

Future Opportunities

"Reset, reimagine and recreate Binna Burra, ready for the next 86 years!"

Steve Noakes
Chairperson

On behalf of the Board of Directors,
Binna Burra Lodge Limited.

1.1 General Background

Binna Burra Lodge is an iconic nature-based tourism destination 800m above sea level, 65km from Gold Coast International Airport and 115km from Brisbane International Airport. Binna Burra, a gateway to the Scenic Rim, owns 32 hectares of land within the Gondwana World Heritage listed ancient sub-tropical rainforest of Lamington National Park.

Originally incorporated as Queensland Holiday Resorts, Binna Burra Lodge Ltd was founded in 1933 by Romeo Lahey and Arthur Groom, who, along with others, had founded the National Parks Association of Queensland in 1930. The company is an unlisted public entity with over 700 shareholders. No single shareholder can own more than 2.5 percent of the shares and, currently, no single shareholder owns more than 1 percent of the shares.

The vision for the company is to be a meaningful connection between nature and heritage by:

- *Providing a gateway to the Lamington National Park*
- *Offering a range of sustainable accommodation, food and beverage, activities and experiences, education and research opportunities*
- *Nurturing, conserving and improving the heritage listed land and buildings of which we are custodians on the Binna Burra cultural landscape, listed on the Queensland Heritage Register*
- *Re-building Binna Burra Lodge.*

1.2 Future Opportunities

Guided by the review of the 2008 Masterplan, a background summary report was tabled at the November 2020 AGM and will be the basis of the 2021 Masterplan due mid 2021.

Binna Burra will focus on the attraction of walking in the National Park.

It will offer a range of food options from The Binna Burra Teahouse, Groom's Cottage, Bushwalkers Bar plus a Heritage Reading Room and an Events and Function space in the Barn precinct and on the former Lodge site on Mount Roberts (until redeveloped). This will be supported by a range of accommodation styles including Rainforest Campsites, Powered Caravan and Recreational Vehicle sites; Safari Tents and 'Tiny (Wild) Houses' and the 'Sky Lodges', spread over 32 hectares.

Binna Burra has broad appeal to overnight guests and day visitors, adventurers and those looking for a more sedate getaway. Traditionally some 80% of guests have come from Greater Brisbane and Gold Coast regions. Since the re-opening of the Binna Burra Road after the State Government funded \$36m rebuild, a 30% increase in day visitors at peak times has been reported.

TIMELINE OF OPPORTUNITIES AND FUNDING STATUS

MARCH 2021

2023

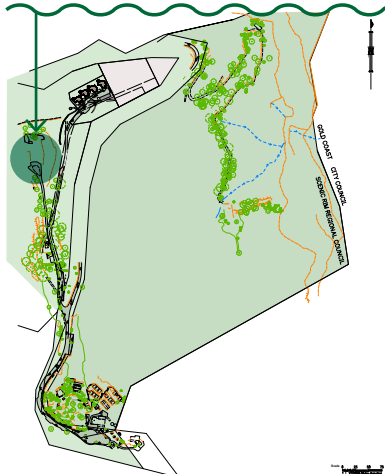
2030

MARCH 2021	MARCH - DEC 2021	MAY-JULY 2021	SEP 2021 - DEC 2021	SEP 2021 - JUNE 2022	JULY 2022 - JUNE 2023	2023 - 2030
Mount Roberts Sky Dome events and picnic area \$75,000 FUNDED	Mount Roberts demolish/clean up, via ferrata cliff stabilisation & BBL masterplanning \$1,775,000 FUNDED	Teahouse and Campsite Amenities 20 new camping/ RV/caravan sites \$500,000 FUNDED	Via ferrata Bellbird Cliffs World-class cable climbing path \$1,675,000 FUNDED	Mount Roberts to Bellbird Clearing Up to 13 tiny 'wild' houses \$1,500,000 UNFUNDED	Barn Precinct Conference and operations improvements \$1,400,000 UNFUNDED	Binna Burra Lodge To replace former iconic Lodge building \$20,000,000 UNFUNDED



Mount Roberts

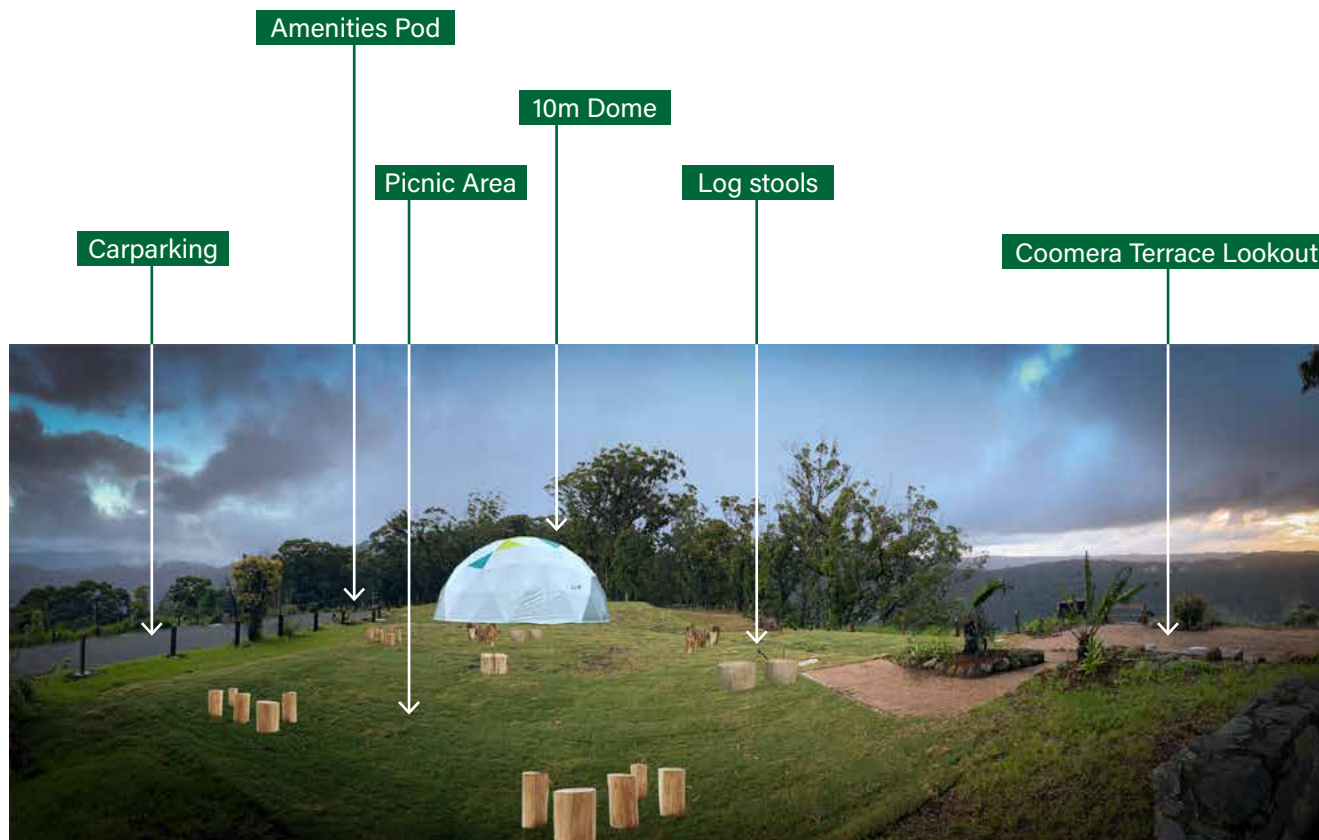
Sky Dome Events and Picnic Area



On the grassy hill of Mount Roberts, in the former site of the Lodge, a 10m geodesic dome, the 'Sky Dome', is being temporarily constructed. Guests are encouraged to contemplate the absence of the traditional Lodge through the presence of this architecturally peculiar, temporary and futures-orienting geodesic dome. The dome features two 6 m wide panoramic windows that frame the east and west views across the mountain peaks. It has two opposing doors for entry.

The Sky Dome and surrounding grassy area will be available for event hire. Power, light, water infrastructure and chain fence are being installed. Temporary catering either through Binna Burra services or food trucks can be arranged.

Day visitors are also able to make use of the grassy hill for picnics. Parking is available on the site of the former cabins and amenities are being installed.



*View looking south

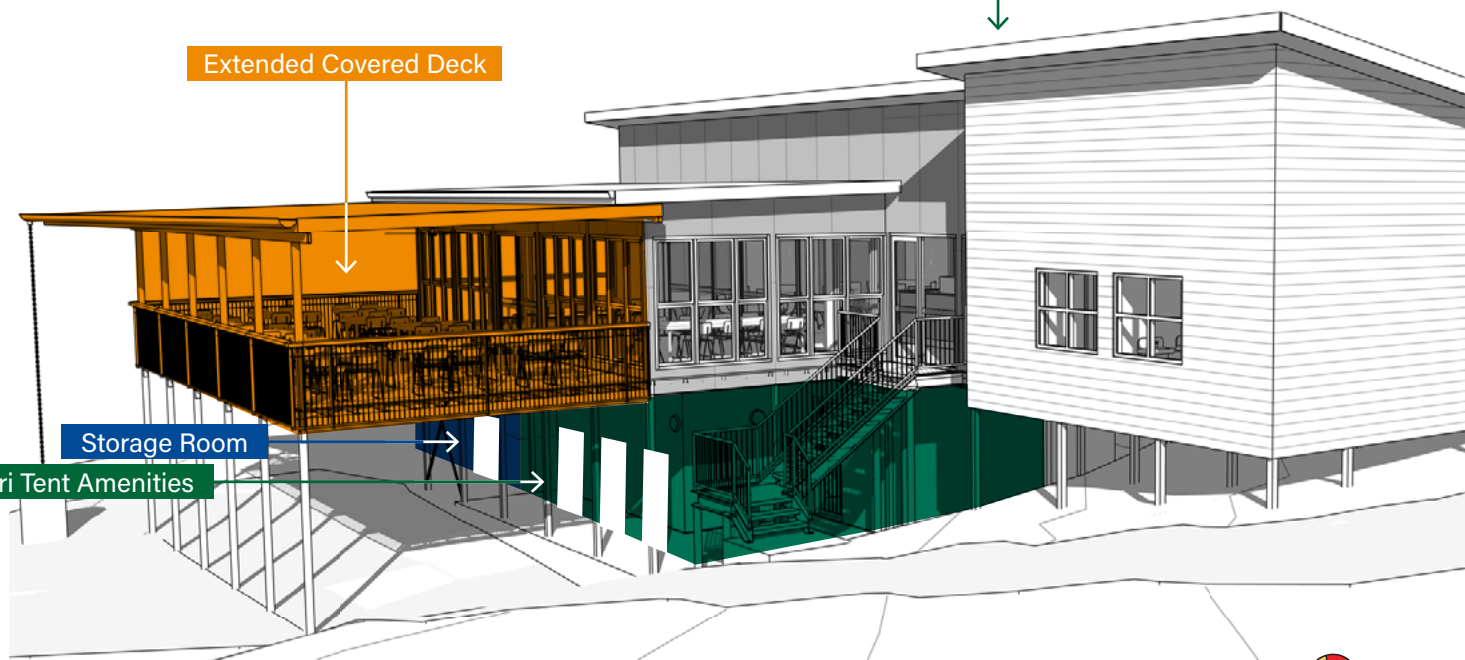
Teahouse, Camping and Amenities

Current Teahouse Site



*Aligns with:
'Teahouse' and
'New Safari
Tents' plans in
2008 Masterplan

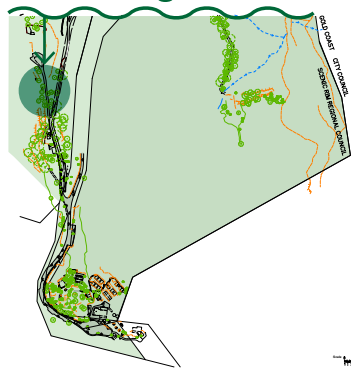
In December 2020, with the support of Scenic Rim Regional Council and Queensland Government, the National Bushfire Recovery Agency announced \$500k (local economic recovery) to be invested at Binna Burra to extend the Teahouse deck and add Safari Tent amenities (including emergency generator and additional water storage) supporting 2 new Safari Tents, 6 powered RV/Caravan Sites & 10 individual Camping Sites.



Investment: **\$500,000 FUNDED** | Timeframe: May/July 2021

RV and Casual Camping

Old Lodge Drive



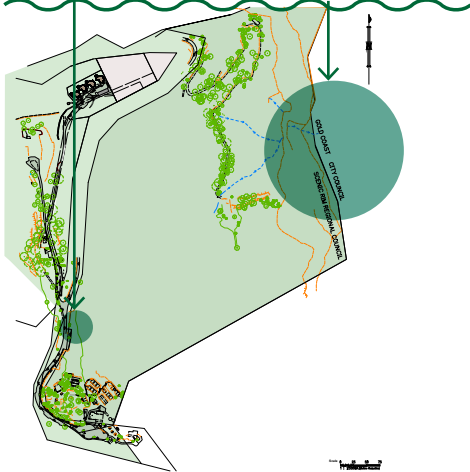
*Aligns with:
'Bush Cabins'
position in 2008
Masterplan

To replace accommodation lost in the fires, additional casual camping and RV/Caravan Sites will be added. The Casual Group Camping area disperses large groups away from the Rainforest Campsite enabling schools and university groups to enjoy Binna Burra and surrounds.



Via Ferrata

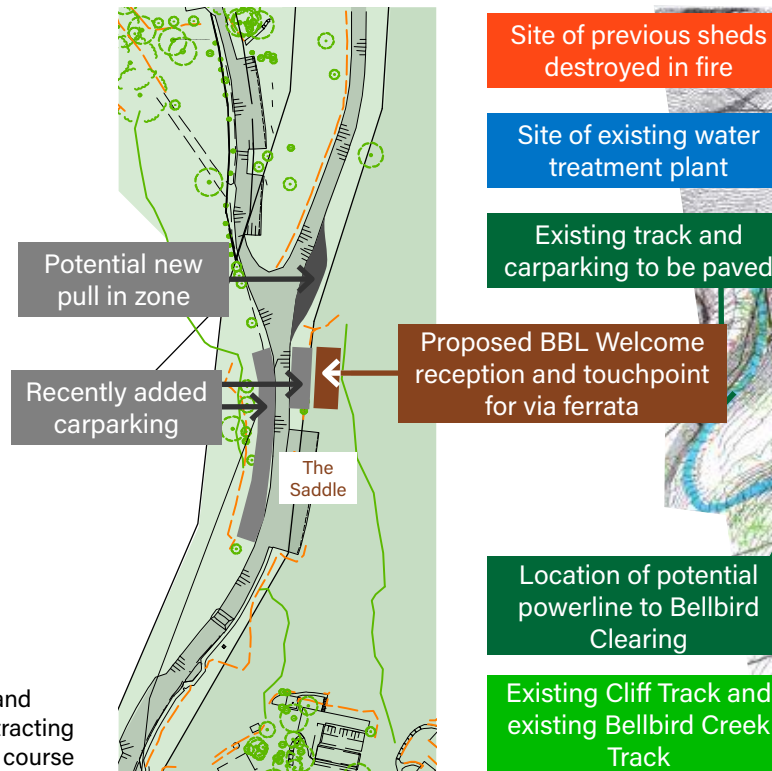
Bellbird Cliff and Saddle



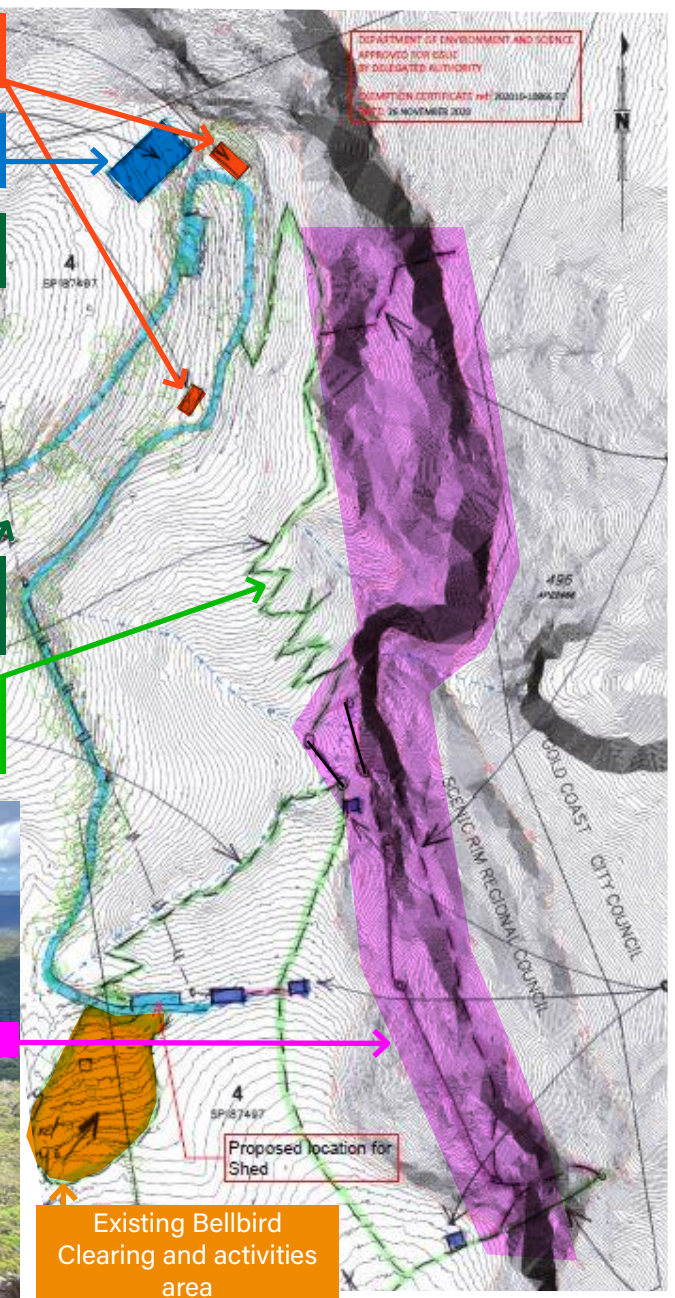
Just before the September 2019 bushfire, the Queensland Government approved funding of \$1.675m from the Attracting Tourism Fund (ATF) to construct a via ferrata climbing course at Binna Burra incorporating a Reconciliation Action Plan. Following the bushfire it was determined that significant stabilisation would be required to enable the construction of the via ferrata course on the cliff face. Additional funding of \$1.775m was provided from Disaster Relief Funding Arrangements (DRFA) to fund the stabilisation works, as well as clean-up of the site on Mt Roberts, and Master Planning.

Via ferrata comes from the Italian term for "Iron path" and is a climbing route attached to a cliff face using steel cables, fixed metal rungs, bridges and ladders. Climbers are secured to a steel cable at all time for safety. When complete, it will be the only commercially operated via ferrata course in Australia.

Binna Burra expects to complete construction of the course in 2021. The via ferrata will be based on the Bellbird Cliffs with a purpose built Activities Building supporting other activities in the Bellbird Clearing including a possible re-opened flying fox, archery and yoga.

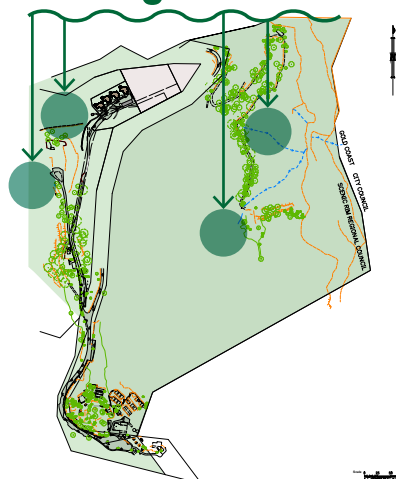


Via Ferrata Area



Tiny 'Wild' Houses

Throughout Site

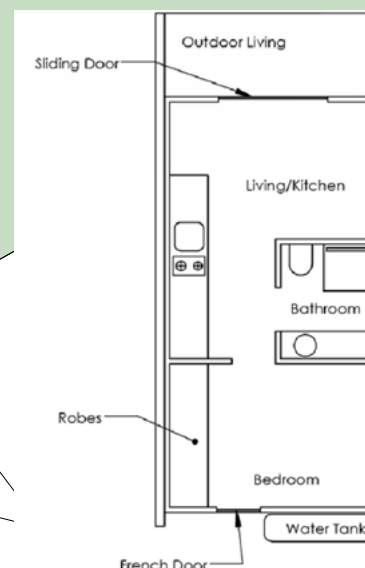
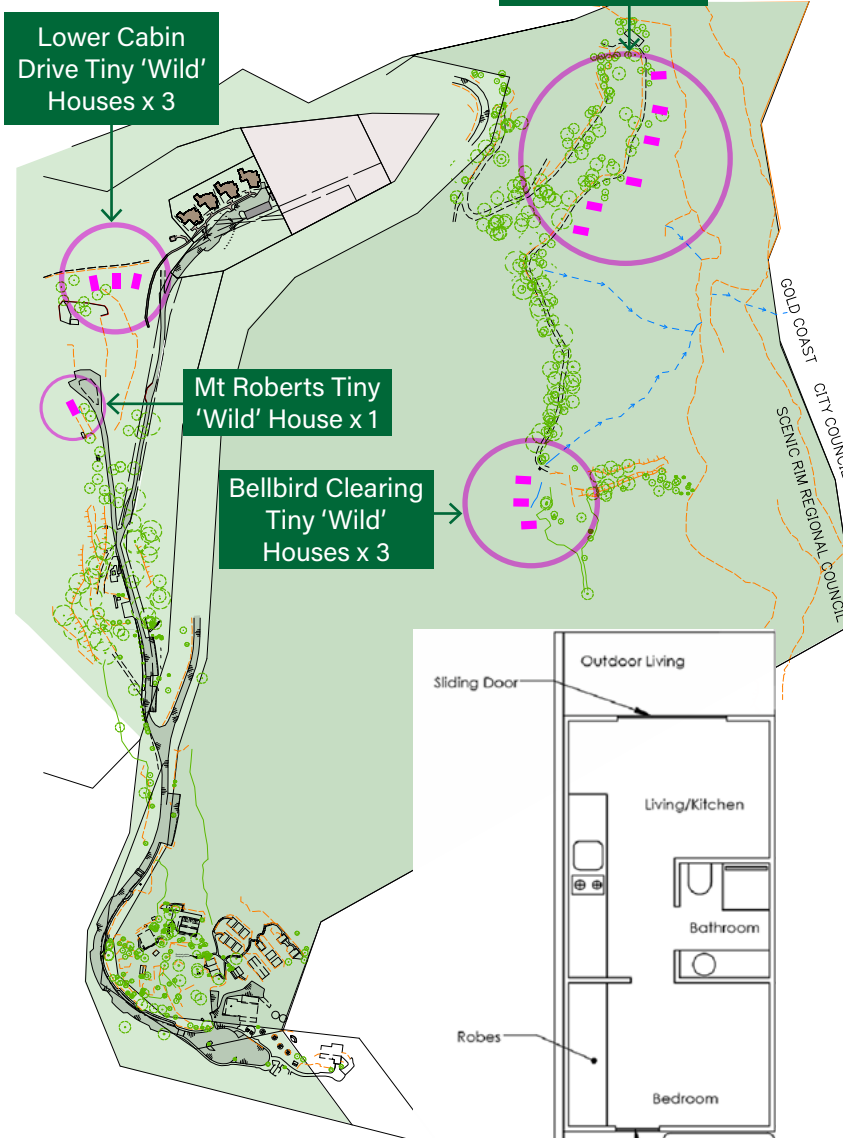


*Aligns with:
'Single Storey
Cabins and
'Bush Cabins'
plans in 2008
Masterplan

On the former Lower Cabin and Laundry site, former activities course off the approach track to Bellbird Clearing and around the edge of the Bellbird Clearing, management have identified a number of locations for self-contained, Tiny Houses which Binna Burra might brand as 'Wild' Houses. These are a popular form of accommodation built on trailer bases capable of being moved, but likely based up to 10 years in locations chosen for either their pristine view or 'wild' privacy.

They will be connected where practical to mains power and sewage, however fitted with solar panels, compostable toilets and water supplied from by existing tank water stored on site.

NOTE: All locations shown below are indicative only. House designs are indicative concepts only.



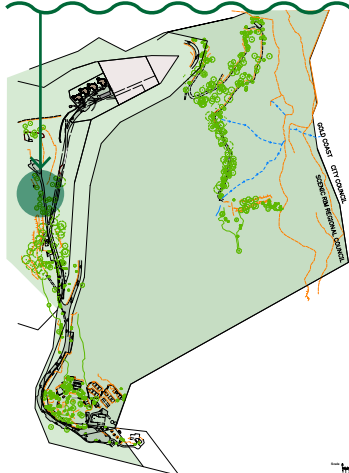
Tiny House Company featured in images above: formflow.net.au

Investment: \$1,500,000 UNFUNDED | Timeframe: September 2021 to June 2022



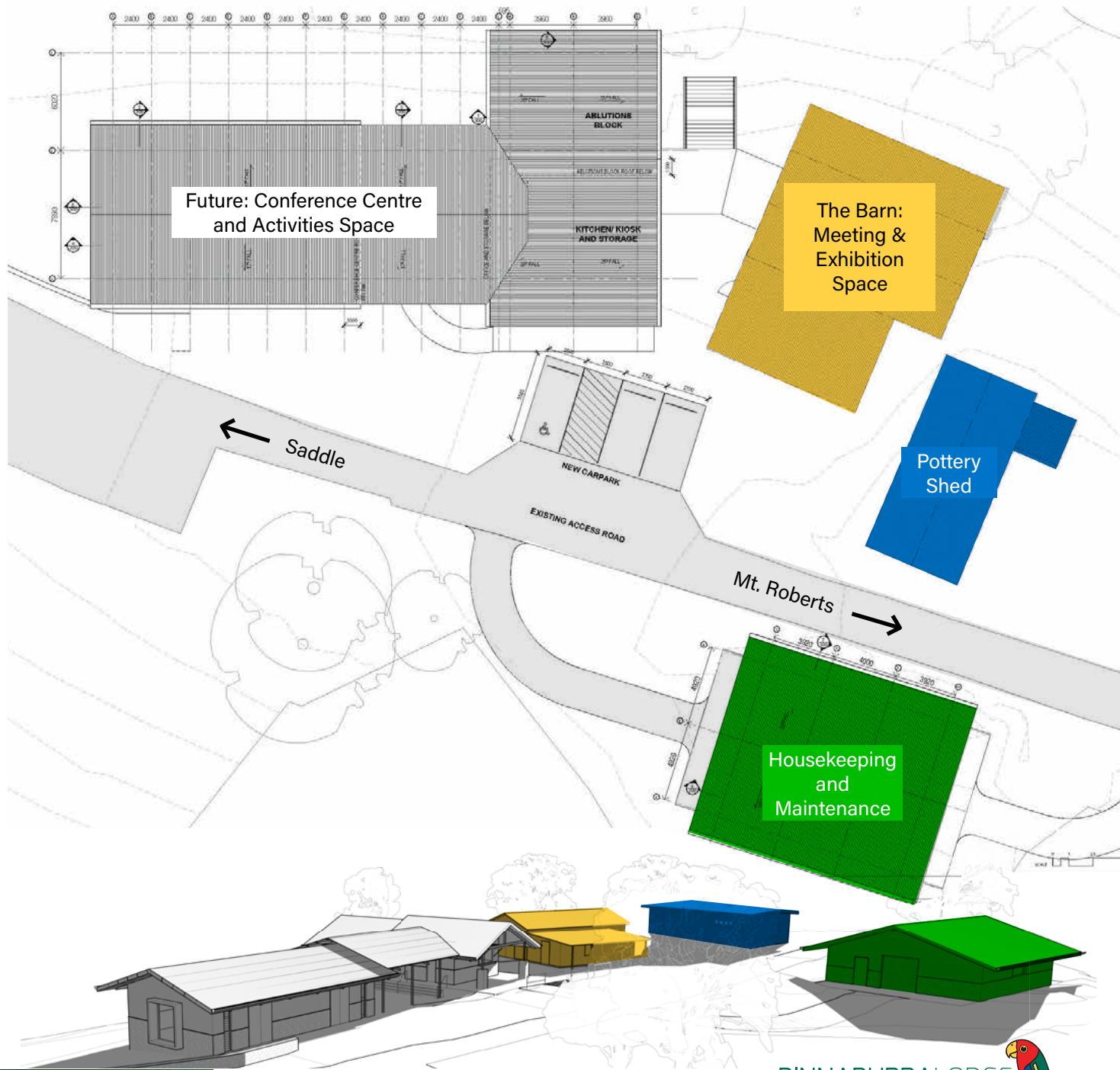
Barn Precinct

Between Saddle and Mt. Roberts



*Aligns with:
'Health Hub' &
'Seminar Centre'
plans in 2008
Masterplan

Consistent with the 2008 Master Plan, a plan to expand the Barn precinct to provide flexible meeting and activities space and supporting operational infrastructure has been designed but not yet funded.

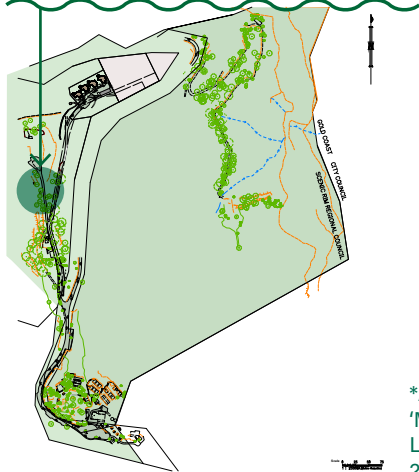


Investment: \$1,400,000 UNFUNDED | Timeframe: July 2022 to June 2023



Binna Burra Lodge

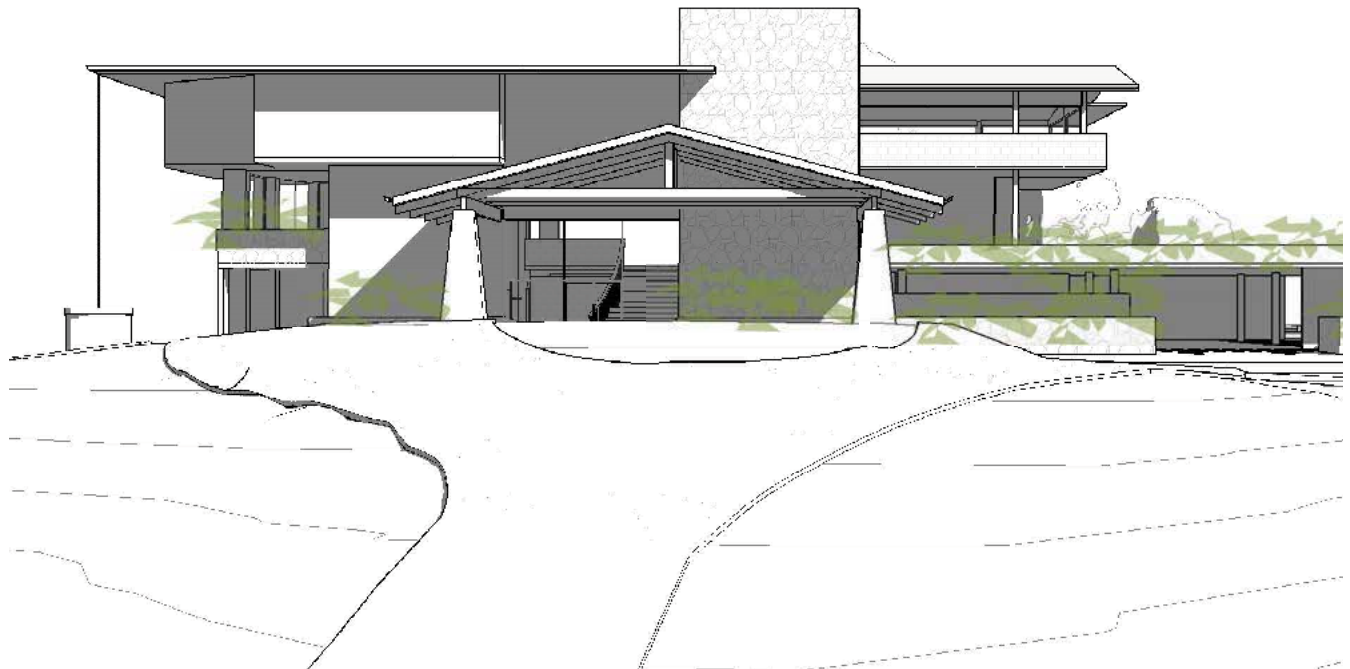
Rebuilding the Lodge



*Aligns with:
'Mountain
Lodge' plans in
2008 Masterplan

Beyond the scope of this intended share issue, but remaining the intention of the company, is the rebuild of Binna Burra Lodge. Preliminary plans drawn up and submitted to the National Bushfire Recovery Agency illustrate the concept only on Mount Robert.

Note: This is just one preliminary concept. Binna Burra is still some years away from raising the capital necessary to rebuild a Lodge of similar scale to the original Lodge and final architects plans are also underway.



Current turfed
area where old
Lodge once
stood



Investment: **\$20,000,000 UNFUNDED** | Timeframe: 2025 - 2030