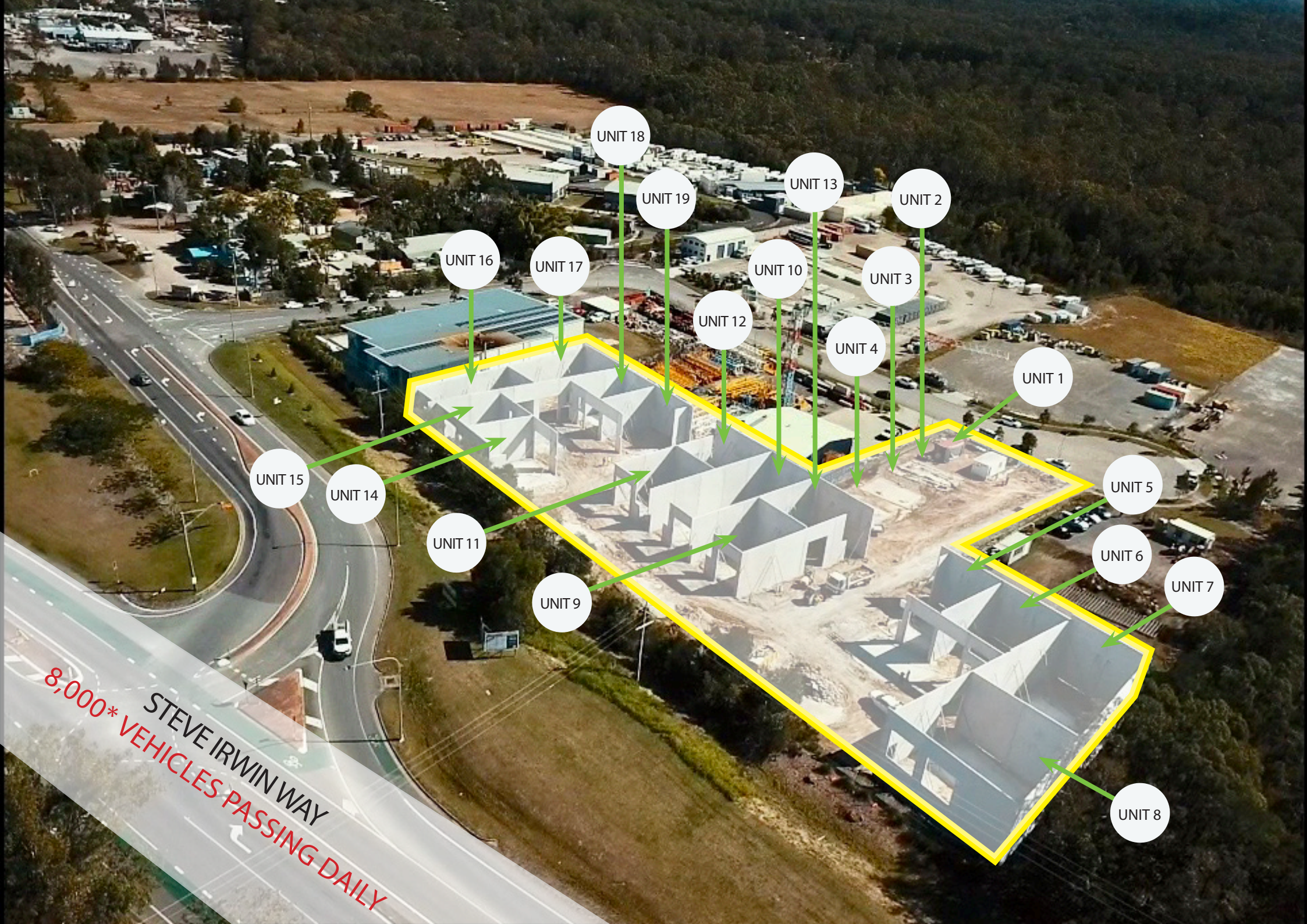


12 KELLY COURT, LANDSBOROUGH

19 UNITS WITH APPROVED MEZZANINES



FOR SALE & LEASE - COMPLETION QTR 4 2020



UNIT 18

UNIT 19

UNIT 13

UNIT 2

UNIT 16

UNIT 17

UNIT 10

UNIT 3

UNIT 12

UNIT 4

UNIT 1

UNIT 15

UNIT 14

UNIT 5

UNIT 11

UNIT 6

UNIT 9

UNIT 7

UNIT 8

STEVE IRWIN WAY
8,000* VEHICLES PASSING DAILY

GATEWAY CORPORATE CENTRE

19 STRATA TITLED INDUSTRIAL UNITS

WAREHOUSE SIZES INCLUDING MEZZANINE RANGING FROM 120SQM* TO 320SQM*



△ Mezzanine optional
✓ Mezzanine built

*APPROX.

BUILDING A

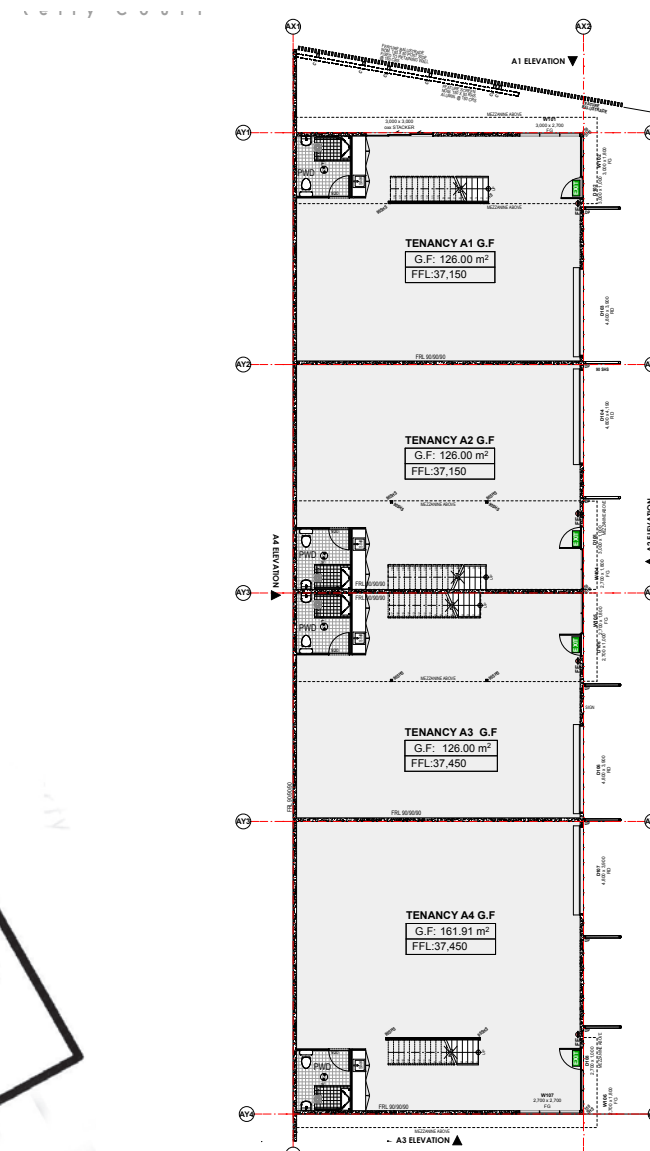
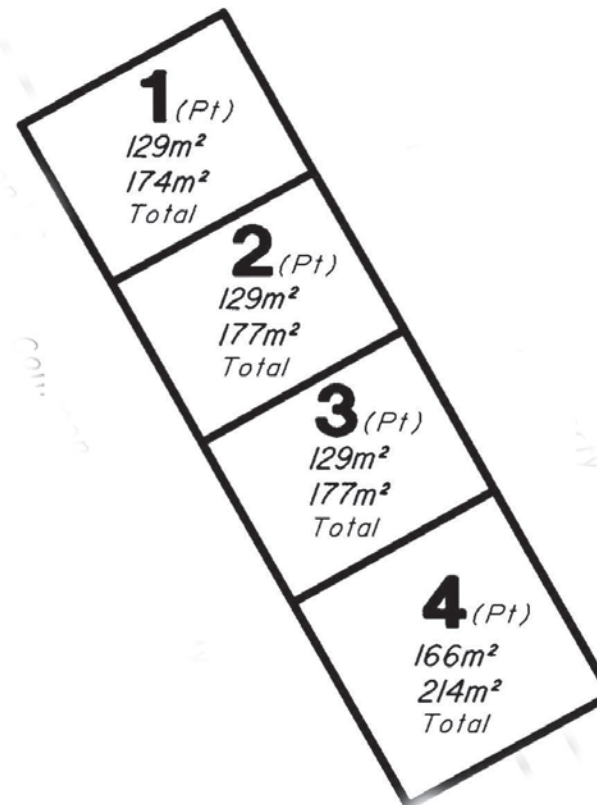
UNIT	APPROX. AREA (SQM)		SALE PRICE*	LEASING PRICE (PER ANNUM NET*)
	GF	MEZZ		
1	130	45 [^]	\$286,000 + GST	\$17,160
2	129	45 [^]	\$278,000 + GST	\$16,680
3	129	45 [^]	\$278,000 + GST	\$16,680
4	165	45 [^]	\$347,000 + GST	\$20,820

The above prices are subject to change without notice.

*All leasing prices are plus outgoing plus GST.

[^] Mezzanine optional

* Sale price excludes mezzanine cost unless built



BUILDING B

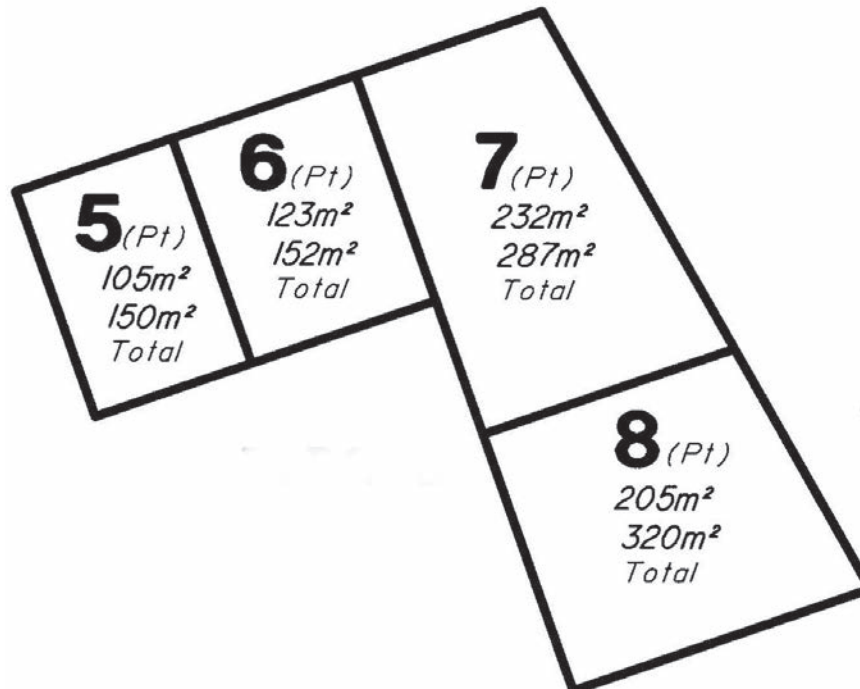
UNIT	APPROX. AREA (SQM)		SALE PRICE*	LEASING PRICE (PER ANNUM NET*)	
	GF	MEZZ			
5	102	45	SOLD		
6	123	36^		\$271,000 + GST	\$16,260
7	232	55^		\$464,000 + GST	\$27,840
8	205	115		\$592,000 + GST	\$35,520

The above prices are subject to change without notice.

*All leasing prices are plus outgoings plus GST.

^ Mezzanine optional

* Sale price excludes mezzanine cost unless built



Note: Built mezzanine as shaded



BUILDING B - FLOOR PLAN

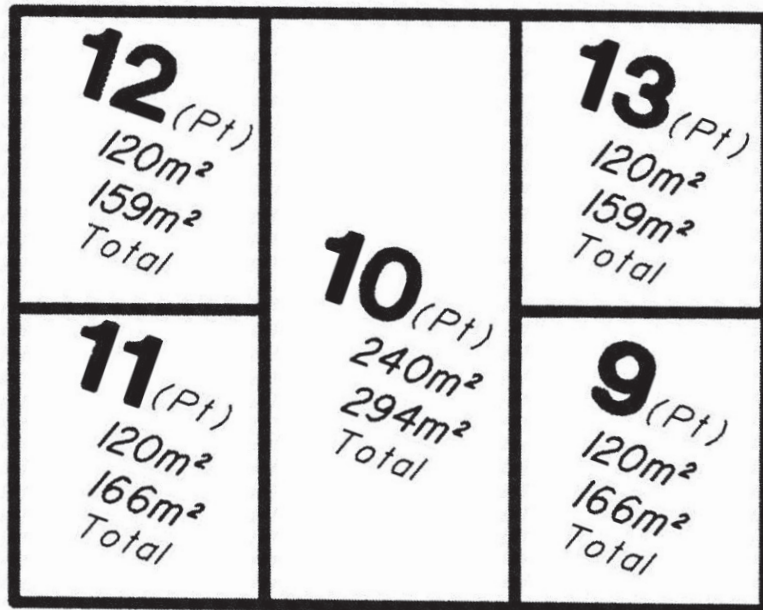
1:100 @A1
0 1 2 3 4 5

BUILDING C

UNIT	APPROX. AREA (SQ M)		SALE PRICE	LEASING PRICE (PER ANNUM NET*)
	GF	MEZZ		
9	120	47	\$316,000 + GST	\$18,960
10	240	55	\$565,000 + GST	\$33,900
11	120	47	\$316,000 + GST	\$18,960
12	120	40	\$296,000 + GST	\$17,760
13	120	40	\$296,000 + GST	\$17,760

The above prices are subject to change without notice.

*All leasing prices are plus outgoings plus GST.



Note: Built mezzanine as shaded



*Approx.

BUILDING D

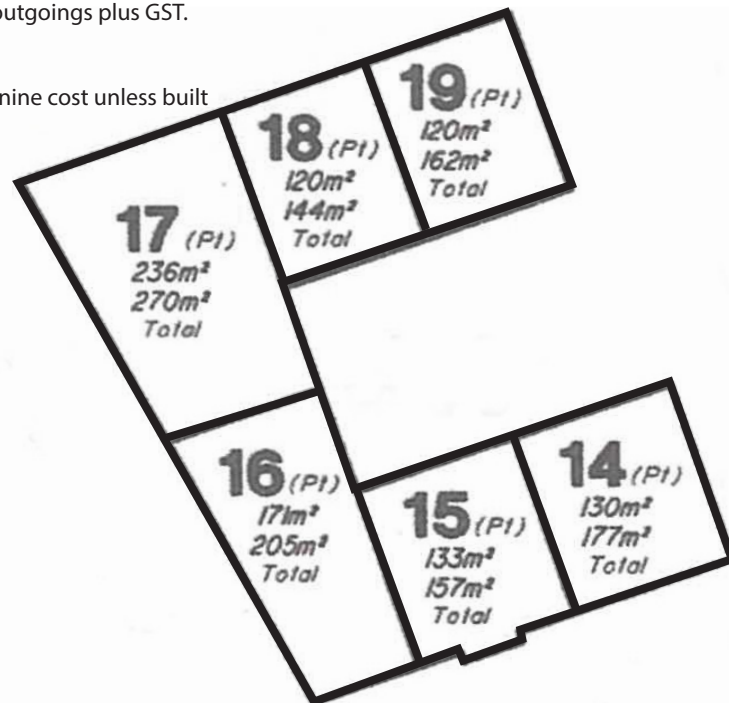
UNIT	APPROX. AREA (SQ M)		SALE PRICE*	LEASING PRICE (PER ANNUM NET*)
	GF	MEZZ		
14	130	47	\$338,000 + GST	\$20,280
15	133	24^	\$293,000 + GST	\$17,580
16	171	34^	\$334,000 + GST	\$20,040
17	236	34^	\$449,000 + GST	\$26,940
18	120	24^	\$252,000 + GST	\$15,120
19	120	42	\$299,000 + GST	\$17,940

The above prices are subject to change without notice.

*All leasing prices are plus outgoing plus GST.

^ Mezzanine optional

* Sale price excludes mezzanine cost unless built



Note: Built mezzanine as shaded

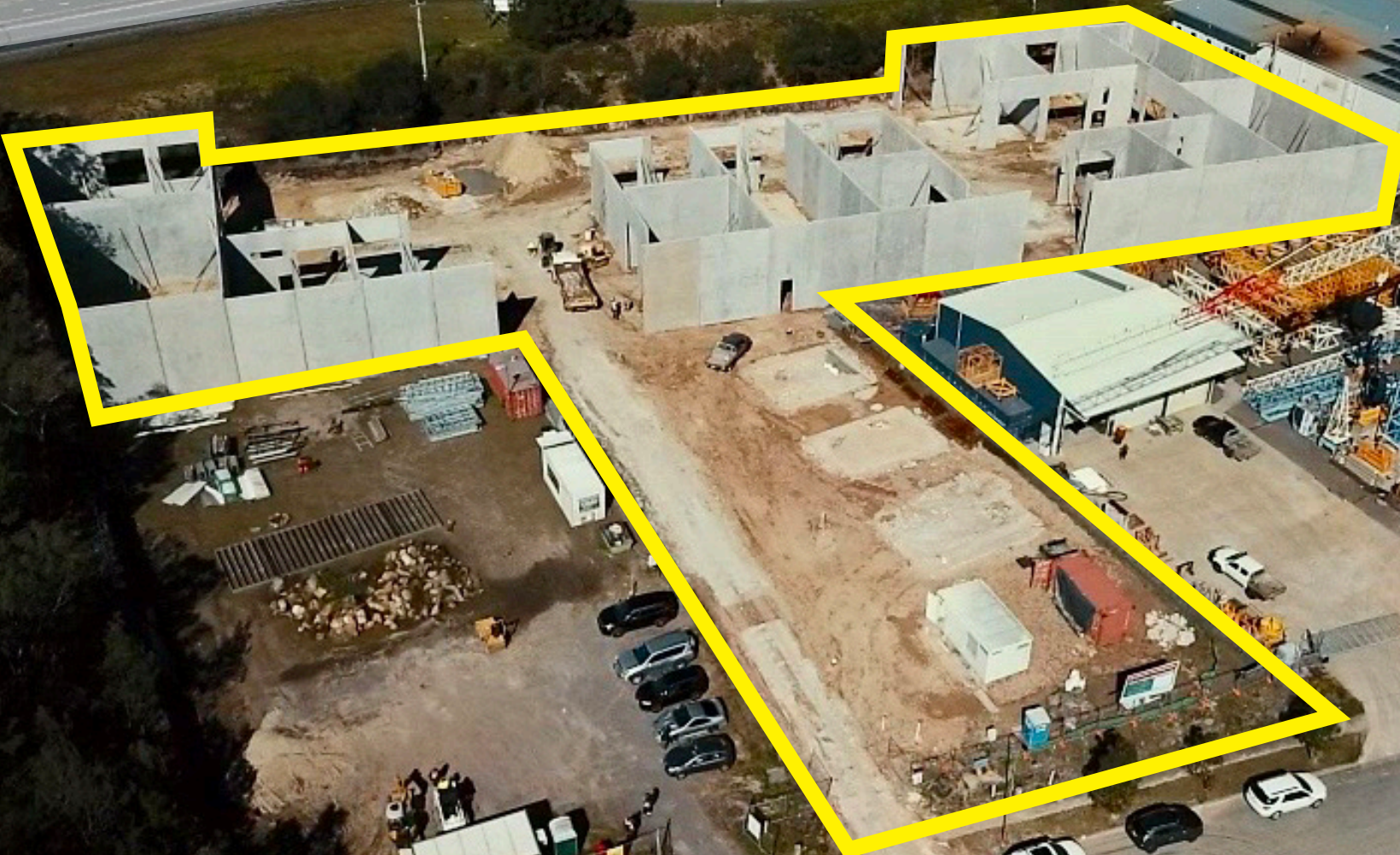


SCHEDULE OF FINISHES

- Glass personnel entry door
- High roller door (4.8m wide x 4.1m high)
- Kitchenette with hot water service
- Disabled/unisex toilet with shower
- Exclusive use car parking
- Visitor car parking bays
- Container set-down area
- 7.5m internal clearance
- Mezzanines constructed in many units
- 3 phase power
- Data cabling
- Utility connections (power/water)



STEVE IRWIN WAY

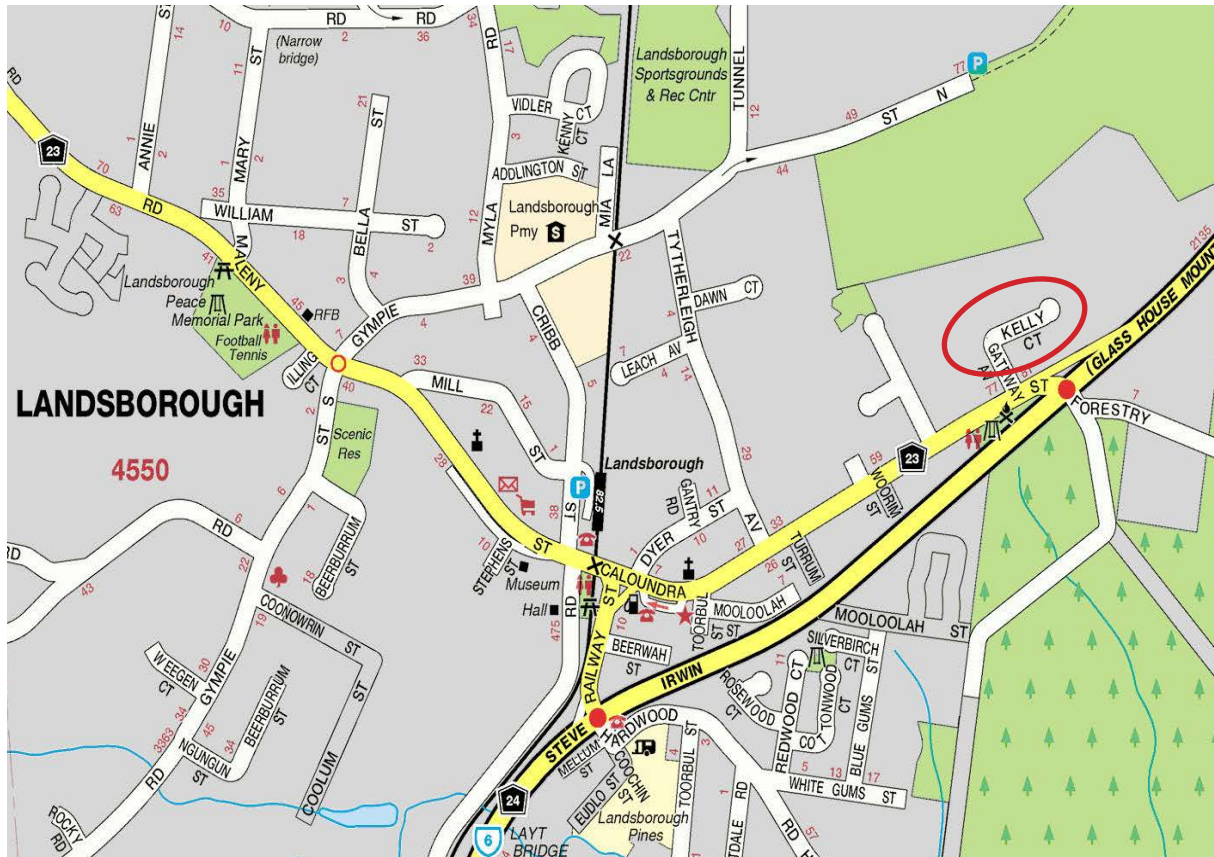


LOCATION

The project is situated at the 'gateway' to the Sunshine Coast hinterland community of Landsborough, 82km north of Brisbane.

The Sunshine Coast Council has recently released a master plan for the area - see link below

(www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Infrastructure-Projects/Landsborough-Place-Making-Master-Plan)



Landsborough is situated on the North Coast railway line, about 8km to the west of the Bruce Highway, just off Steve Irwin Way.

The town is a local business hub which feeds off surrounding suburbs including Beerwah, Maleny, Mooloolah & Glass House Mountains.



Solar Farm

> \$10 million economic benefit
 100% of council's electricity offset by renewables

Airport

2230 jobs
 \$4.1 billion contribution to economy

\$927 million per annum to Queensland economy
 \$453m per annum to Sunshine Coast economy

\$400 million expansion creating 5200 construction and retail jobs

15,000 jobs
 \$4.4 billion contribution to economy

\$81 million expansion complete 20,000 students by 2020

\$1.6 billion expansion and upgrade
 First stage to be completed by 2020

\$3 billion development 17,000 residents

44,000 residents Development ready by 2027

4600 jobs
 \$1.8 billion investment

9000 jobs
 \$3.6 billion contribution to economy

50,000 residents
 \$7 billion+ investment





FOR FURTHER INFORMATION CONTACT:

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CBRE

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