Capability Statement

- I Residential
- Industrial
- Commercial
- Aviation
- I Service

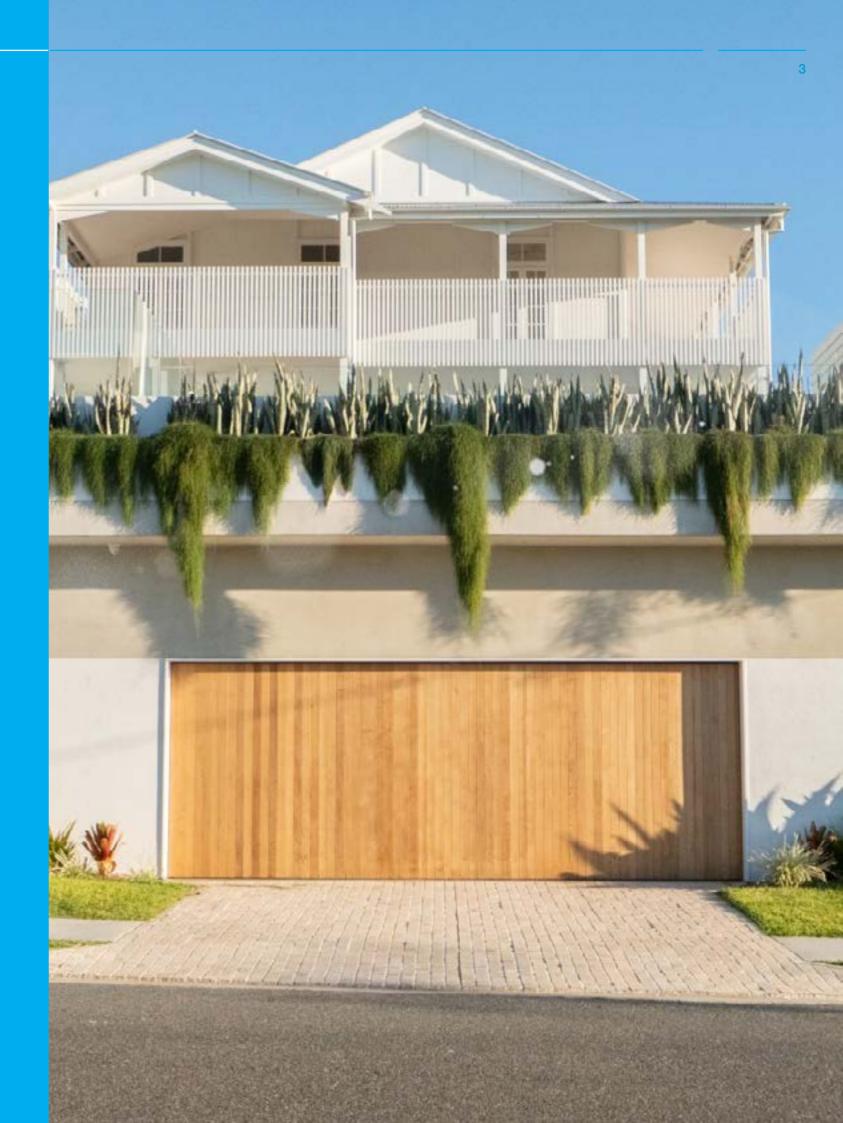






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BX Bunka Australia

BX Bunka Australia Pty Ltd is the country's leading manufacturer, distributor and installer of residential doors in addition to offering a full suite of industrial, commercial and aviation door solutions.

Our comprehensive range includes garage doors, roller doors, industrial and commercial shutters, openers, components and end-to-end installation and servicing.

We are a wholly owned subsidiary of Bunka Shutter Co. Ltd, a Tokyo Stock Exchange-listed company headquartered in Japan with a global presence in the building products industry. This international backing supports our continued innovation, quality assurance and commitment to delivering tailored solutions for our customers across Australia.

BX Bunka Australia Pty Ltd employs 500+ people nationwide and operates under a portfolio of well-established brands, including:

- Steel-Line Garage Doors
- Steel-Line Garage Doors (WA)
- Dynamic Door Service
- Doorworks Garage Doors
- Arco Architectural Systems
- Max Door Solutions
- Sprint Roller Shutters
- Retrotech Door Services

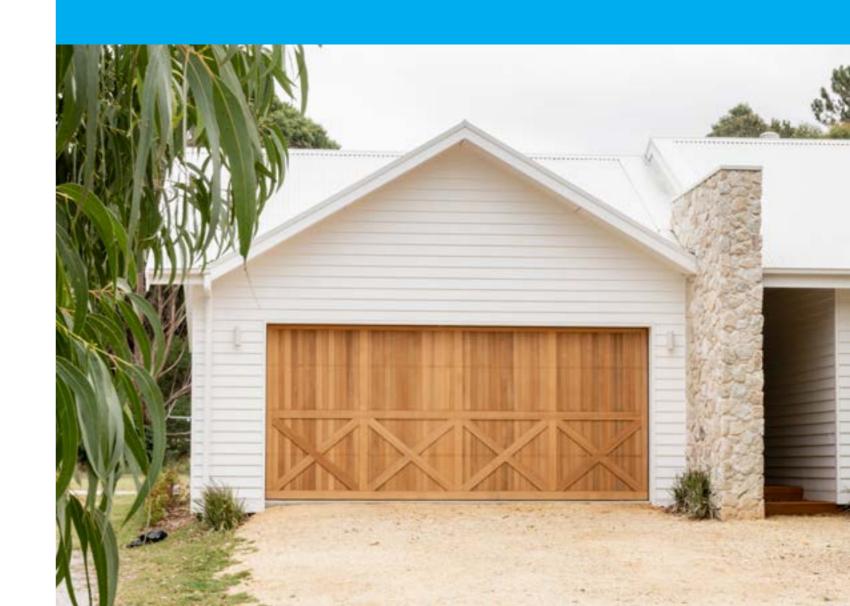
Together, these brands enable us to deliver specialised solutions across residential, industrial, commercial and aviation sectors, strengthening our ability to meet diverse client needs across Australia.

Vision

To create life-long partnerships with our customers by enhancing the safety, security, appeal and convenience of their homes and businesses across Australia.

Mission

Through our passion for providing safe, durable and stylish building materials for every Australian, we will deliver our customers a world class experience, maintain market leadership in safety, quality, service, delivery and price through continuous improvement and innovation.



Company Values

We believe that our continued success as a leading supplier of building materials in Australia is grounded in our purpose, values and conduct demonstrated each day through our passion for providing world-class service, ethical business practices, social and environmental awareness, commitment to our team members, customers, shareholders and partners.

We acknowledge and celebrate our company's history and the contributions, past and present, of our team members, customers and shareholders.

We have an unwavering commitment to our Five Corporate Priorities. We recognise that these priorities power our purpose and provide the foundation for our current and future success;

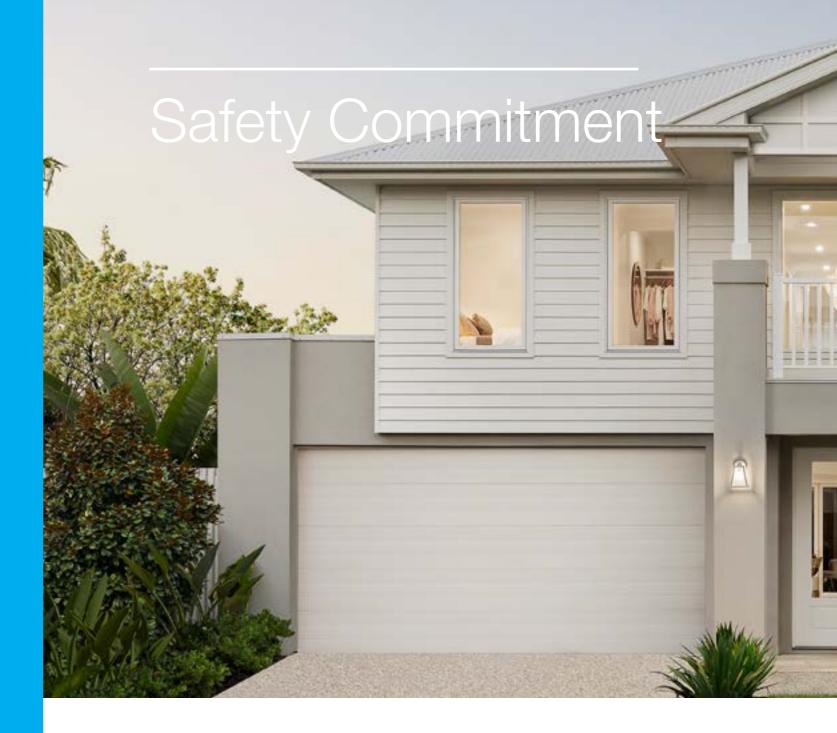


We continuously work towards creating and maintaining a workplace culture that:

- Values, recognises and rewards the contribution of our team members
- Motivates and inspires our team members to perform at their best
- Provides our team members with a safe, comfortable and enjoyable place to work
- Unifies our team members behind our common goals and who are proud to be a part of the BX Bunka Australia family
- Encourages all team members to support and help each other.

We embrace change and we are committed to innovation and remain relevant to meet the evolving needs of our customers and our business. We encourage:

- Product and process revolution that tests the boundaries of our imagination
- Job rotation to foster a multi-trained workforce and team member skill set
- Providing our team members opportunities to improve and grow themselves
- Creating an atmosphere where ideas to improve are shared by all and considered seriously and in a timely manner
- Exercising Quality Control Circles and implementation of PDCA (Plan Do Check Act)



We are committed to achieving "zero harm" by providing a safe environment for all team members, contractors and visitors at every BX Bunka Australia location.

We commit to always promoting and conducting safe working procedures.

We recognise that working safely is everyone's responsibility and is a condition of our employment.

We understand that, through our actions, we will achieve the level of safety that we demonstrate each and every day.

We are committed to communicating and reporting any issues that may affect health, safety or well-being in the workplace.

Quality Commitment

BX Bunka Capabilities

We are committed to providing our customers with the highest quality, value for money products and services.

This commitment is achieved through mutually beneficial partnerships with our suppliers, the ongoing training and development of our team members and the continuous improvement of our manufacturing, distribution and installation processes.

With our focus on quality to "Make it Once... Make it Right," we will continue to strive to be a world class manufacturer and the leading building materials supplier in Australia

Modern Slavery Report

This statement is made under the Modern Slavery Act 2018 (Cth) (the Act). It sets out the actions taken by BX Bunka Australia Pty Ltd (BX), an entity that operates in Australia to address modern slavery risks in our supply chain over the current financial

year. These reports are submitted annually.

To view the modern slavery statement at the Australian Government Modern Slavery Register, please scan the QR code for the latest copy.

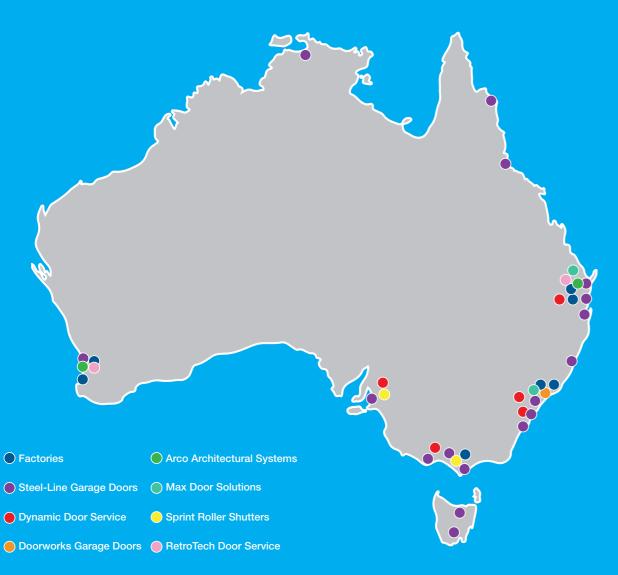
Our Experience

With 30 residential, industrial and commercial branches and 6 factory locations across Australia, the BX Bunka Australia Group of Companies has built a strong reputation for delivering reliable door solutions nationwide.

Renowned for our commitment to service excellence, we provide high-

quality products, dependable solutions and responsive support tailored to the needs of diverse markets.

our extensive national network, combined with a customer-first approach, has positioned us as a trusted industry leader. We consistently meet the evolving demands of clients across Australia.



Brand Structure

BX Bunka Australia Group of Companies

Residential

Steel-Line garage doors



Industrial / Commercial

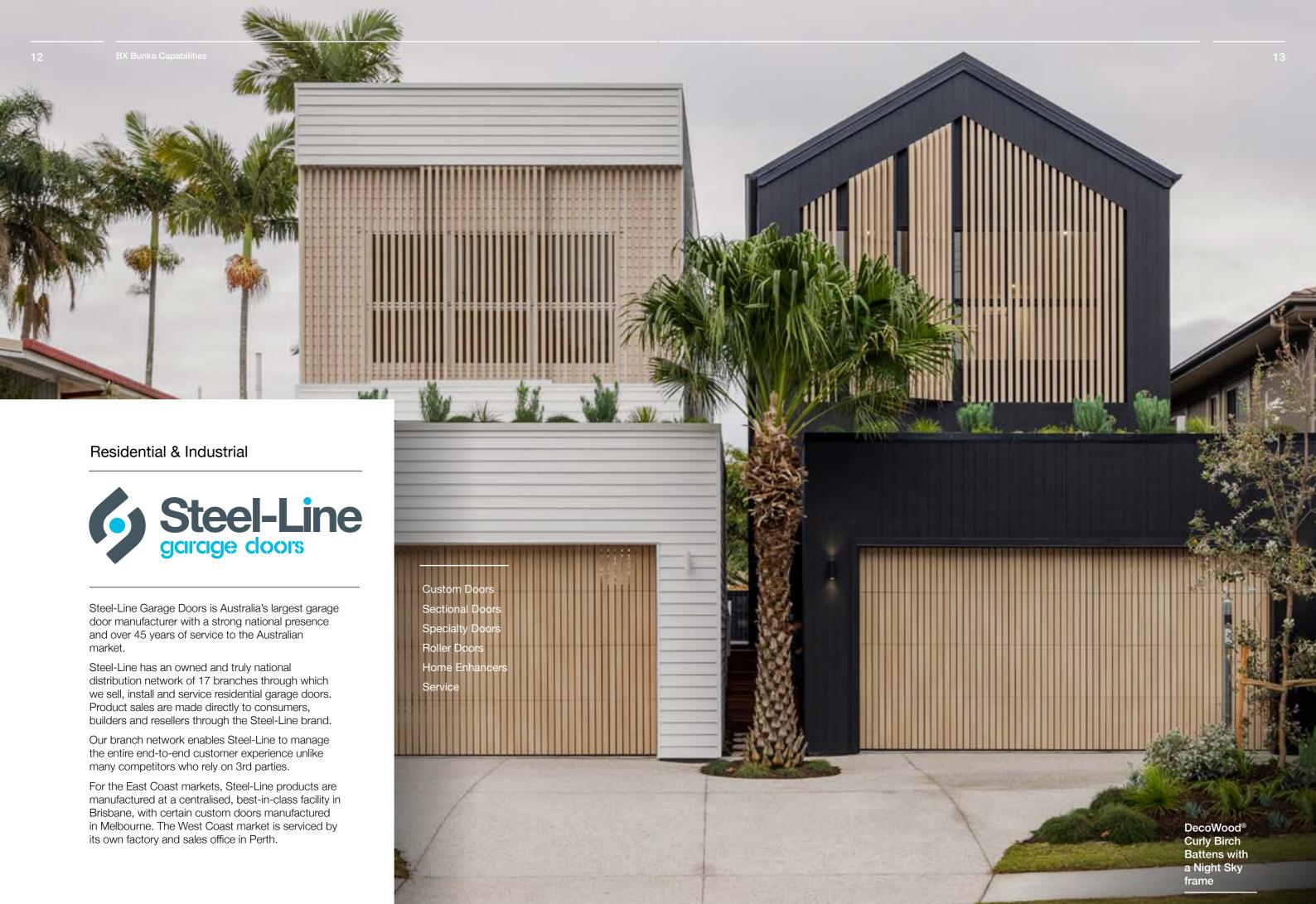
















Residential



Doorworks Garage Doors was established in 2012 and has continued to go from strength to strength, earning a reputation as a leading manufacturer and supplier of high-quality residential door solutions in the Sydney market.

As the preferred choice for many Sydney builders and resellers, the team at Doorworks brings decades of manufacturing experience with the operational agility, energy and commitment to be able to offer the best lead times in the market.

Our team bring expertise and professionalism to every project, ensuring that all door systems are installed to the highest standards. Doorworks is committed to providing exceptional service, enhancing the safety, functionality and longevity of door systems for homes and businesses across Sydney.







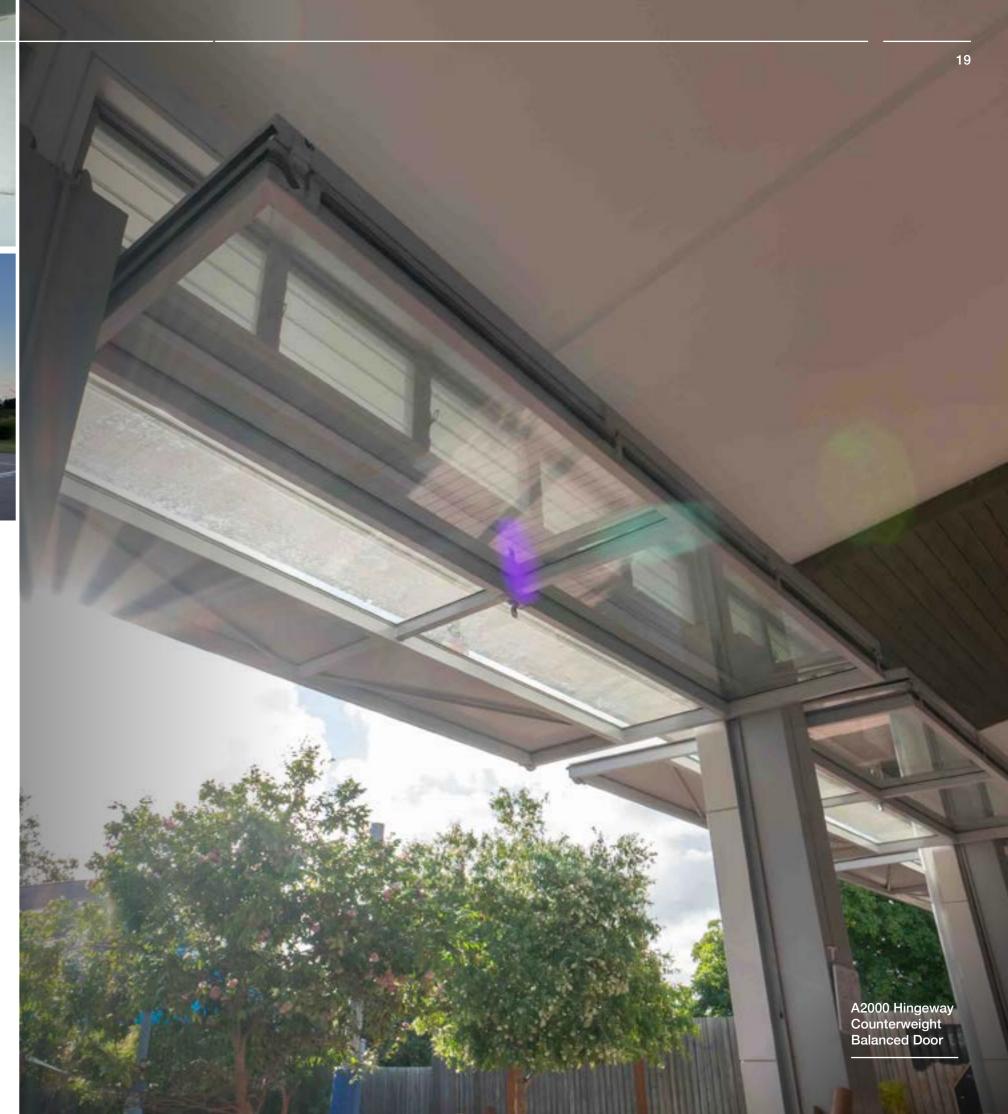
Industrial, Commercial & Aviation

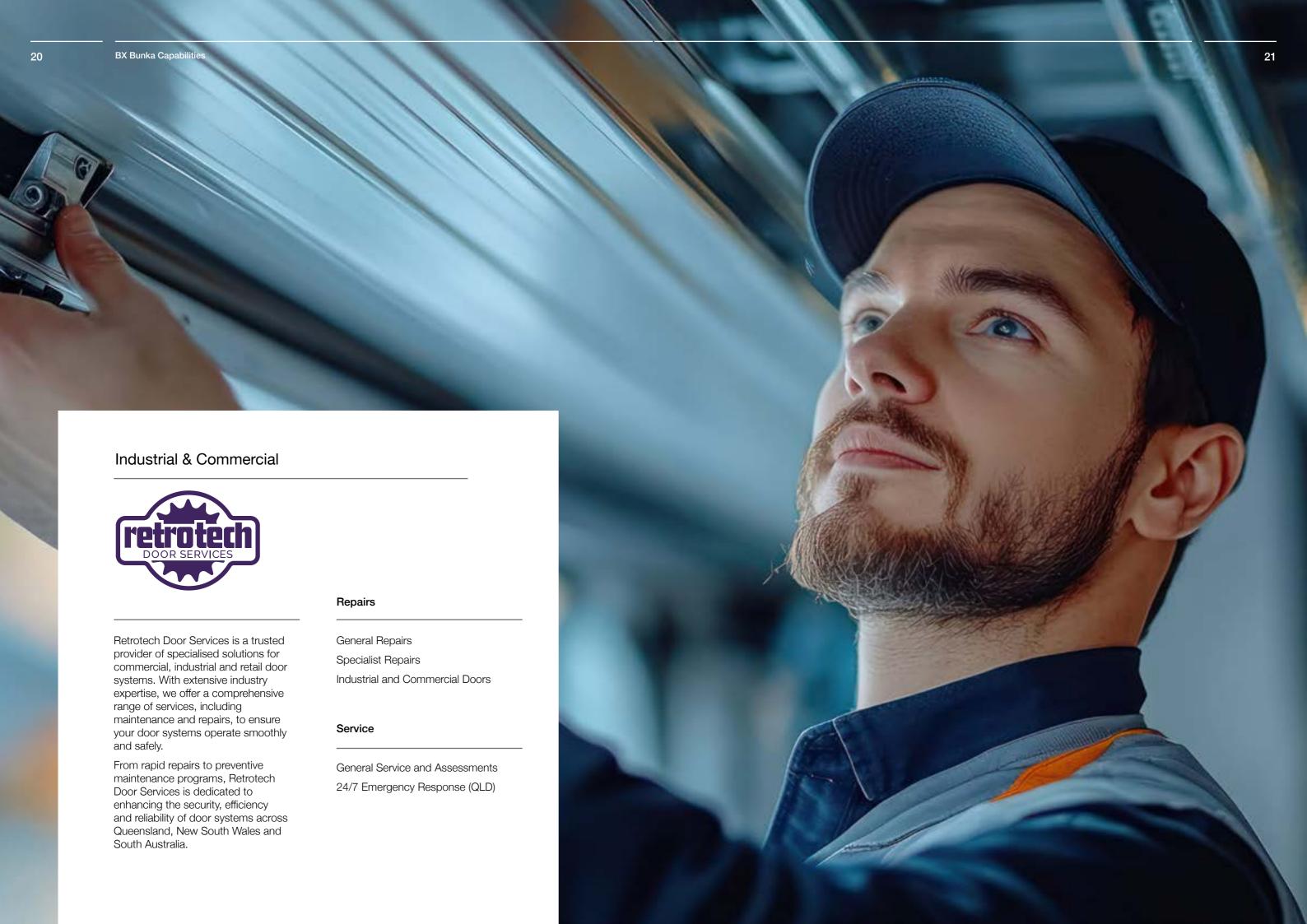


Arco Architectural Systems designs, manufactures and installs an extensive and innovative range of specialty doors, shutters and systems for the national and international industrial, commercial and aviation markets.

With manufacturing and sales operations in both Queensland and Western Australia, we service a broad range of clients including Architects & Designers, Builders & Developers, Shopfitters & Designers.

With a collective 80+ years of experience in the industry, our team design and engineer products to deliver safer, smarter and more efficient solutions for our customers.







Industrial



Max Door Solutions specialises in the manufacture of high-speed doors, insulated sectional doors, insulated roller shutters and a full loading base solution with the door and loading dock, along with automation and maintenance solutions for the industrial, food storage, pharmaceutical and distribution markets.

As industrial specialists, we focus on maximising space, speed, safety and security for our customers. Our manufacturing facility, QLD Sales and Service Office are located on the Gold Coast which supports our QLD and Northern NSW customer base.

The NSW Sales and Service office is located in Glendenning, Sydney and services greater Sydney, ACT and Newcastle. Max Door Solutions has a network of resellers and agents located in ACT, VIC, SA and WA, supporting installation and servicing requirements.





Our History

Manufacturing

commence in

operations

Brisbane.

Steel-Line steadily

expands, supported

by a local following

in the builder

market.

Bob Kurzok forms

Association as the

develop and ensure

industry body to

quality standards.

the Australian

Garage Door

Major expansion of

distribution network

to provide national

coverage including

the acquisition

Doors.

of Perth Windsor

1979 1987 2000 2007 2018 2022 2024 2010 2017 Steel-Line founded Steel-Line HIA awarded Steel-Line acquired \$10m factory Perth Windsor Steel-Line Group Max Door Solutions Tom Moore & in Brisbane by Bob begins interstate Steel-Line Garage by Crescent Capital Doors renamed to acquired by BX Son acquired and upgrade capex acquired by Doors Best New Kurzok. operations, opening Steel-Line Garage incorporated into Partners. Bunka Australia. a Victorian office. Product of The resulting in best-in-Doors WA. Bunka Shutter Co. the Steel-Line Year for its unique class manufacturing Ltd and BX Bunka business to expand Fingerproof™ Australia formed. and significant the branch network. design. additional capacity at the Brisbane factory. 2017 2015 2023 2025 1981 1990 2002 2008 2019

Steel-Line Group

acquires Dynamic

Steel-Line became

the leading garage

and distributor in

Australia.

Arco Architectural

Systems and

by BX Bunka

Australia.

Sprint Roller

Shutters and

by BX Bunka

Australia.

Doorworks acquired

Steel-Line invests

Roller Door line.

Arco Architectural

Systems and Max

move into custom built office and

Door Solutions

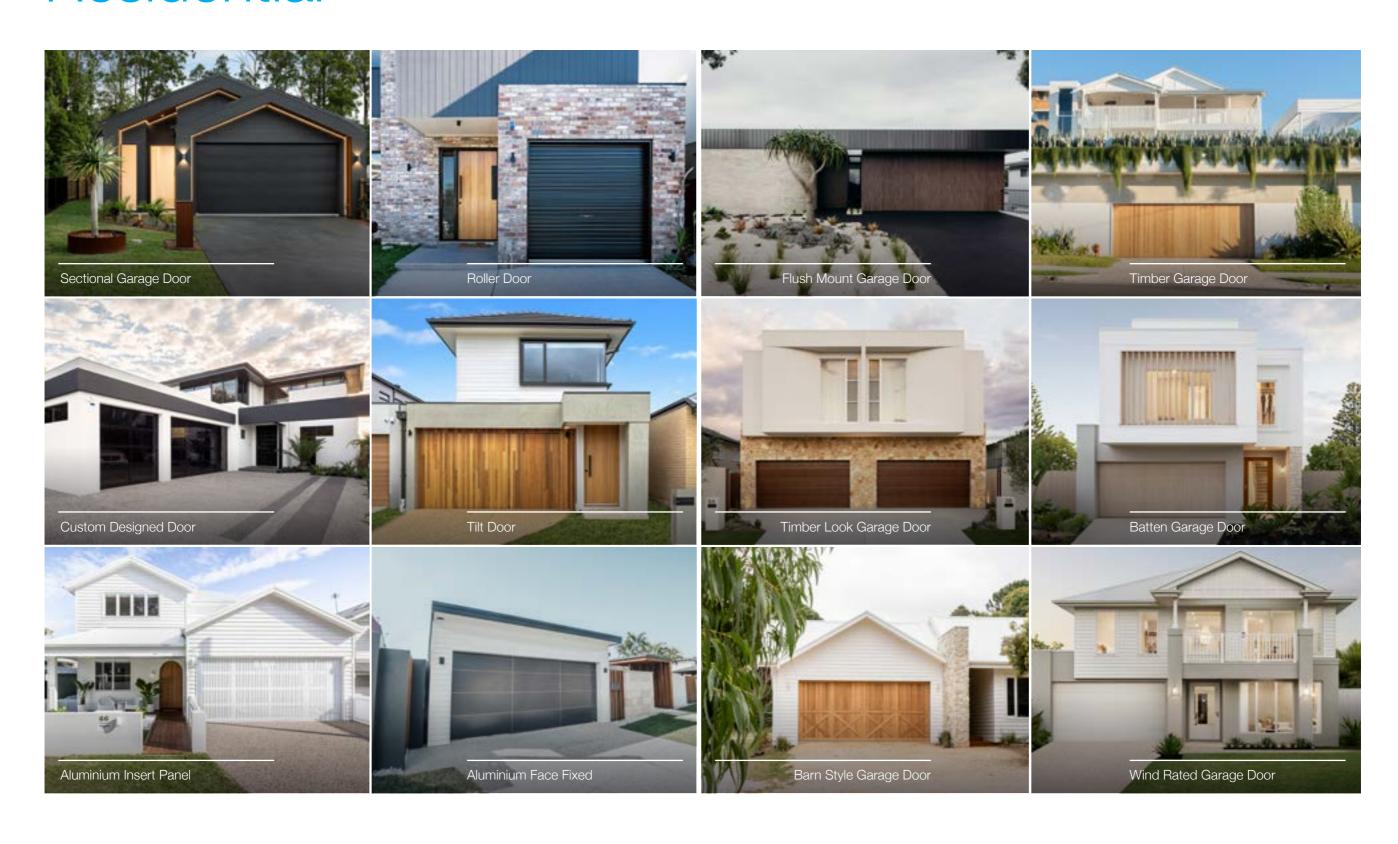
factory.

in a fully automated

29

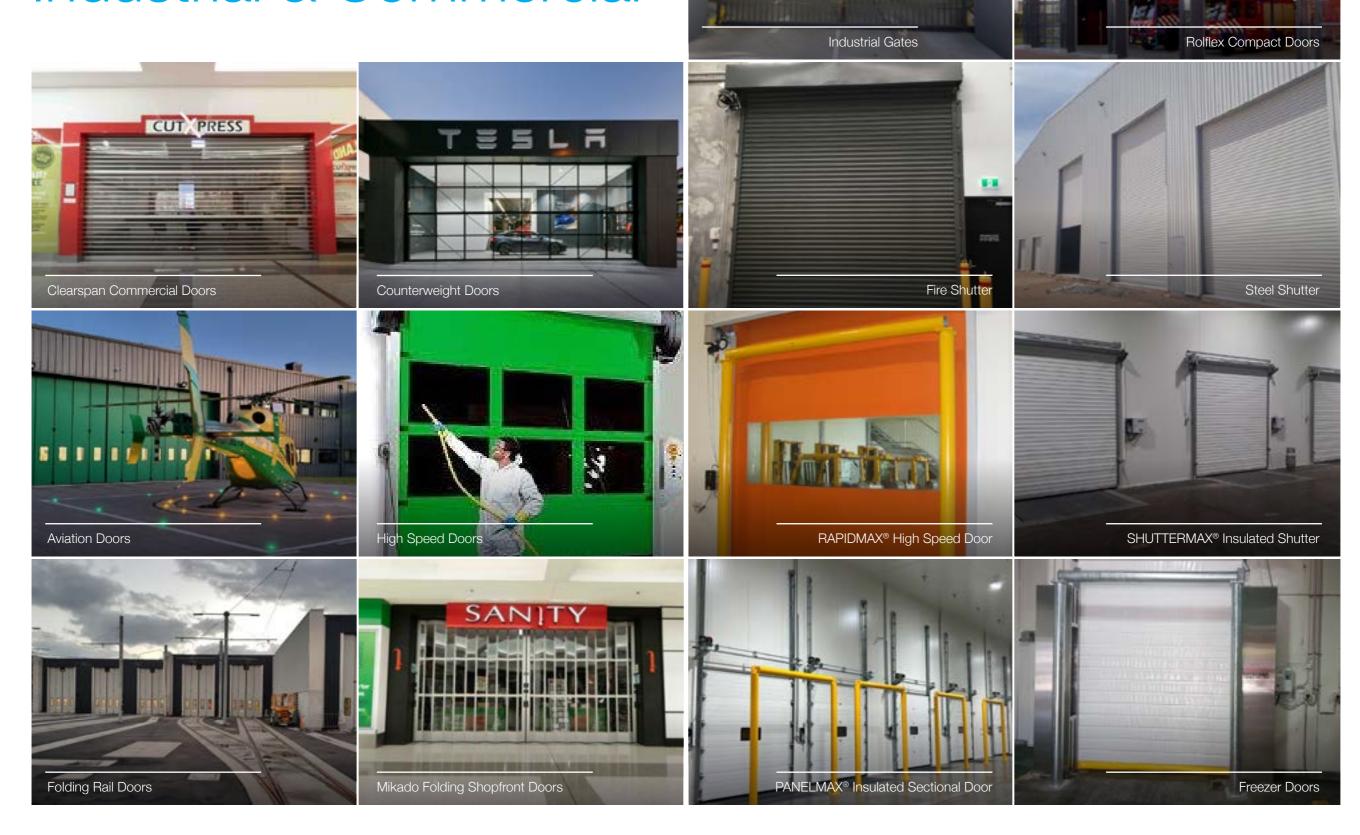
Product Range

Residential



Product Range

Industrial & Commercial

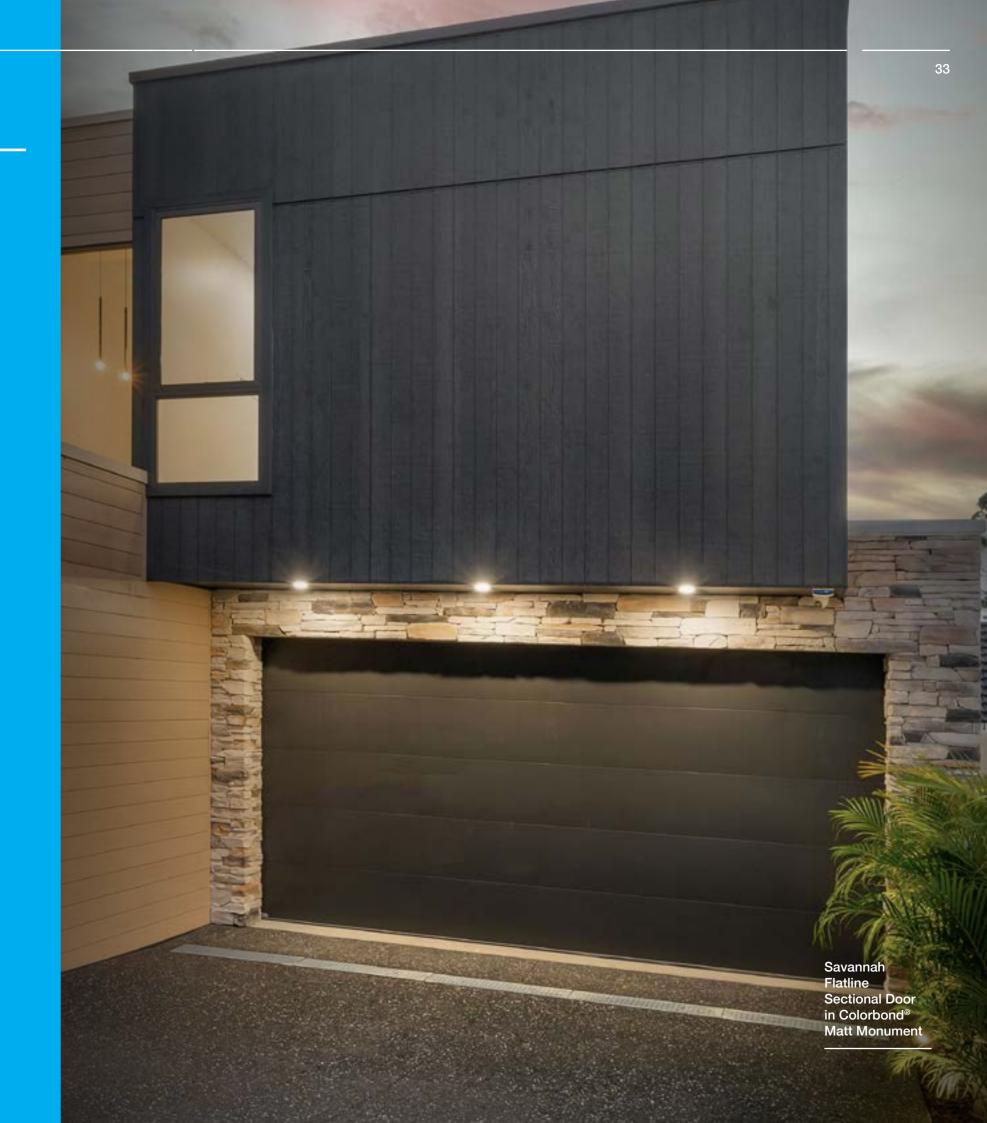


REDLANDS RSL **

Project Portfolio

At BX Bunka Australia, our track record speaks for itself. We partner with leading builders and developers across the country to deliver tailored door and shutter solutions that meet the demands of residential, industrial, commercial and specialised environments.

This portfolio highlights a selection of completed projects that demonstrate our technical capability, commitment to quality and ability to deliver on time and to specification.



Challenges & Solutions **Outcomes** Project | Steel-Line Garage Doors The Ridge, The Ridge, Nelson Bay, now features Aesthetic and Architectural premium quality garage doors that not only **Integration:** The development's enhance the visual appeal of the residences design called for garage doors that Nelson Bay seamlessly integrated with the modern but also offer superior durability and functionality. The successful integration of coastal aesthetic while maintaining a Steel-Line's Custom Garage Doors into this sophisticated, high-end appearance. prestigious project highlights the company's Steel-Line provided a flushed timberexpertise in delivering tailored solutions for look door to blend perfectly with the high-end residential developments. The contemporary façade. project stands as a testament to Steel-**Durability Against Coastal** Line's commitment to quality, innovation and **Project Overview Project Specifications** Conditions: Located in a coastal customer satisfaction. environment, the garage doors needed to withstand salt-laden air Client: Garage Door Type: Custom Greenbuild Construction Collection Flush Mount Sectional and extreme weather conditions Garage Door with Knotwood without compromising their look or **Project Location:** cladding. functionality. The selected materials Nelson Bay, New South Wales included corrosion-resistant aluminium Cladding Material: Knotwood. Scope of Work: and specially coated finishes to Cladded by the builder onsite. Installation of a Custom Flush enhance durability and longevity. Mount Sectional Garage Door **Design Integration:** Vertical Precision in Installation: Ensuring Knotwood cladding enhances the The Ridge at Nelson Bay is a luxury modern coastal aesthetic, while seamless installation within the tight residential development requiring aluminium battens provide a sleek construction timeline was critical to stylish, durable garage doors that finish with minimal maintenance. maintaining the project schedule. complement its modern coastal Steel-Line worked closely with the design. Steel-Line Garage Doors builders, providing expert consultation was entrusted to provide innovative and stylish solutions to meet the and precise manufacturing to ensure project's high standards. hassle-free installation and timely project completion.



Harmony in White Victoria

Project Overview

Client:

Mancini Made

Project Location:

Pasco Vale South, Melbourne, Victoria

Scope of Work:

Supply and install an Aluminium Frame Tilt Door

The Harmony in White project in Pasco Vale South represents a modern interpretation of traditional townhouse design, blending contemporary aesthetics with timeless architectural elements. Mancini Made led the design and build, delivering a visually striking development that sets a new benchmark in the area.

Steel-Line was entrusted with supplying an Aluminium Frame Tilt Door, which was cladded onsite by the builder using Cemintel Territory Woodland Birch.

Project Specifications

Garage Door Type: Flush Mount Aluminium Frame

Cladding Material: Cemintel Territory Woodland

Design Integration: Vertical timber boards complement the townhouse's all-white exterior and align with traditional weatherboard aesthetics.





Project | Dynamic Door Service

Azure Build Qld Townhouse Complex

Project Overview

Client:

Azure Build Qld (Projects go to tender)

Project Location:

Richlands, Queensland

Scope of Work:

Supply and install garage doors for a 90-townhouse complex

Azure Build Qld engaged us to install garage doors in a 90-townhouse complex in Richlands. This project

required precision in measuring, manufacturing and installing double sectional slimline doors with SD800 motors. Given the scale of the project and the need for a seamless workflow, coordination between teams was essential to ensure smooth execution. Through effective communication and logistical planning, we successfully met all project requirements while adhering to safety and quality standards.

Project Specifications

Garage Door Type: Slimline Sectional Garage Door in Colorbond® Basalt.

Motor System: Each garage door is equipped with an SD800 motor, providing reliable and efficient automation.

Design Integration: The Slimline profile enhances the overall façade of each townhouse, maintaining a uniform and aesthetically pleasing streetscape.

Challenges & Solutions

Building Relationships on a First-Time Collaboration: Since this was the first project working with Azure Build Qld, establishing strong communication and trust was essential. Regular site meetings, transparent discussions and a proactive approach helped foster a productive working relationship, ensuring that expectations were met and any issues were swiftly addressed.

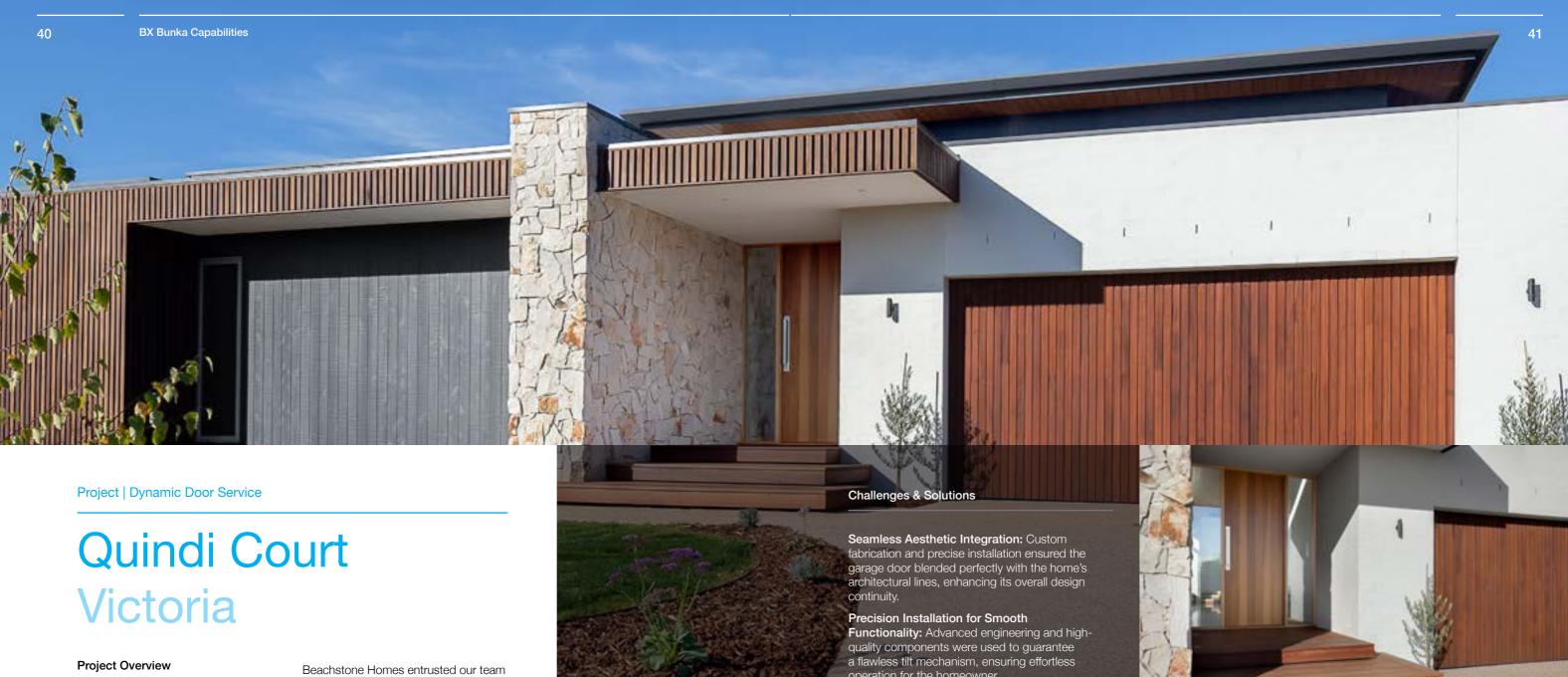
Heavy Door Handling: The size and weight of the double sectional doors presented a significant challenge, particularly for single installers. Without any on-site parking available, installers had to park on the street, making unloading and transporting

materials difficult. To mitigate safety risks and improve efficiency, Azure Build Qld provided labour assistance to help our installer unload, lift and position doors safely, reducing strain and improving installation times.

Quality and Durability: To ensure a longlasting and high-quality finish, all garage doors were manufactured from durable materials and installed with precision. Post-installation inspections were conducted to confirm that each door met strict quality standards, providing longterm reliability and customer satisfaction.

Outcomes

The project proceeded smoothly without major issues, thanks to effective coordination between teams. The final installation met all quality expectations. The project's success led to additional tenders being won, with ongoing work now taking place in Bundamba and North Lakes. This accomplishment reinforces our expertise in efficiently and safely handling large-scale residential garage door installations.



Client:

Beachstone Homes

Project Location:

Mornington Peninsula, Victoria

Scope of Work:

Custom Tilt Garage Door design, manufacture, and installation

Award:

HIA Eastern Victoria 2021 Custom Built Home (\$1.5 Million – \$2 Million)

Quindi Court is a bespoke home that exemplifies contemporary family living, situated on Victoria's Mornington Peninsula. Recognised for its luxurious finishes and meticulously considered design, this award-winning residence was the recipient of the HIA Eastern Victoria 2021 Custom Built Home Award (\$1.5 Million – \$2 Million).

Beachstone Homes entrusted our team with manufacturing and installing a custom Tilt Garage Door, seamlessly integrated into the home's architectural vision. Cladded in Shiplap, the door complements the home's modern aesthetic while ensuring durability and functionality.

Project Specifications

Garage Door Type: Tilt Garage Door.

Cladding Material: Shiplap.

Design Integration: The Tilt Garage Door seamlessly blends with the home's luxurious architectural style, enhancing curb appeal with a contemporary finish. Precision-engineered for smooth operation and longevity, it was customfitted to perfectly match the home's façade.

operation for the homeowner. Maintaining Luxury and Longevity: Premium materials were selected for both the frame and cladding to provide a long-lasting and weather-resistant solution, aligning with the high standards of Beachstone Homes. Outcomes The Quindi Court project exemplifies our ability to deliver high-quality, custom-built garage doors that align with award-winning architectural designs. The Tilt Garage Door, cladded in Shiplap, successfully enhances the luxurious aesthetic of this modern residence while providing durability and seamless operation. This project highlights our commitment to craftsmanship, innovation and collaboration with leading home builders to

achieve award winning results.

Project | Arco Architectural Systems

Tesla Gold Coast

Project Overview

Client: Tesla

Project Location: Gold Coast, Queensland

Scope: Design, manufacture, and installation of A3000 Counterweight Door

ARCO manufactured and installed an A3000 Counterweight Door for the new Tesla showroom in Gold Coast. This large-scale door, spanning 10 metres, was designed to provide a sleek, modern entryway that aligns with Tesla's high-tech brand identity. The door features 6.38mm Laminated Safety Glass for durability and visibility, while a Powdercoated finish enhances its aesthetic appeal. This installation showcases ARCO's commitment to delivering premium, functional, and visually striking entrance solutions for commercial spaces.

Project Specifications

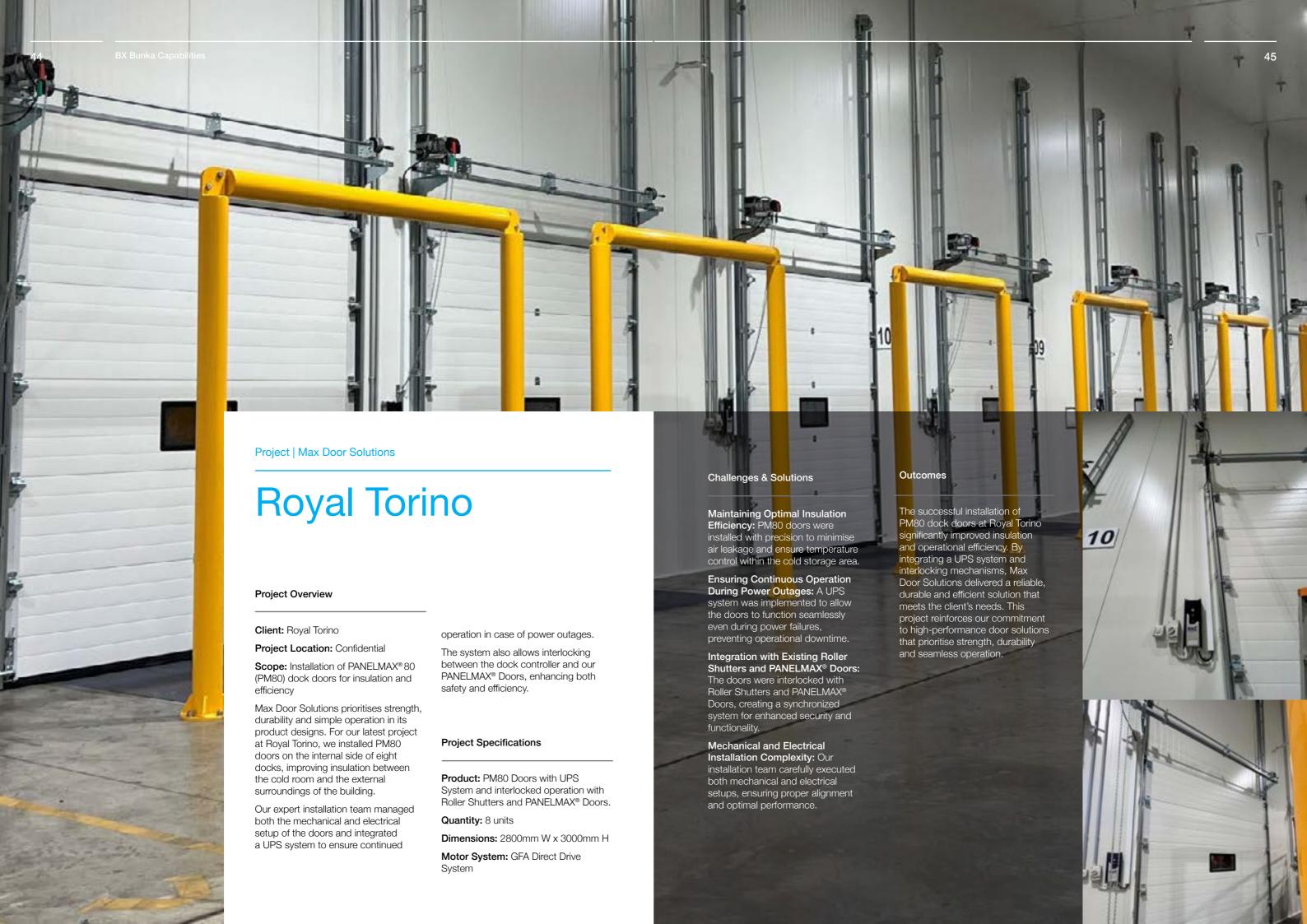
Product: A3000 Counterweight Door

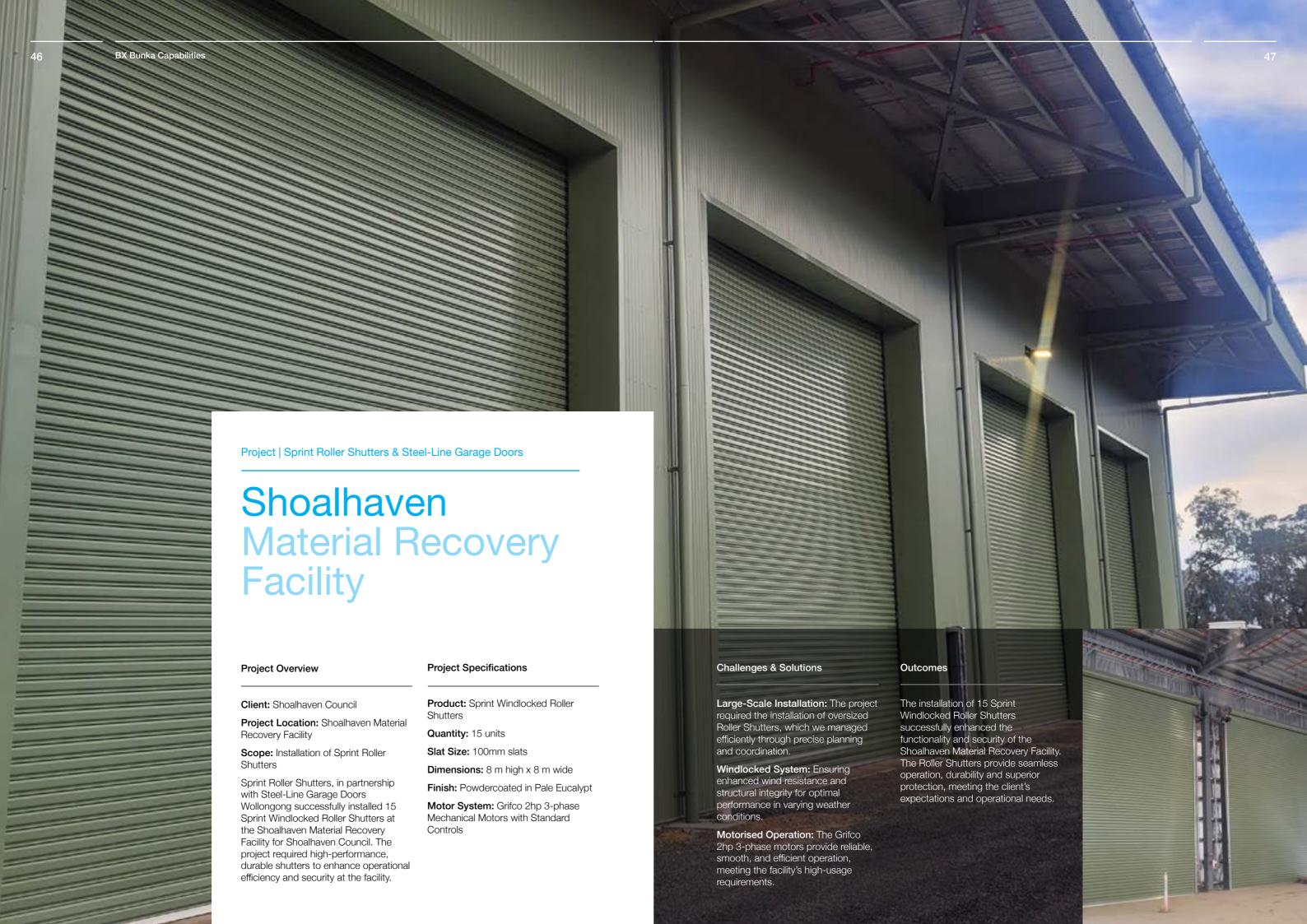
Size: 10 metres wide

Glazing: 6.38mm Laminated Safety Glass

Finish: Powdercoated







Key People



Group CEO and Board Director at BX Bunka Australia.

25+ years of management and sales experience in the building products industry across Australia, New Zealand, Asia and the United States.

Key industries include garage doors, windows and timber products.



Responsible for leading the BX Bunka Australia Commercial Business unit consisting of Arco Architectural Systems, Max Door Solutions, Retrotech and Sprint Roller Shutters.

30+ years in management roles in manufacturing and 15 years in the building industry

Extensive experience in LEAN systems and continuous manufacturing improvement.

Group CFO and Company Secretary at BX Bunka Australia.

25+ years in CFO and Financial Controller roles across manufacturing and distribution (Dulux, Fisher & Paykel), retail and hospitality sectors.

Broad management experience overseeing Finance, IT and HR.



Responsible for overseeing People and Culture, IT, Payroll, WHS, Legal and Business Improvement for BX Bunka Australia.

20+ years in management roles across HR and National Branch Operations in the manufacturing and building industry.





Responsible for leading the BX Bunka Australia Residential Business unit consisting of Steel-Line Garage Doors, Dynamic Door Service and Doorworks Garage Doors.

20+ years in senior management roles specialising in sales, supply chain, manufacturing and operations.

Key industry experience includes garage doors, FMCG, wholesale, foodservice, retail, industrial and mining.



Responsible for leading group marketing, contact centre operations and innovation for BX Bunka Australia.

25+ years of sales, marketing and management experience in national multi-branch operations across Australia, New Zealand, the United Kingdom and Ireland.

Key industry experience includes garage doors, education, leisure, serviced offices and hotels.

