



ESR Gilmore Industrial Estate

Information Memorandum

66-114 Gilmore Road
61 McPhee Drive
Berrinba QLD





Artist's impression only

Creating a new benchmark in industrial estates



Unlocking potential

A New Benchmark in Industrial Estates

ESR Gilmore Industrial Estate will deliver three new freestanding warehousing facilities, designed to provide the best possible workspace for our customers.

Each building provides high-quality office spaces and staff amenity areas, to create a desirable work environment.

All warehouse areas have been designed to provide highly efficient racking capacity, to ensure that maximum volumetric capacity is achieved.

Reduced Occupancy costs


The estate will see lowered occupancy costs with all facilities being built to a minimum 4 Star Green Star efficiency. Tenants will see decreased power and water consumption levels, allowing for more efficient production and reduced costs

Competitive Advantage


The 9.7 ha estate is located in the established industrial precinct of Berrinba. The estate is well connected to Brisbane’s major transport networks, which provides direct access to the wider Brisbane industrial markets, the Airport, Port, Gold Coast and growing Western Corridor.


Key Features

All facilities within the estate will feature:

 **New road development** along McPhee Drive will offer more efficient access from the site

 **Functional spaces** with modern onsite amenities


 **Close proximity to major motorways**, running directly onto Logan Motorway and the M1

 Single freestanding buildings of **10,488sqm**


 Focus on sustainability

 **Energy Consumption Management Systems**

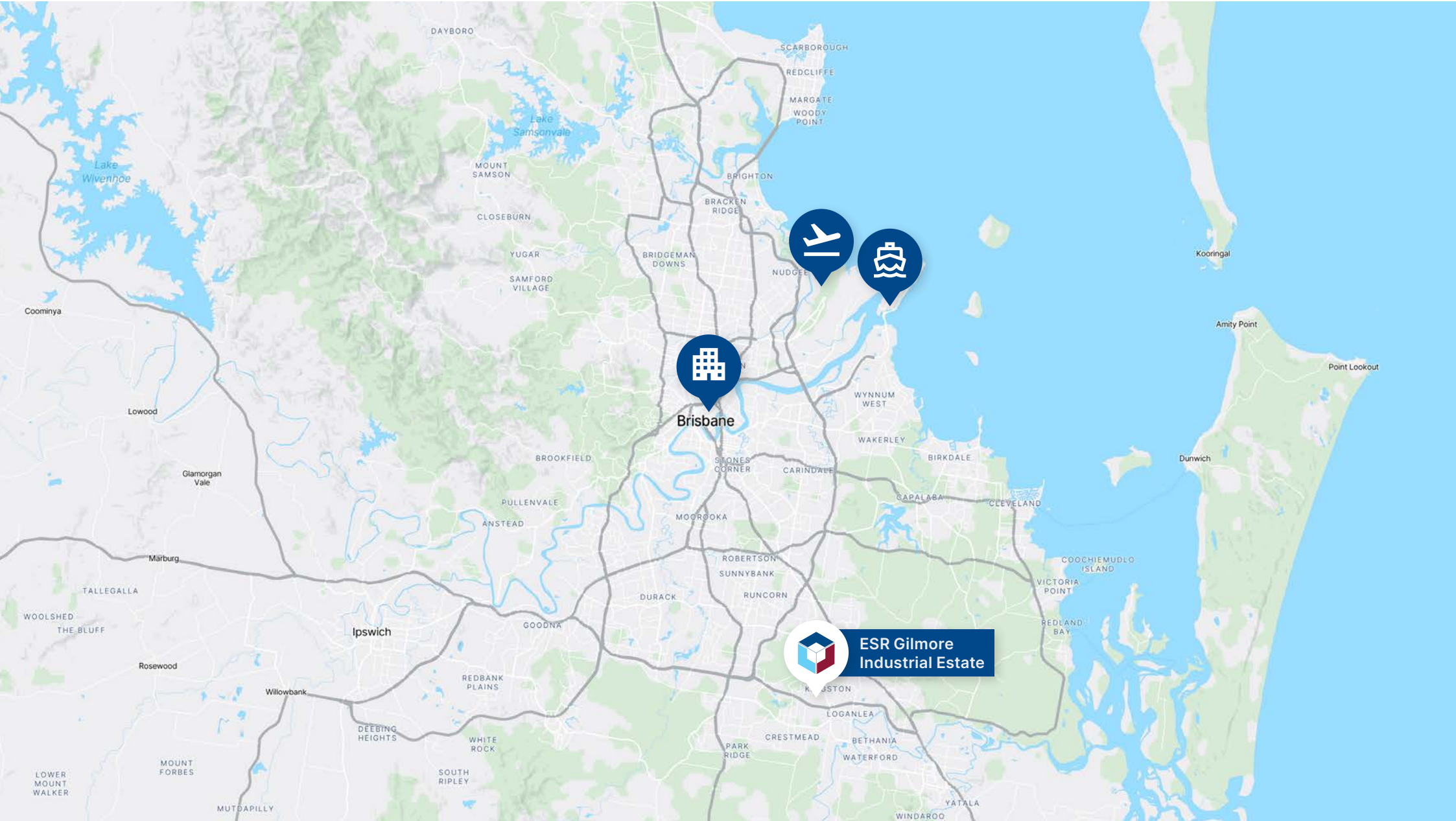
 **LED lighting**

 Facilities designed with low-emission, **environmentally sustainable materials**

 **Rainwater tanks** linked to restrooms and landscape irrigation

 Roofing installation with a high **Solar Reflective Index (SRI)** value of 55 to reduce the heat island effect

Location



Aerial Location



Nearby amenities



Cafes & Restaurants Within 10 mins

- Manna Cafe
- McDonalds
- KFC
- Hungry Jacks
- Taco Bell
- Domino's
- Carls Jr.



Shopping Within 15 mins

- Logan Central Plaza: Coles, Kmart and 50+ other retailers, medical practitioners and specialty food outlets
- Logan City Centre: Woolworths, Australia Post and 60 other retailers
- Grand Plaza: Woolworths, Coles, Aldi, Big W, Target, Kmart and 150+ specialty stores and food outlets
- Bunnings



Connectivity

- 28 mins to Brisbane CBD
- 28 mins to Brisbane Airport
- 26 mins to Port of Brisbane
- 3 mins to Logan Motorway
- 12 mins to Pacific Motorway
- 4 mins to Woodridge Station



Nearby Amenities

- 2km to Logan Central Library
- 1.3km to Logan Entertainment Centre
- 4.9km to Logan Hospital
- 3 mins to Logan Motorway
- 10km to TAFE
- 11 schools within 4km
- 9 fitness centres within 4.8km
- 7 childcare facilities within 3.5km

Sustainability

ESR Gilmore Industrial Estate’s vision is to provide an industrial estate that establishes a new benchmark for sustainable premium logistics estates in Queensland, that is sustainable, energy efficient and eco-friendly.

Minimum 4 Star Green Star

Certified facilities throughout the estate

Solar PV Arrays

As part of our base build, each tenancy is provided with a 100kW solar system with the ability to increase that capacity upon requests

Staff Wellbeing

Each tenancy is provided with an outdoor breakout areas to benefit on-site workers



Artist's impression only

Unrivalled access



Artist's impression only

Sustainability



Solar PV Arrays

Solar PV arrays will be installed on the roof to offset energy demand



Energy Consumption Tracking

A Management system will be installed to monitor and track energy consumption and establish trends and profiles to assist building energy management



LED Lighting

All lighting will be LED to warehouse and office



Reduction of Heat Island Effect

A light colour roof (zincalume), with a high Solar Reflective Index (SRI) value of 55, will be installed to the warehouse/office roof which will reduce the heat island effect



Rainwater Harvesting & Reticulation

An appropriately sized rainwater harvesting tank will be provided, with reticulation of rainwater to all toilets, urinals, and local landscape irrigation



Drip Irrigation System

Drip irrigation system will be installed to all landscaping to minimise water use, with appropriate native low water demand plantings selected



Water Efficient Fittings

Selected water efficient fittings of a minimum WELLS rating of 4 Star for taps, 4 Star for Urinals, 3 Star for showers, and 4 Star for WCs

Sustainability



Metering

Metering will be provided for lighting, power, and HVAC, with separate sub-metering for warehouse and office spaces



Low Off-gassing Properties

Paints, sealants, adhesives, carpets, coverings and furniture which have low off-gassing properties (low VOC, low formaldehyde)



Composite Timbers

Composite timbers which have low formaldehyde emissions levels



Stormwater Management Plan

Facilities will comply with a Stormwater Management Plan in accordance with Casey City requirements

Concept perspective

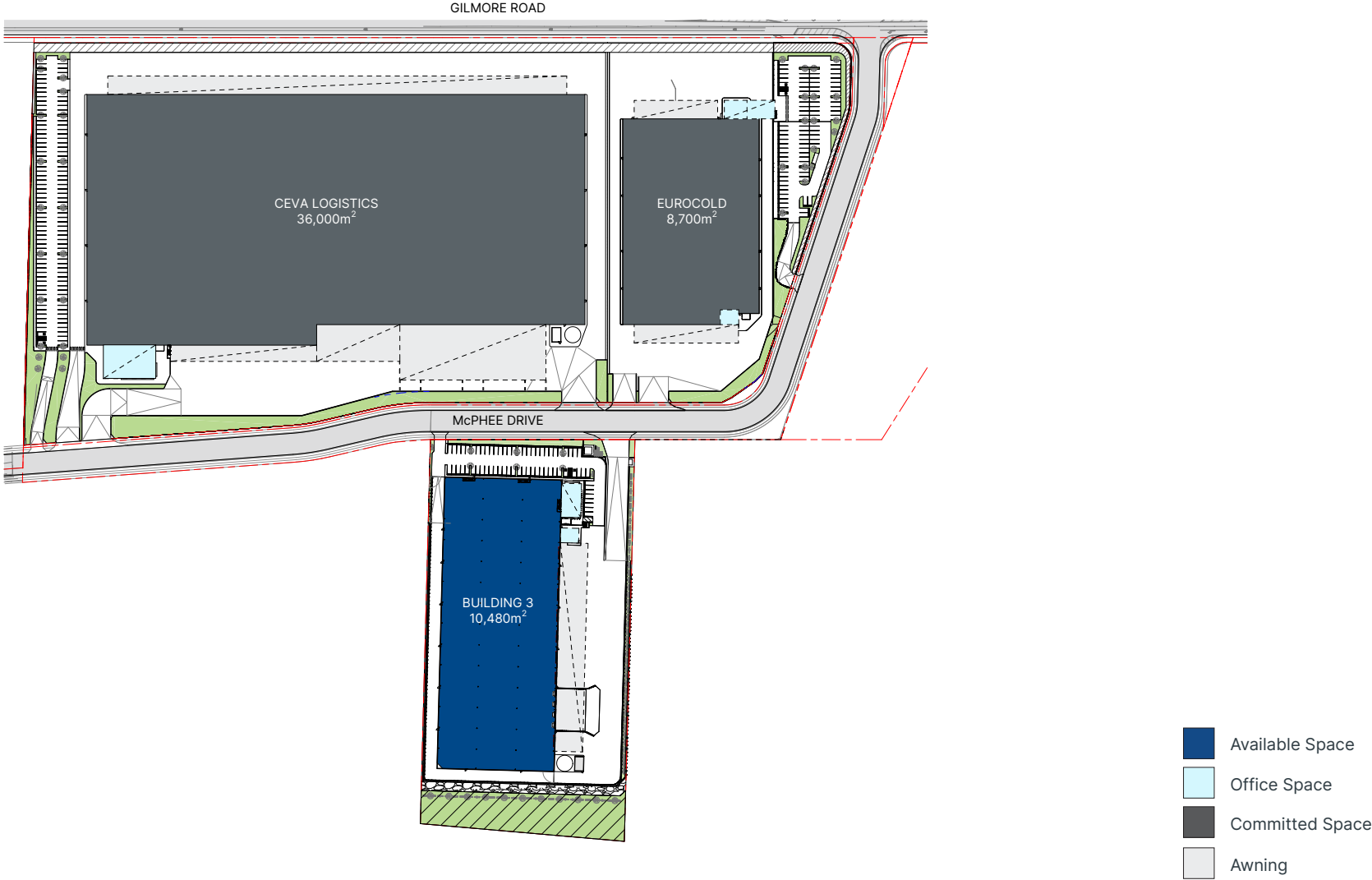


Concept perspective

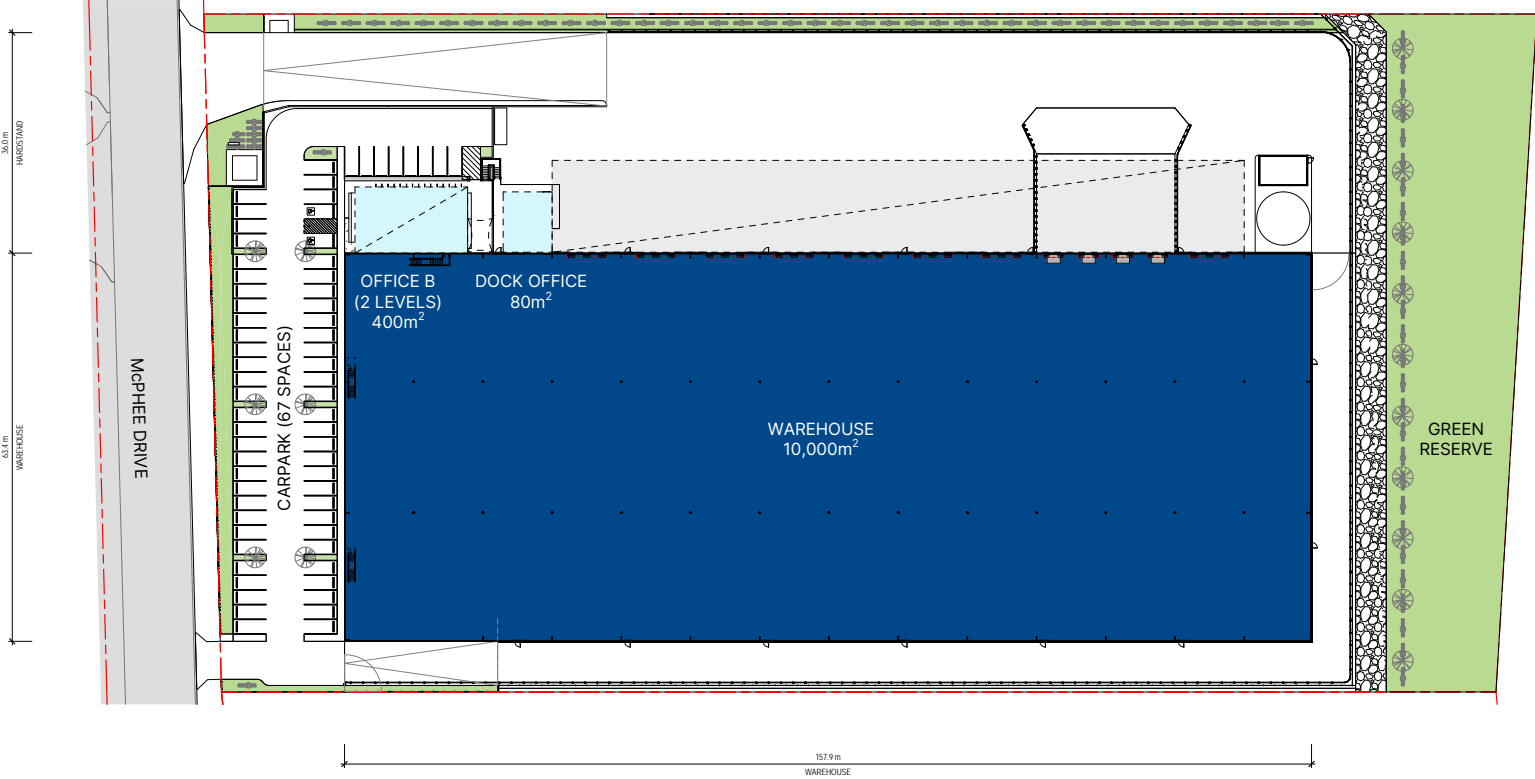


Artist's impression only

Master plan



Building Three



- Available Space
- Office Space
- Committed Space
- Awning

Space and investment solutions for a sustainable future



At ESR Australia, sustainability is built into the spaces we create and the services we provide. For us, it encompasses the natural environment, social wellbeing, business success, economic prosperity and cultural richness.

Our best-in-class real-estate developments, property management, investment solutions and customer-first approach help to build sustainable growth for businesses, employees, investors and communities.

Whether you're looking to develop, expand or invest, we're here to help you create a sustainable future, today.

ESR Australia. Global experience, local expertise.

We're a part of the ESR Group,
APAC's largest real asset manager
powered by the New Economy,
which has US\$156bn¹ in assets
under management.

1. As at 31 December 23. Based on constant FX translation as of 31
December 2023 for a like-for-like comparison.



Acacia Ridge Business Park
Artist's impression only



Clayton Business Hub

ESR Australia is a leading manager of industrial, business park and office real estate with assets under management of more than A\$15.4 billion, and a robust pipeline of developments underway.

We have established funds management capabilities and long-term relationships with global institutional investors.

We're the third largest listed real-estate investment manager globally. Together, our global strength and local know-how help to make a real difference for businesses, investors, communities and our world.

And we're committed to creating growth for our customers and investors, offering best-in-class services, development and investment solutions that are good for the planet, the people and the economy.

A\$ 15.4bn **Assets Under Management**

SQM 4.2m **Gross Lettable Area**

A\$ 8.9bn **Development Pipeline**

SQM 2.6m **Development Pipeline Area**

520+ **Customers**

130+ **In-house Experts**

ESR Group. APAC leader, global impact.



ESR Group's integrated development and investment management platform extends across key APAC markets, including China, Japan, South Korea, Australia, Singapore, India, New Zealand and Southeast Asia and includes an expanding presence in Europe and the U.S.

ESR is APAC's largest New Economy real estate platform with industry-leading AUM, development work-in-progress, development pipeline, market position and presence in 10 countries.

The impact of ESR's New Economy investments

Our asset investment solutions and New Economy development opportunities allow capital partners and customers to capitalise on the most significant secular trends in APAC.

US\$ **69bn**¹ **Assets Under Management**

US\$ **14.1bn**² **Development Work In Progress**

SQM **24.5m**³ **Development Pipeline**

1. New Economy AUM by management estimates as of 30 June 2023, based on constant FX translation as of 30 June 2023 for a like for like comparison
2. New Economy Development Work in Progress as of 31 December 2023
3. Development Pipeline as at 31 December 2023

Our partnerships



Making a positive impact to communities

Working towards a sustainable future includes making a difference to people's lives today. By supporting charities and putting the wellbeing of people first, we can help communities thrive.

Championing mental health and wellbeing within the industry

Through an ongoing partnership with Healthy Heads in Trucks & Sheds (HHTS) we're helping to actively support the health and wellbeing of workers within the road transport, warehousing and logistics industries.

Helping to fuel Aussie school kids in need

As a proud sponsor of Eat Up Australia, ESR is helping to provide lunches to schools for vulnerable children at events throughout the year to fuel their growth and wellbeing.





ESR x Solar Bay Partnership

ESR have partnered with Solar Bay to accelerate the provision of renewable energy and e-mobility solutions to our customers.

Through this partnership, Solar Bay is able to support ESR's customers on their decarbonisation journey by providing access to cleaner, more affordable energy at no upfront cost.

About Solar Bay

Solar Bay is a leading Australian manager of distributed renewable energy generation assets and enabling infrastructure, with 800MW of greenfield investments, including 50MW of rooftop Solar PV and 150MW of Battery Storage on commercial and industrial properties.

As ESR's renewable energy partner, they allow ESR to offer a broad suite of innovative renewable energy solutions to our customers.

What We Offer

Power Purchase Agreements

ESR customers can purchase renewable energy via Power Purchase Agreements, a simple, low-cost solution that provides long-term price certainty and reduces carbon emissions, at no upfront cost.

Electricity Supply Agreements

Customers of Solar Bay-managed embedded networks will have access to cost competitive, 100% renewable energy via Electricity Supply Agreements.

Additional Service Offerings

Additional services, including battery storage, electric vehicle charging infrastructure and demand response services are also available at no upfront cost for customers within embedded networks.

Why Work With Us



One-Stop Shop

All your needs will be looked after by Solar Bay, from design, installation, financing, maintenance and trouble shooting.



Reduced Energy Prices

Enjoy significantly reduced energy costs versus traditional service providers. Recent examples have seen customers save between 20% to 50% on their energy bills.¹



Peace of Mind

With an end-to-end solution maintained by experts, you can focus on running your business, and we will make sure it runs on clean energy.

1. Bespoke offerings tailored to customer needs can be provided once energy consumption and invoice data is shared with us.

ESR & Solar Bay have significant experience in delivering clean energy to tenants



6.2MW

Current Solar PV installed in Australia

100MW

Current Solar PV installed across ESR Group

4 Star 

Minimum Green Star Buildings¹ on all new developments

70MW

2030 Target Solar PV installed in Australia

1,000MW

2030 Target Solar PV installed across ESR Group

Carbon Neutral Target

Climate Active Standard by 2024



7yr

Track record of renewable energy investment

50MW

Commercial & Industrial rooftop Solar PV Installed

>60

Assets in operation across Australia and NZ

800MW

Greenfield assets in Australia & NZ

150MW

Greenfield Commercial & Industrial batteries

100%

100% renewable energy services provider to leading domestic and international organisations

1. Green Star Buildings supersedes Green Star Design & As Built, with 4 stars in the new tool approximately equivalent to 5 stars in the old.



Space and investment solutions
for a sustainable future

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The information in this document has been prepared by ESR Real Estate (Australia) Pty Ltd
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