



PROSPECTUS



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CORESTEEL BUILDINGS LTD

Coresteel Buildings is owned and operated by Donovan Group NZ Ltd. At the forefront of construction innovation, Donovan Group provides marketing, design, engineering and revolutionary manufacturing capabilities for the Coresteel network. Transforming the way our network visualises, designs and delivers innovative building solutions.

Donovan Group's continual innovation in product and systems allows Coresteel to offer a unique design process and product to its customers. This includes the world-first AirBuildr software, and patented engineering designs including Cold Form, Universal Beam and DonoBeam.

With a NZ retail turnover exceeding \$300 million per annum, Coresteel Buildings is quickly becoming the national building system of choice.

Visit www.coresteel.co.nz for more information.

Coresteel Buildings NZ Ltd

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CORESTEEL AREAS



DONOVAN GROUP

A SUCCESSFUL HISTORY IN CONSTRUCTION INNOVATION

Revolutionary in every sense, Donovan Group has been solving entrenched construction challenges since the 1960s. The diverse companies within Donovan Group have become renowned as leaders in innovation and design, having developed a number of world-firsts in construction software, systems, and materials.

In 1992, Brett Donovan joined the company bringing a wealth of knowledge. This formed the foundations for a number of other innovations including the company's pre-engineering building system and software platform, and the DonoBeam system.

The company became an original equipment manufacturer in 1998 for structural building products marketed by other companies. Within the next five years, the youngest Donovan son, Kyle, joined the team.

After seven years in the banking and financial sector, Kyle's focus has always been on driving

business growth, strategy and manufacturing. This involved developing engineering and software innovations into workable, commercial entities. With Kyle's influence, Donovan Group patented the Bracketless Portal System.

2006 saw the company pioneer the use of Friction Stir Welding across Australasia. This technology was used on New Zealand OPV and IPV Naval vessels - which lead to Donovan Group winning the New Zealand Defence Force award for Industry Excellence.

It was at this point that the Donovan brothers invested in a 50 percent share of the business. Together they established the group as the umbrella company for the brands beneath it and set about investing in building technology software and patenting a number of new, innovative building systems.

Design Station launched in 2009 as the company's in-house engineering and detailing provider. The team has now expanded to more than 20 staff

across New Zealand and the Philippines.

By 2015, business was thriving for Donovan Group. The company formed strong relationships with Modern Building Products, while technology experts Tim Williams and Jonathon Hendrikson bought shares in the company, with Tim becoming a director alongside the Donovan brothers. Later in the year, the company scooped up both the Supreme Award and Innovation Award at the Westpac Northland Business Excellence Awards.

As pioneers of change in the global construction industry, Donovan Group are relentless in the pursuit of improvement and transformation. With an unwavering focus on pushing boundaries and embracing emerging technologies, the group remains committed to shaping the future of construction.

Visit www.donovangroup.com for more information.

WHY JOIN CORESTEEL?

CHANNEL YOUR CONSTRUCTION EXPERIENCE INTO A VENTURE THAT'S TRULY YOUR OWN

Are you ready to take control of your future, your team, and your profits? At Coresteel Buildings, we understand that being your own boss is more than just a title – it's a lifestyle. If you're someone with construction experience, either as a business owner or in a senior position, we invite you to explore the exceptional lifestyle benefits that come with joining the Coresteel network as a distributor.

Independence:

You handpick your team, setting the tone for a positive, productive, and harmonious work environment. Your leadership skills are the driving force behind your success.

Flexibility:

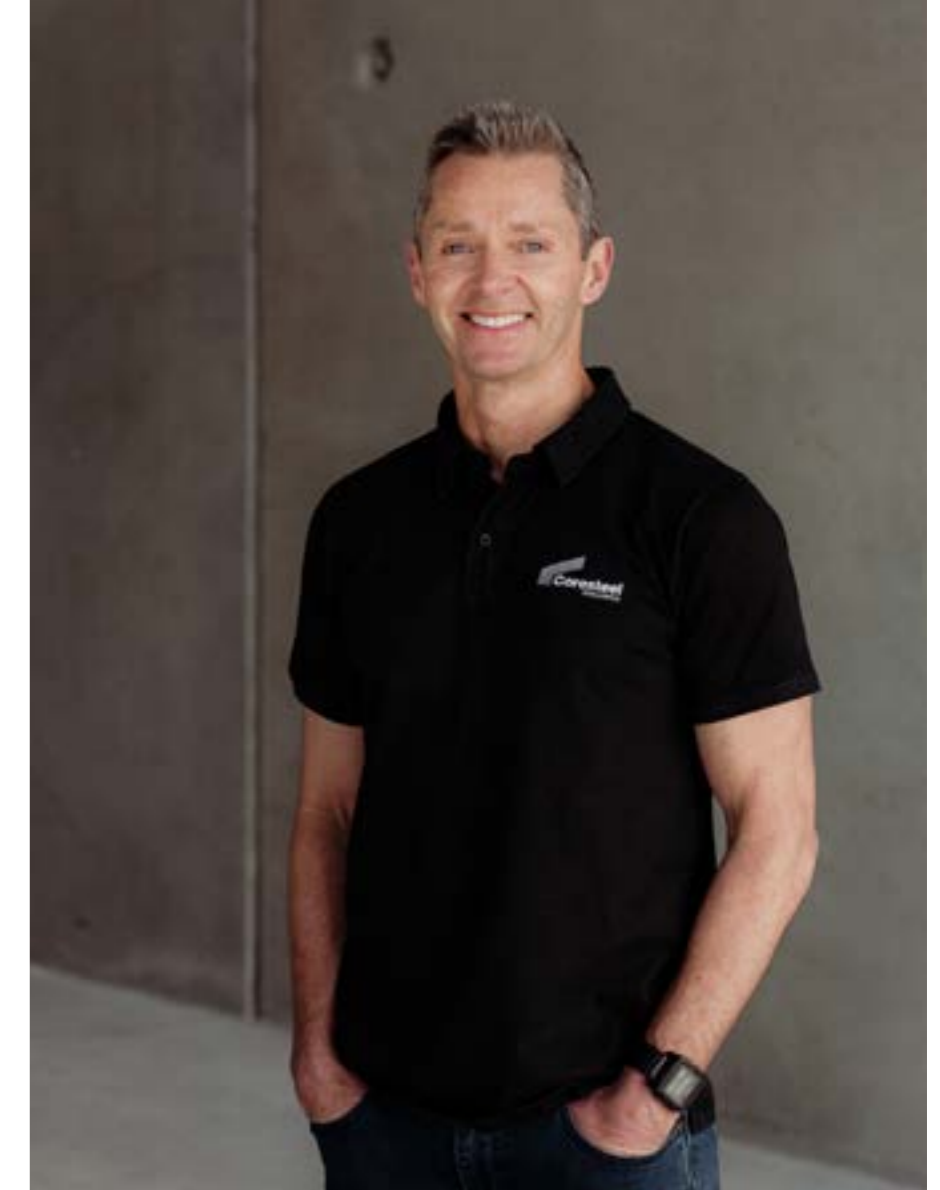
Enjoy the freedom to set your schedule, balancing work and personal life according to your preferences.

Asset Growth:

Your hard work translates directly into your financial success. With Coresteel's proven business model and industry expertise, your investment has the potential for significant asset growth.

Networking:

Join a network of like-minded construction professionals, exchanging experiences and strategies to help each other thrive.



INNOVATIVE BUILD SOFTWARE

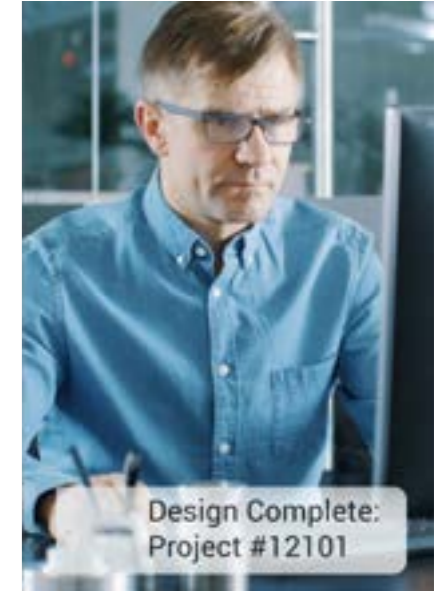
As a distributor, you gain access to our proprietary build software, a game-changing solution that reshapes the entire building design and engineering process.

Our construction software system seamlessly combines and automates every stage of development, from conceptualization to pricing.

This transformative tool accelerates traditional timelines, enhancing speed and efficiency in visualising, designing, engineering, and pricing.

As a Coresteel distributor, you're not just part of a network; you're at the vanguard of progress, empowered by technology that sets new standards in the construction landscape.

Join us, and together, let's redefine the future of building.





MAINFREIGHT TAUPO

| | |
|--------------|--------------------|
| Length: | 40m |
| Width: | 38m |
| Knee Height: | 6m |
| Floor Area: | 1340m ² |

OUR PROCESS



Understanding customer needs

Work alongside your customer to plan and design a building that meets their specific needs, budget and project timeline.



Providing a building solution

Our team of in-house engineers and draftspeople will create a value engineered concept and preliminary design for your customer.



Engineering and manufacturing

Share final plans with a signed producer statement (PS1), then custom manufacturing of the structure, cladding and fixtures begins.



Construction

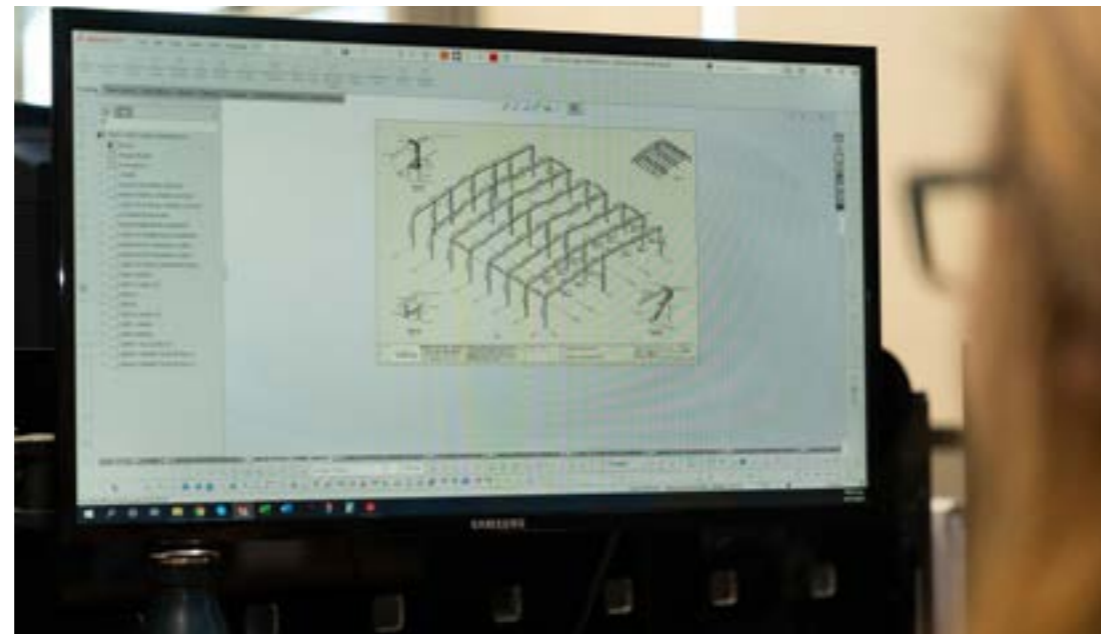
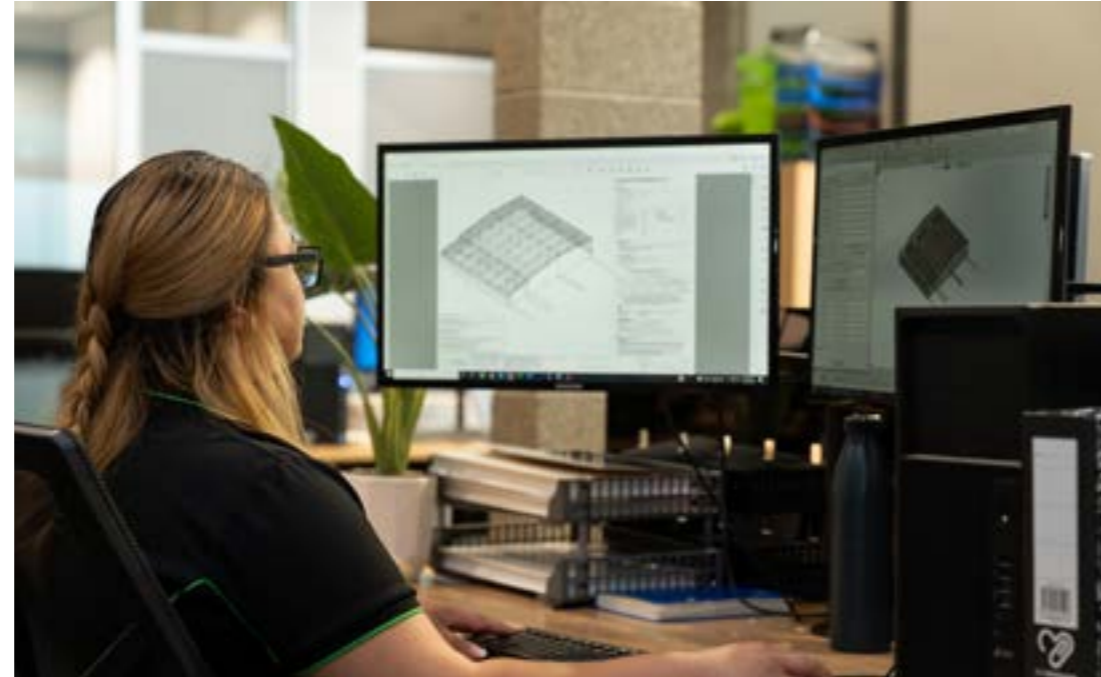
Finally, manage the construction of the building, achieving maximum efficiency through our Bracketless Portal and DonoBeam technology.

DESIGN STATION

Complete technical support from a dedicated structural engineering and detailing team.

At the heart of Donovan Group is the Design Station team. Expert structural engineers and structural detailers provide complete support for the Coresteel network.

Together with a fresh approach and expert technical skill, the team utilises a specialised engineering system and custom-designed software, to engineer and detail standard pre-engineered and specifically designed steel buildings.



◀ **KERRY MCCOLLUM**
HEAD ENGINEER, (BE CPENG)

Kerry has extensive experience in structural engineering, and in particular, cold formed steel structures.

Since starting with Design Station in 2010, Kerry's focus has been the development of DonoBeam.

Kerry is supported by our engineering team in offices in New Zealand and the Philippines.

DONOBEAM

With a multitude of commercial and industrial buildings now constructed in the New Zealand market, the DonoBeam is revolutionising the steel building industry.

HERA
innovation in metals
VERIFIED

DonoBeam has been independently checked and verified by **HERA** (Heavy Engineering Research Association).

HERA is recognised in both New Zealand and abroad as a leading authority in the design of steel structures.

“It was a large build with a substantial quantity of pre-cast which turned out really well. The way in which the DonoBeam beams and supports were constructed was impressive. We will certainly consider Coresteel Buildings for our next project.”

Robert Bartley Group Holdings Ltd
Project: Ali Arc Logistics, Palmerston North

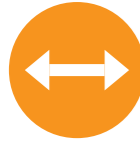
ALI ARC LOGISTICS PALMERSTON NORTH

| | |
|--------------|--------------------|
| Length: | 84m |
| Width: | 50m |
| Knee Height: | 7.6m |
| Floor Area: | 4200m ² |



WHAT IS DONOBEAM?

DonoBeam is a structural framing element fabricated from steel plate, and manufactured by folding two halves and welding them together to form a box. It is tapered throughout its length, utilising only the amount of steel required for any given design, yet without affecting structural integrity.



WIDER SPANS THAN EVER BEFORE

When space is an issue, DonoBeam allows for unsupported spans longer than many thought possible. To date our largest span is 75 metres. The bracket-less streamlined design also means customers can utilise more of the available space within their building and ceiling area.



COST BENEFITS

Because the amount of steel needed in the structure is less than the industry standard, the cost is considerably reduced. Using tapered and hollow sections with internal flanges also reduces the weight and square face meterage for the paint area, with paint coverage typically 28% less with a DonoBeam compared to I-beams.



QUICK TO CONSTRUCT

All of Coresteel's building projects are manufactured in New Zealand by Donovan Group Ltd (Coresteel Buildings' parent company). Prefabrication means the building is quick and simple to construct. Entire frames can be erected in a few days as no onsite welding is required, offering further savings through reduced labour costs.



SLEEK, STYLISH AND VERSATILE

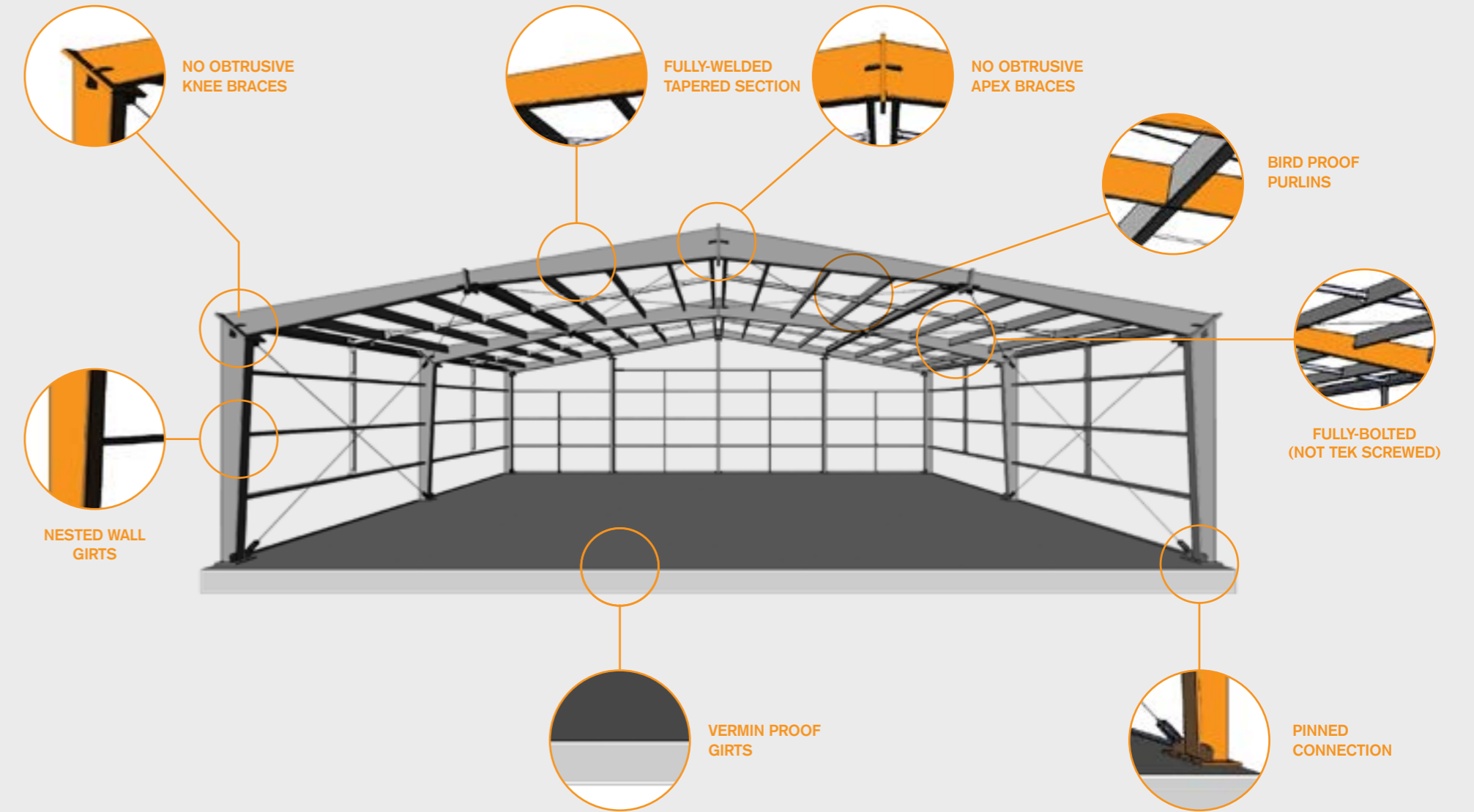
The innovative design of DonoBeam allows Coresteel Buildings' in-house design team to incorporate virtually any architectural or practical elements into the design of your building.



CONSIDERABLE CARBON SAVINGS

A 2021 Building 4.0 CRC study undertaken at Monash University in Melbourne evaluated the potential environmental benefits of the DonoBeam structures. The research confirms up to 40% carbon emission savings when compared to traditional steel construction methods, including savings of up to 25% in steel.

STRUCTURAL POINTS OF DIFFERENCE



COLD ROLLED BRACKET-LESS PORTALS

Coresteel Buildings uses a unique patented Bracketless Portal System, to construct its buildings. The system was designed and patented in 2007 by Donovan Group, following their own experience of other cold formed building systems in the New Zealand and Australian markets.

As opposed to competitors, Coresteel Buildings' system was designed from scratch, with the following objectives: simplicity, efficiency, and appeal.



SIMPLICITY

The construction of our portal frames uses no external brackets, and the connections are manufactured as part of the column and rafter, with the members simply bolted together to form the portal frame.



EFFICIENCY

The building structure is produced as a kitset at the time of order placement and combined with fasteners before being dispatched. This eliminates stock and material handling requirements which impose costs and inefficiencies on competitors systems.



APPEAL

One of the comments we hear from customers is the building is aesthetically appealing on both the inside and outside, with clean tidy lines. This is achieved through both the design of connections and also the embedded nature of the purlins and girts between the portal frames.

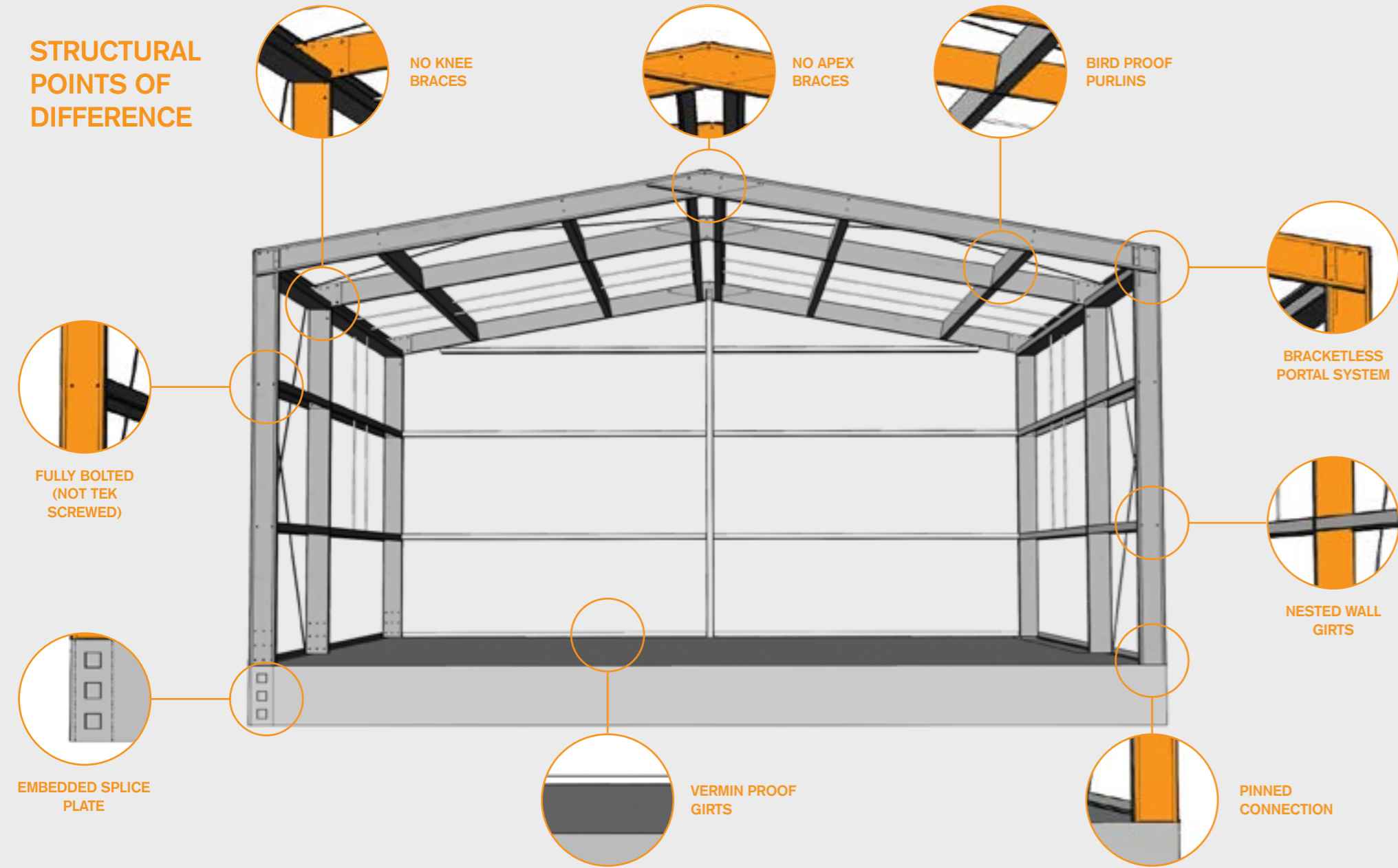
Given that the majority of these buildings remain unlined throughout their lifetime, the internal appearance is often a significant factor contributing to the customer's decision.



HAMILTON HELIPORT LTD

| | |
|--------------|--------------------|
| Length: | 52m |
| Width: | 18.3m |
| Knee Height: | 8m |
| Floor Area: | 1152m ² |

STRUCTURAL POINTS OF DIFFERENCE



BIRD & VERMIN PROTECTION



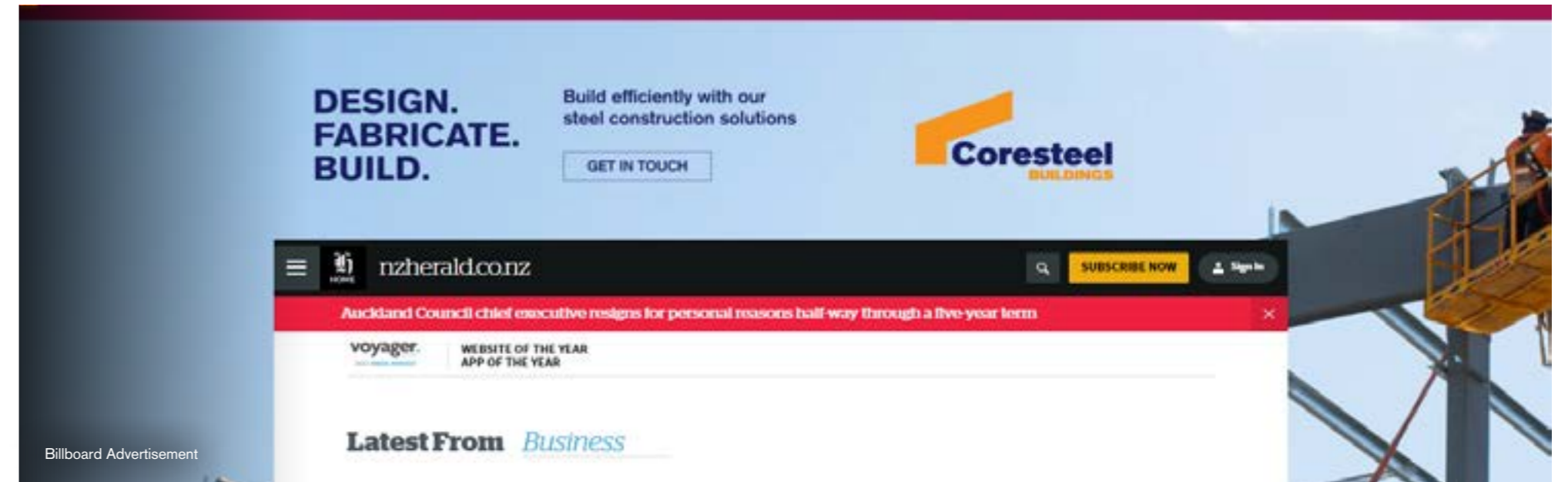
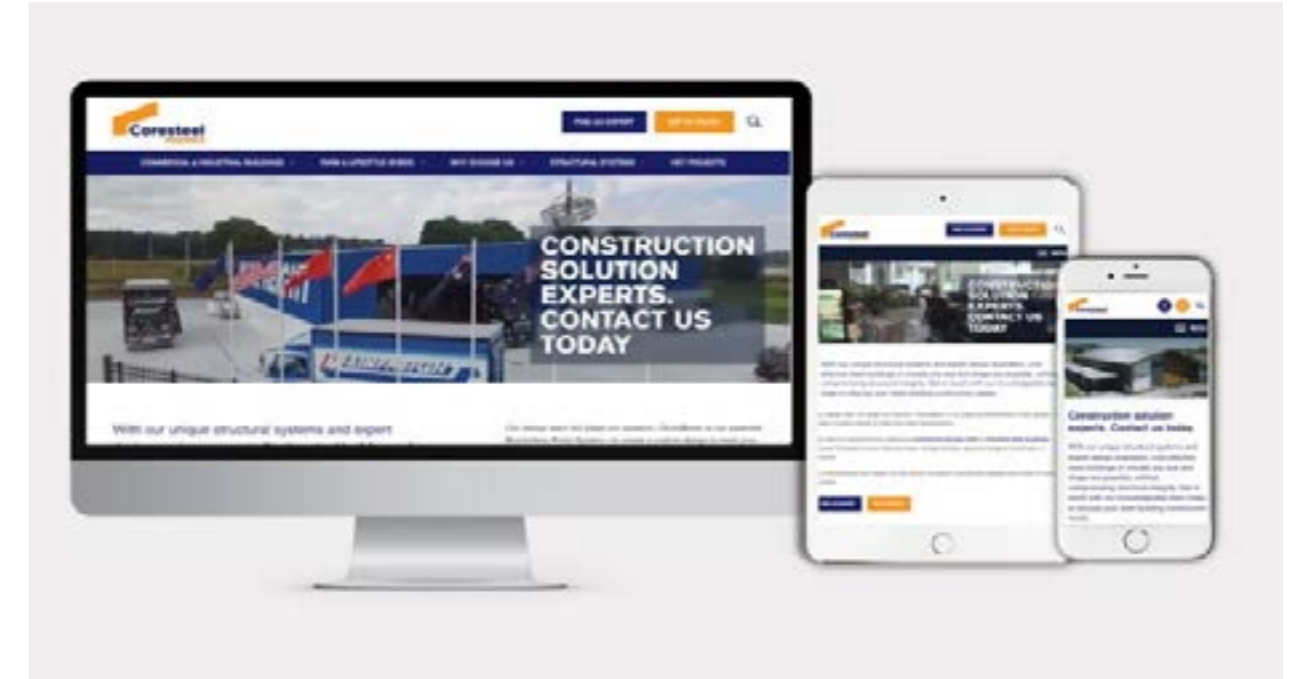
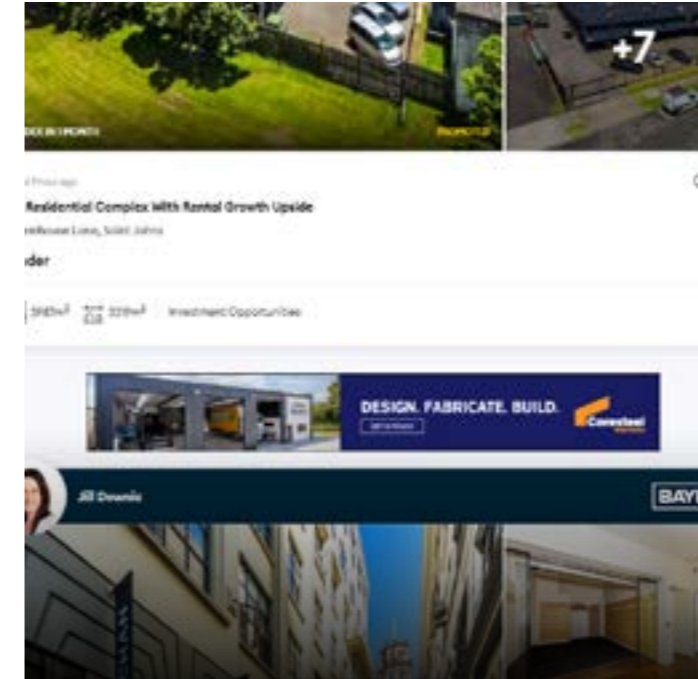
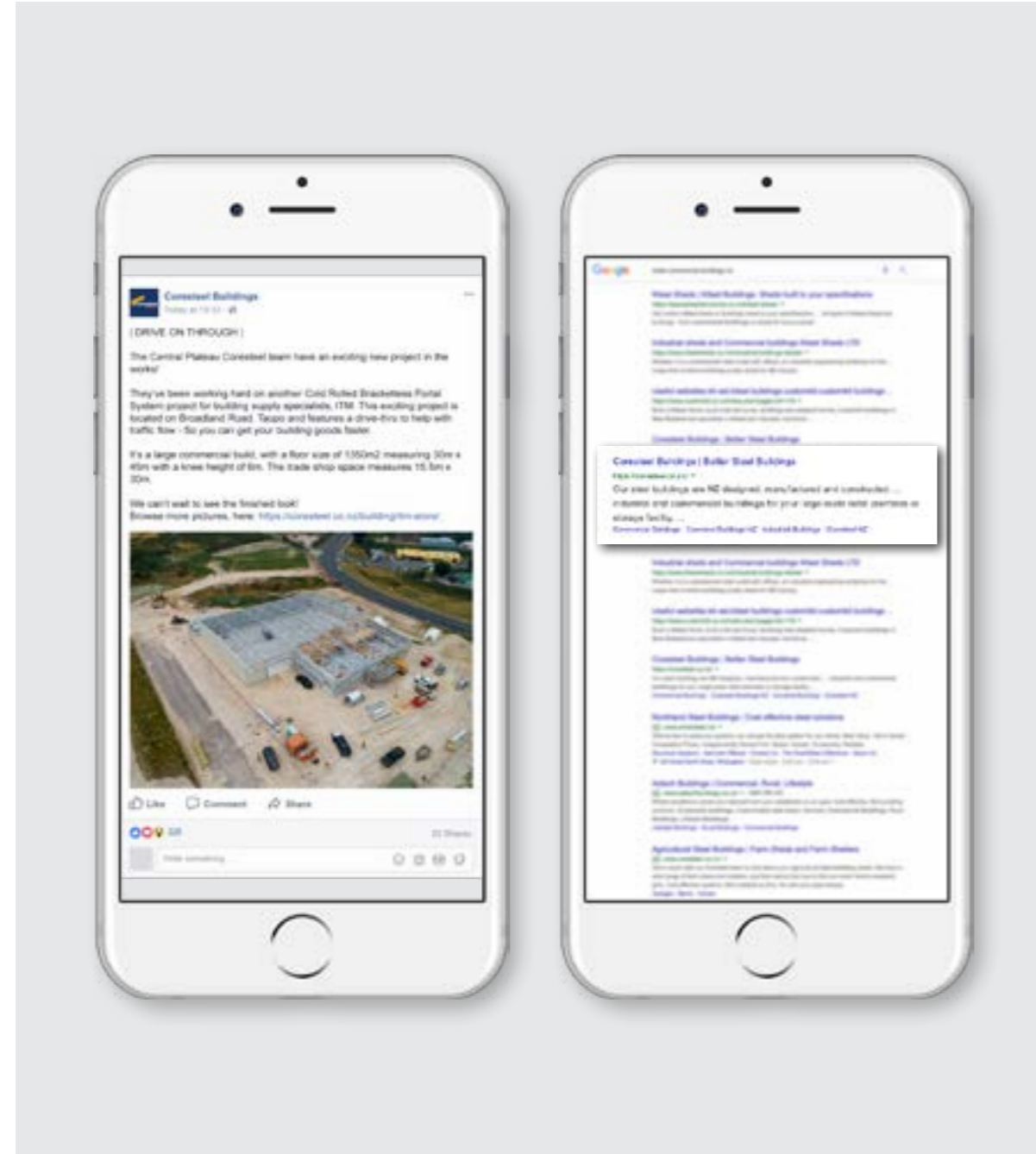
Both systems are bird and vermin resistant, with several features which ensure this:

- A** All purlins are simply supported and can have cover plates to eliminate roosting and nesting
- B** Internal flanges mean no roosting
- C** 50mm clear span building, affixed to 8m high cantilevered panels e.g. simply supported.

MARKETING

Coresteel Buildings has a dedicated and experienced marketing team focused on promoting Coresteel as the number one supplier of steel framing structures.

At a nationwide level there is strong marketing investment which drives brand awareness. The team are also responsible for driving understanding of the key Coresteel benefits via digital marketing, including Google Ads, social media, and website. At a local level, the marketing team works alongside regional teams to develop custom marketing plans and provides specific marketing collateral and communications as required.



NATIONAL SUPPLY AGREEMENTS

Coresteel actively seeks out the most market competitive supply options. In fact, we are the only commercial construction company to buy direct from NZ Steel - this gives Coresteel a competitive advantage. Our National Supplier Agreements are monitored, measured and updated continually. This ensures the Coresteel Buildings network is offered the best options available in market.



STIHL SHOP TE AWAMUTU

| | |
|--------------|---------------------|
| Length: | 41.5m |
| Width: | 17m |
| Knee Height: | 3.92m |
| Floor Area: | 705.5m ² |



BROTHER INTERNATIONAL TAURANGA

| | |
|--------------|--------------------|
| Length: | 62.1m |
| Width: | 65m |
| Knee Height: | 10m |
| Floor Area: | 6625m ² |



PLACEMAKERS KAIAPOI

| | |
|--------------|--------------------|
| Length: | 68.2m |
| Width: | 30m |
| Knee Height: | 7.5m |
| Floor Area: | 2047m ² |



FONTERRA KAURI

| | |
|--------------|--------------------|
| Length: | 62.1m |
| Width: | 28m |
| Knee Height: | 6.3m |
| Floor Area: | 1245m ² |



APEX BUILDINGS TAUPO

| | |
|--------------|----------------------|
| Length: | 46m |
| Width: | 28m |
| Knee Height: | 5.5m |
| Floor Area: | 1392.5m ² |



PLUMBING WORLD INVERCARGILL

| | |
|--------------|--------------------|
| Length: | 40.6m |
| Width: | 24.5m |
| Knee Height: | 5.5m |
| Floor Area: | 1062m ² |



HERMPAC LIMITED RUAKAKA

| | |
|--------------|----------------------|
| Length: | 63.5m |
| Width: | 45m |
| Knee Height: | 6.2m |
| Floor Area: | 2857.5m ² |



ST JOHNS COLLEGE GYM HAMILTON

| | |
|--------------|--------------------|
| Length: | 36.7m |
| Width: | 37.5m |
| Knee Height: | 11.8m |
| Floor Area: | 1578m ² |



WWW.CORESTEEL.CO.NZ



A member of



DONOVANGROUP