Under embargo until Thursday 19 November 2026

MEDIA RELEASE: Assemble's and Housing Choices Australia's ACT Pipeline Reaches Almost 750 Homes as Construction Begins in Woden — in Partnership with AustralianSuper and Hindmarsh

Construction has officially commenced at 45 Callam Street, Woden, Assemble's second large-scale housing development to break ground in the Australian Capital Territory this year. The Woden project, alongside 110 Benjamin Way, Belconnen — which commenced construction in February 2026 — will deliver close to 750 apartments, including 557 social and affordable homes.

45 Callam Street, Woden is supported by the Australian Government's Housing Australia Future Fund (HAFF1) program which has materially increased the number of social and affordable homes being delivered. Once completed 45 Callam Street will include 81 social and 161 affordable homes alongside a balance of homes offered to market.

"We're proud to be growing our national platform and turning committed capital into homes on the ground, at the pace the community needs. This is our second development to commence in the ACT this year and reinforces the strength and the diversity of our partnerships in scaling the delivery of new housing supply nationwide," said Carolyn Viney, Chief Executive Officer of Assemble.

Local to the ACT, Hindmarsh is Assemble's delivery and construction partner on the Woden project. With investment from capital partner AustralianSuper, Commonwealth Bank of Australia is acting as the sole senior debt financier and underwriter to the project, alongside a concessional loan provided by Housing Australia. Housing Choices Australia, in addition to being a JV partner in the project, will work alongside Assemble in managing the homes once complete.

45 Callam Street will deliver 326 homes, including 242 social and affordable homes, to Canberra's growing south at a time when there is critical need for more long-term housing options in one of the tightest rental markets in Australia.

Assemble has a target to deliver 17,000 new homes across Australia by 2034, including 8,000 social and affordable homes alongside Housing Choices Australia and other community housing providers. Assemble and Housing Choices' partnership currently totals 3,300+ social and affordable homes being delivered across Australia, with 600+ homes already operational and leased out to households in need of secure, safe and well-connected housing.

Together, the Belconnen and Woden projects are the two largest HAFF1-funded developments in the ACT, supporting and enhancing the broader renewal across Canberra's town centres.

Additional quotes:

"Woden represents an important milestone for Housing Choices as we expand our presence into the ACT and bring our experience as a national community housing provider to Canberra. Together with Belconnen, these developments will provide more than 500 social and affordable homes, creating a significant new pipeline of secure, long-term housing for people and families across the ACT.

We look forward to working with Assemble and all our partners to build strong communities around these homes and, ultimately, to welcoming residents when the doors open," said Housing Choices Australia Acting CEO James Henry.

"Woden is the second project Commonwealth Bank has underwritten with Assemble in the ACT, building on our partnership and shared ambition to deliver more social, affordable and market housing across Australia.

Financing projects that bring together government, institutional and community housing partners is an important way we can support the delivery of more homes and stronger communities," said Hamish Kelly, Executive General Manager, Client Coverage, Commonwealth Bank of Australia.

"This project demonstrates how the Australian Government's investment through the Housing Australia Future Fund (HAFF) is translating into more social and affordable homes for Australians.

We are proud to partner with Assemble, Housing Choices Australia and AustralianSuper to deliver 242 new social and affordable homes at Woden. Bringing together community housing expertise, institutional capital, government support and private sector delivery capability, this project demonstrates how strong collaboration and partnerships can help grow the national pipeline of social and affordable homes," said Housing Australia Acting CEO Sarah Amos.

"As a Canberra business, we're proud to be building homes for our own community. Starting work at 45 Callam Street means hundreds of Canberrans will soon have secure, well-located housing in the heart of Woden. We're delighted to be working with Assemble and its partners to make that happen," said Hindmarsh CEO Rowan Hindmarsh.

About Assemble

Assemble is a national end-to-end housing company which originates, delivers and manages sustainable, well-designed housing investment opportunities on behalf of institutional investor clients. Backed by majority owners, AustralianSuper and HESTA, Assemble aims to increase the supply of housing and contribute to making the Australian housing system fairer, more affordable, and more investable.

https://assemble.com.au/

About AustralianSuper

AustralianSuper's purpose is to help members achieve their best financial position in retirement. AustralianSuper's investment in Assemble provides a sustainable and scalable solution that enables appropriate risk-adjusted returns for AustralianSuper members by helping to deliver much needed housing supply for Australians. AustralianSuper manages more than $400 billion in members' retirement savings on behalf of more than 3.6 million members (as of 30 September 2025)*. One in seven working Australians is a member of AustralianSuper, the nation's largest superannuation fund.

*Information is current as at the date of issue.
https://www.australiansuper.com/

About Housing Choices Australia

Housing Choices Australia is an independent, national, not-for-profit housing provider that develops and manages high quality, accessible social and affordable housing for people on lower incomes and people with disability. Housing Choices manages over 8,200 social and affordable properties that are home to more than 14,000 people in Victoria, South Australia, Western Australia, New South Wales and Tasmania.

https://www.housingchoices.org.au/

About Housing Australia

Housing Australia is the Australian Government's independent housing agency. It supports the delivery of Government programs to improve the supply of sustainable, long-term social and affordable housing, and support home ownership for more Australians. Housing Australia works in partnership with all levels of government, community housing providers (CHPs), institutional investors, banks, developers, landowners and construction companies to facilitate housing development and deliver more social and affordable housing across the country.

https://www.housingaustralia.gov.au/

About Commonwealth Bank of Australia

CBA is Australia's largest bank serving more than 18 million customers. It provides retail and commercial banking services predominantly in Australia, and in New Zealand. Its strategy, to build tomorrow's bank today for our customers, reflects its commitment to use the strength of CBA to support customers, invest in our communities and provide strength and stability for the broader economy.

https://www.commbank.com.au/

About Hindmarsh

Hindmarsh is a proud family-owned and operated property, construction and retirement business. Our cornerstone values of Integrity, Safety, Innovation, Teamwork and Quality sit at the core of our operational standards and guide how we work with clients. We specialise in high-quality complex projects, real estate developments, retirement living services and capital management. Over more than 45 years, we have delivered projects with a total value exceeding $7 billion across the education, health care, commercial, residential, industrial and government sectors.

https://www.hindmarsh.com.au/

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