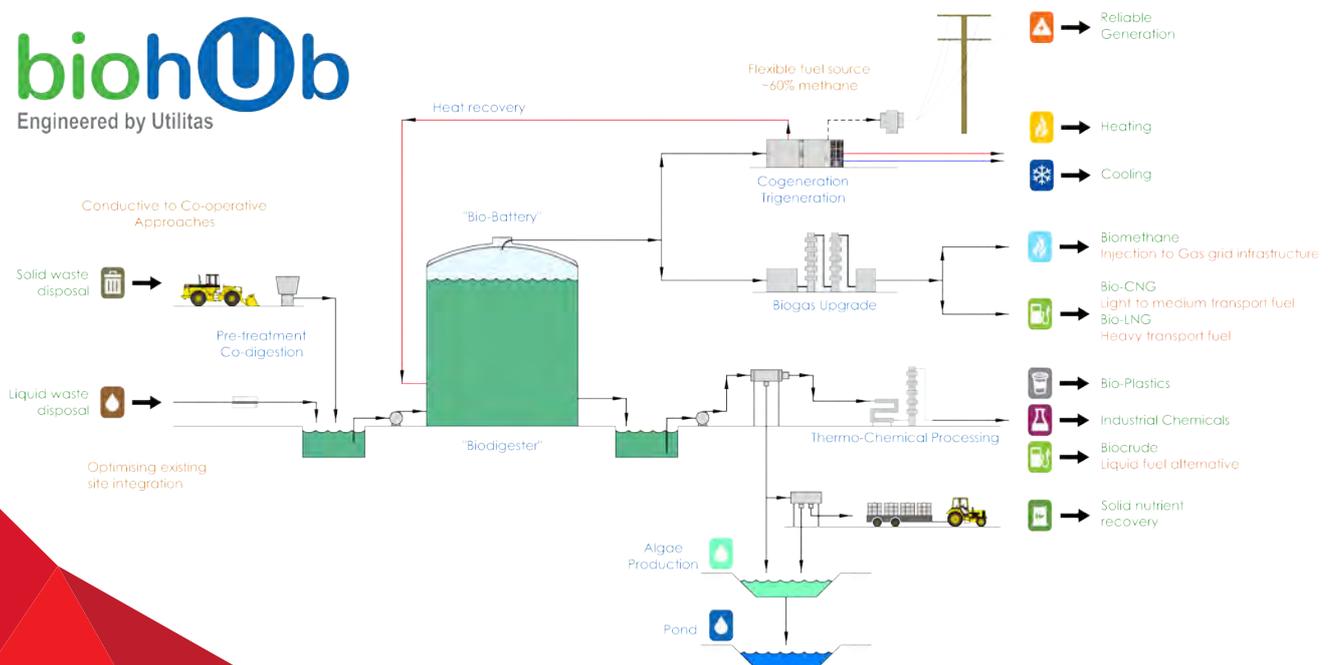
A bioHub by Utilitas enables a local council or a private business 'anchor tenant' to:

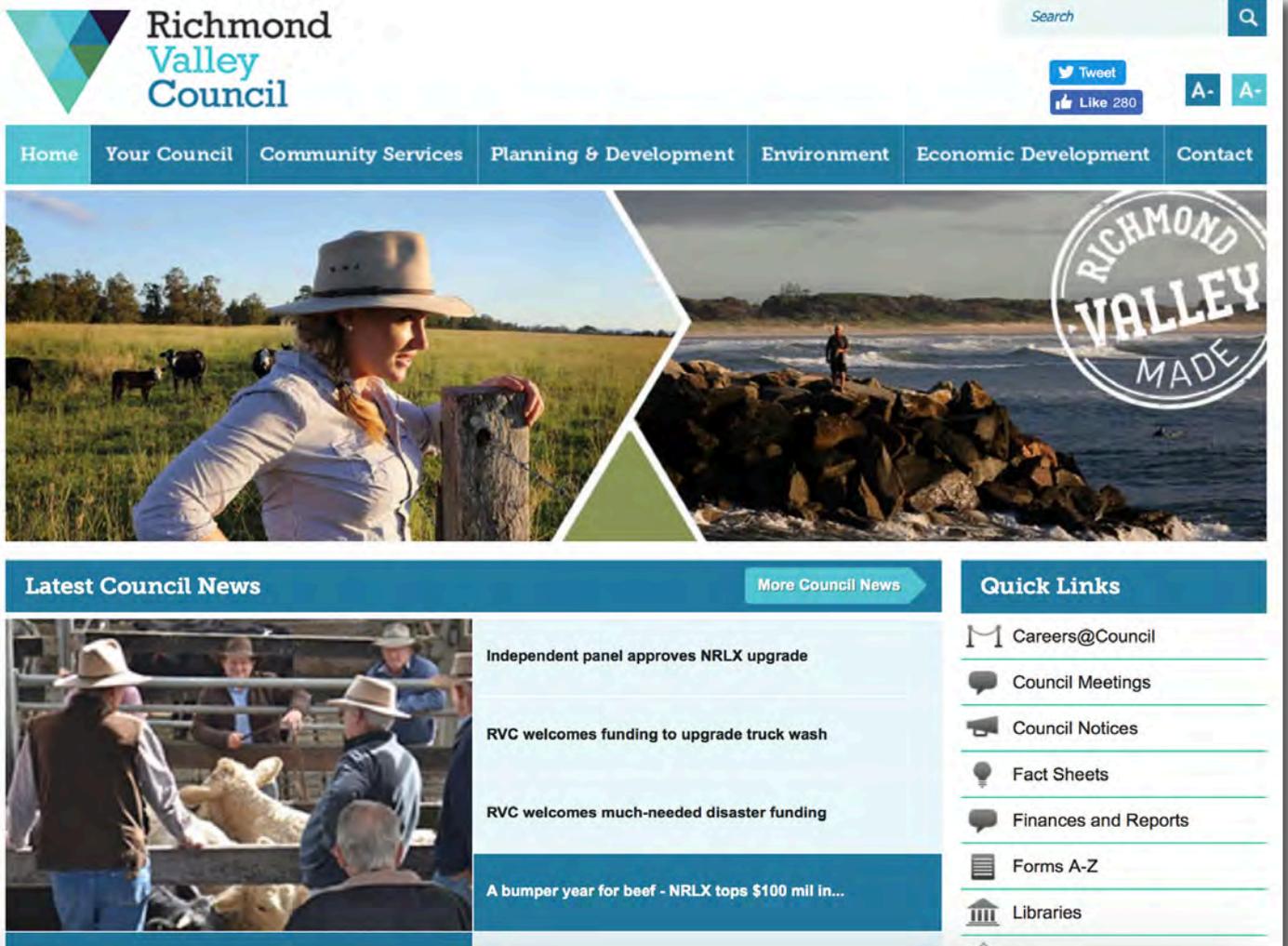
- **Lock-in** waste disposal and energy pricing
- **Secure** long-term energy supply arrangements
- **Improve** environmental compliance
- **Extend** existing infrastructure life
- **Invest** in production expansion

### Commercial agreements for this project

DomaCom will use Utilitas' expertise to develop the bioHub in Casino, NSW following the successful acquisition of the site.

Backed by multi-year energy purchase contracts with local industry, Utilitas will also become the tenant of the bioHub once completed.





The screenshot shows the Richmond Valley Council website. At the top left is the council logo. To the right is a search bar and social media buttons for Twitter and Facebook. Below the header is a navigation menu with links: Home, Your Council, Community Services, Planning & Development, Environment, Economic Development, and Contact. The main content area features a large banner image of a woman in a hat in a field and a beach scene with a 'RICHMOND VALLEY MADE' stamp. Below the banner are two columns: 'Latest Council News' with a 'More Council News' button and a list of news items, and 'Quick Links' with a list of services like Careers@Council, Council Meetings, Council Notices, Fact Sheets, Finances and Reports, Forms A-Z, and Libraries.

## Location

With green pastures perfect for grazing cattle, Casino on the far North Coast of NSW is known as one of Australia's beef capitals.

Casino lies on the banks of the Richmond River, approximately 700 km north of Sydney and just over 200 km south of Brisbane. Serviced by North Coast railway line between Sydney and Brisbane, Casino is also about half an hour drive from Lismore which has an airport with several daily flights to Sydney.

The town is named after the Casino Station, and is considered the country's largest beef centre. With a population of over 10,000, Casino is a thriving rural town which relies heavily on the region's cattle industry combined with the importance of the local timber industry.

To appreciate the scale of the local cattle industry, it is worth noting that approximately 120,000 head of cattle are sold at the Casino Livestock Selling Centre each year.

## Investment Highlights

Please note that the return figures below are estimated returns only, and cannot be considered as a guarantee of investment performance.

|                                       |  |
|---------------------------------------|--|
| <b>Minimum investment</b>             | \$2,500  |
| <b>The Investment</b>                 | <p>DomaCom, via the DomaCom Fund, and Utilitas, a bioHub developer, is launching Australia's first crowdfunding campaign to acquire a site in Casino, northern NSW and develop a bioHub to service the energy needs of its nearby industries and communities.</p> <p>The bioHub will be leased to the operating business run by Utilitas, and an ongoing income stream, via leasing fee, will be paid to the investors in the DomaCom Casino bioHub sub-fund. Investors in this sub-fund are holding an interest in the land and the plant, and are not investing in the operating business.</p>   |
| <b>Target crowdfunding raise</b>      | \$4.3 million  |
| <b>Estimated return on investment</b> | Targeting a 20% uplift for the project during the 12-18 month development with ongoing gross rent of 8% p.a. with an annual increase of the greater of CPI or 3%.  |
| <b>Investment term</b>                | <p>There are no withdrawal rights from a sub-fund until it is terminated, however the DomaCom Fund provides a liquidity solution. This solution has not previously been available to the property sector.</p> <ul style="list-style-type: none"> <li>You can sell some or all of your units in a sub-fund through the DomaCom Fund's liquidity facility provided there is a buyer for your units; or</li> <li>The Fund's Constitution also provides that a sub-fund can be terminated at any time by a vote of unit holders that hold at least 75% of all units on issue and/or after 5 years with a 50% unit holder vote.</li> </ul> <p>Please refer to the DomaCom Fund Product Disclosure Statement (PDS) for more information.</p> |

Investors are encouraged to submit their Application Form as soon as possible by clicking on the **Apply Now** button below.

## Summary of investment opportunity

Through the DomaCom Fund, DomaCom is offering investors the opportunity to invest in a sub-fund that will:

1. Secure a site in Casino, northern NSW; and
2. Develop a BioHub to service the energy needs of its nearby industries and communities, with the aim to provide investors high yielding returns from both development and ongoing rental activities.

DomaCom will use Utilitas' expertise to develop Australia's first crowdfunded bioHub in Casino. Backed by multi-year energy purchase contracts with local industry, Utilitas will become the tenant of the BioHub once completed.

With many regional councils in Australia struggling with the rising cost of landfill and the need to divert more waste away from landfill, a bioHub can safely capture and utilise energy and nutrient from organic waste, typically disposed of to the environment, to generate revenue and power industries and local communities.



## How do you invest in the Casino biohub via the DomaCom Fund?

Please ensure that you first read the DomaCom Fund's Product Disclosure Statement (PDS). For a copy of the current PDS, please go to our website to download your copy at <http://www.domacom.com.au/the-domacom-fund/product-disclosure-statement/>.

If you wish to invest in the Casino biohub via the DomaCom Fund, you can join this crowdfunding campaign by completing the application and lodging your investment funds through the Casino biohub page on our website.

### Ensure you have read the Fund's PDS



Click **Apply** button on the Casino biohub page of our website (Initial minimum investment amount is \$2,500)



Place a 'bid' on the DomaCom platform once application is successful



As bidding reaches 30% of target crowdfunding amount, DomaCom commences due diligence process of Utilitas bioHub in Casino, NSW including legal checks, independent valuation and property inspection



As bidding reaches 100% of target crowdfunding amount, DomaCom will issue a Supplementary Product Disclosure Statement (SPDS) containing specific details of the property and seeking final confirmation from all investors to proceed



Once settled, Utilitas – as a tenant – will be appointed



Investors will receive monthly rental payments, annual reports and tax statements.



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