

INFORMATION MEMORANDUM
Eastern Creek Drive, Eastern Creek, NSW

COMPASS

LOGISTICS ESTATE



Available Q4 2019

Improve your business productivity and efficiency

**A state-of-the-art purpose
built facility, close to
customers, business partners
and the Sydney Motorway
Network.**

Key features of Compass Logistics Estate

Located in the well established prime logistics suburb of Eastern Creek, approximately 30km west of Sydney CBD

Corner site with expansive street frontage offering superior exposure

Direct access to M4 and M7 Motorways and major infrastructure

Zoned IN1 General Industrial

24/7 Operation Permitted

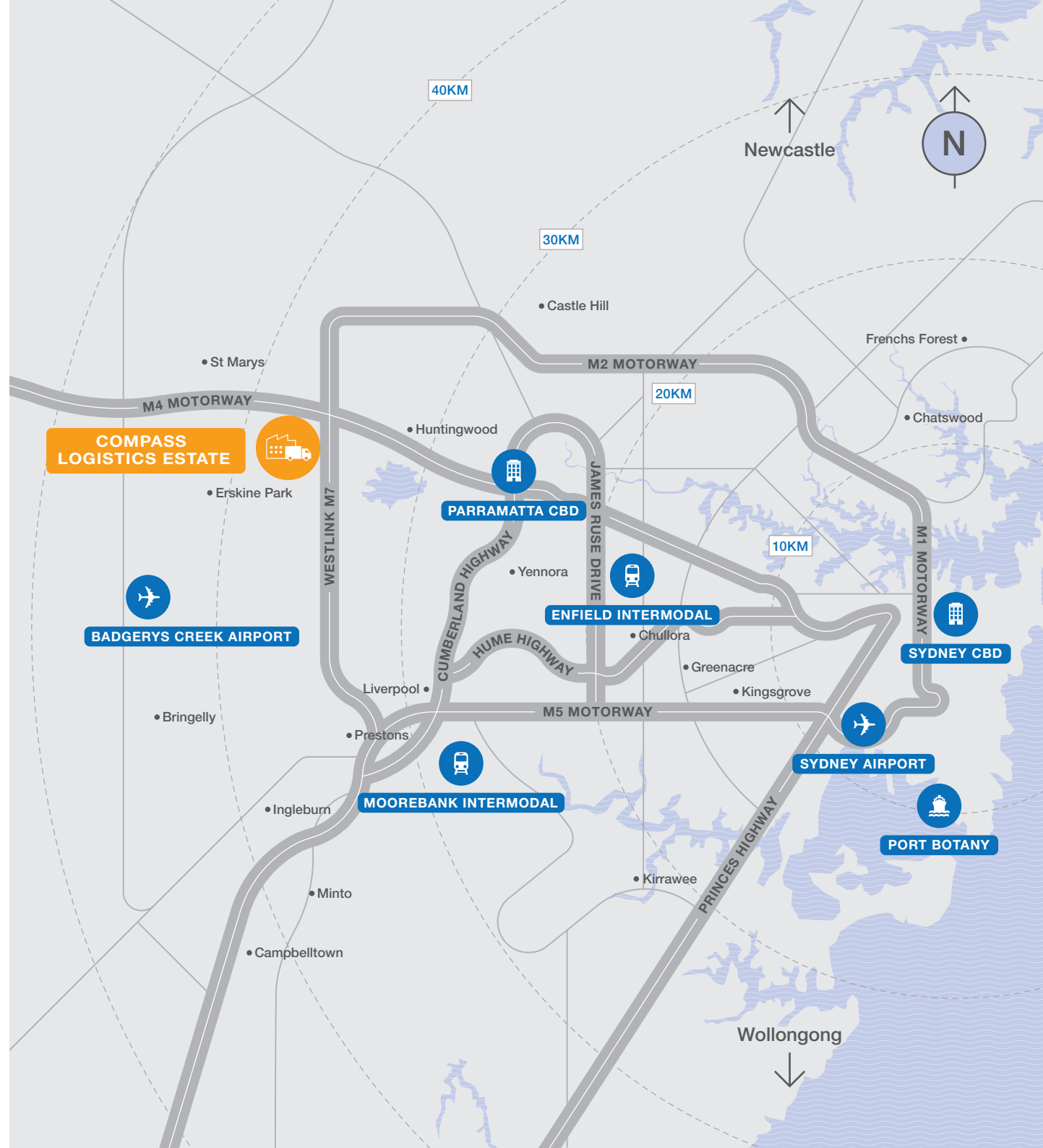


A strategic location

Located in the sought after Eastern Creek precinct offering immediate access to the M4/M7 Light Horse Interchange, providing connectivity to Sydney's Airport, Port and CBD.

Situated on the corner of Eastern Creek Drive and Old Wallgrove Road, approximately 1km from the M7 and 3km from the M4/M7 interchange. The property provides immediate access to key logistics routes throughout the core Western Sydney market.

 1KM M7 MOTORWAY	 3KM M4 MOTORWAY	 54KM PORT BOTANY
 18KM BADGERYS CREEK AIRPORT	 40KM SYDNEY AIRPORT	 300M SYDNEY CBD



Take your place in the growth corridor of New South Wales

Both the New South Wales and Federal Governments have committed to significant infrastructure investment projects across the Greater Sydney Area to assist and facilitate the projected growth in both the state economy and NSW population.

NSW STATE GOVERNMENT

\$72.7b

ON INFRASTRUCTURE OVER THE NEXT 4 YEARS

WestConnex **\$16.8b**

NSW STATE GOVERNMENT INVESTMENT

STAGE 1: M4 WIDENING AND M4 EAST MOTORWAY (2019)

STAGE 2: M5 BEVERLY HILLS TO ST PETERS (2019)

UNDER CONSTRUCTION

STAGE 3: M4-M5 LINK (2025)

MOOREBANK INTERMODAL TERMINAL (MIT).

\$1.5b

THE MIT WILL PROVIDE AN ALTERNATIVE AND EFFICIENT SOLUTION FOR THE ANTICIPATED INCREASE IN FREIGHT MOVEMENTS BETWEEN PORT BOTANY AND THE BROADER SYDNEY REGION.

FEDERAL GOVERNMENT

\$18b

ON INFRASTRUCTURE OVER THE NEXT 7 YEARS

WESTERN SYDNEY AIRPORT

\$5.3b

AUST. GOVT. INVESTMENT ESTIMATED TO OPEN 2025

\$3.6b

WESTERN SYDNEY INFRASTRUCTURE PLAN (WSIP) FEDERAL GOVERNMENT INVESTMENT. MAJOR ROAD UPGRADES NORTHERN ROAD, BRINGELLY ROAD AND NEW M12.

SYDNEY POPULATION

2012 4.7m

2050 7.7m

SOURCE: ABS POPULATION PROJECTIONS AUST 2012 TO 2101

Connected to business and key infrastructure

M4 WESTERN MOTORWAY

WESTLINK M7

COMPASS
LOGISTICS ESTATE

EASTERN CREEK DRIVE

OLD WALLGROVE ROAD



Building Features



Charter Hall is a leading developer of industrial property in Australia with more than 116 industrial facilities across more than 2.8 million sqm in key growth markets. This means we understand what facilities and features your business needs in your premises.

Available Q4 2019.

Flexible sizes

The site offers warehouse tenancies ranging from approximately 10,000sqm to 32,000sqm with office accommodation.

Customised spaces

All buildings can be developed to your specifications, incorporating the latest industrial and logistics design elements.

Sustainability features

Charter Hall is committed to sustainability and will incorporate a number of features to enhance operational and environmental performance, minimise outgoings and deliver enhanced user comfort for your staff and visitors.

Measures include:

- Rainwater harvesting for irrigation and toilets
- Efficient LED lighting as standard including daylight harvesting
- Solar opportunities

Building features and specifications

Building Features

Minimum 10.5m springing height
Ridge height 13.7m
Generous hardstands widths 41m
Drive around access for maximised manoeuvrability
Sunken and on-grade dock access available
Minimum 15m wide awnings for all weather loading
ESFR fire suppression system
Dedicated secure hardstand area for each tenancy
B-Double access
High quality construction
Corporate-grade office accommodation

Warehouse Specifications

Warehouse 1 — Development Schedule

Warehouse area	19,910sqm
Office (Ground)	50sqm
Office (Level 1)	700sqm
Total building area	20,590sqm
Awnings	1,372sqm
Hardstand area	6,009sqm
Car parking spaces	156

Warehouse 2 — Development Schedule

Warehouse area	12,090sqm
Office (Ground)	50sqm
Office (Level 1)	450sqm
Total building area	12,590sqm
Awnings	740sqm
Hardstand area	4,066sqm
Car parking spaces	110

Total

Total warehouse	32,000sqm
Total office	1,250sqm
Total	33,250sqm
Total car parking spaces provided	266

EASTERN CREEK DRIVE

TRUCK ENTRY

TRUCK EXIT

CAR ENTRY/EXIT

3.5M LANDSCAPE SETBACK

6500

CAR PARK
137 CARS

OFFICE - 2
500sqm - 2 LEVELS
- GROUND LOBBY 50sqm
- LEVEL 1 OFFICE 450sqm (incl. balcony)

OFFICE - 1
750sqm - 2 LEVELS
- GROUND LOBBY 50sqm
- LEVEL 1 OFFICE 700sqm (incl. balcony)

WAREHOUSE - 2
12,090sqm
(Incl. dock office)

WAREHOUSE - 1
19,910sqm
(Incl. dock office)

OLD WALLGROVE ROAD

10M LANDSCAPE SETBACK

10M LANDSCAPE SETBACK

6000

6000

102800

158720

99650

118005
129500

4 x ON-GRADE DOCKS

4 x RECESSED DOCKS

DO

9 x ON-GRADE DOCKS

4 x RECESSED DOCKS

DO

15m WIDE AWNING

3m WIDE AWNING

15m WIDE AWNING

3m WIDE AWNING

TRUCK EXIT

HARDSTAND
(incl. 58 car spaces)

TRUCK ENTRY

TRUCK EXIT

HARDSTAND
(incl. 52 car spaces)

SPRINKLER TANK

PUMP ROOM

TRUCK ENTRY

BOUNDARY

RETAINING WALL

6000

6500

6310

Racking plan

WAREHOUSE 1 SUMMARY

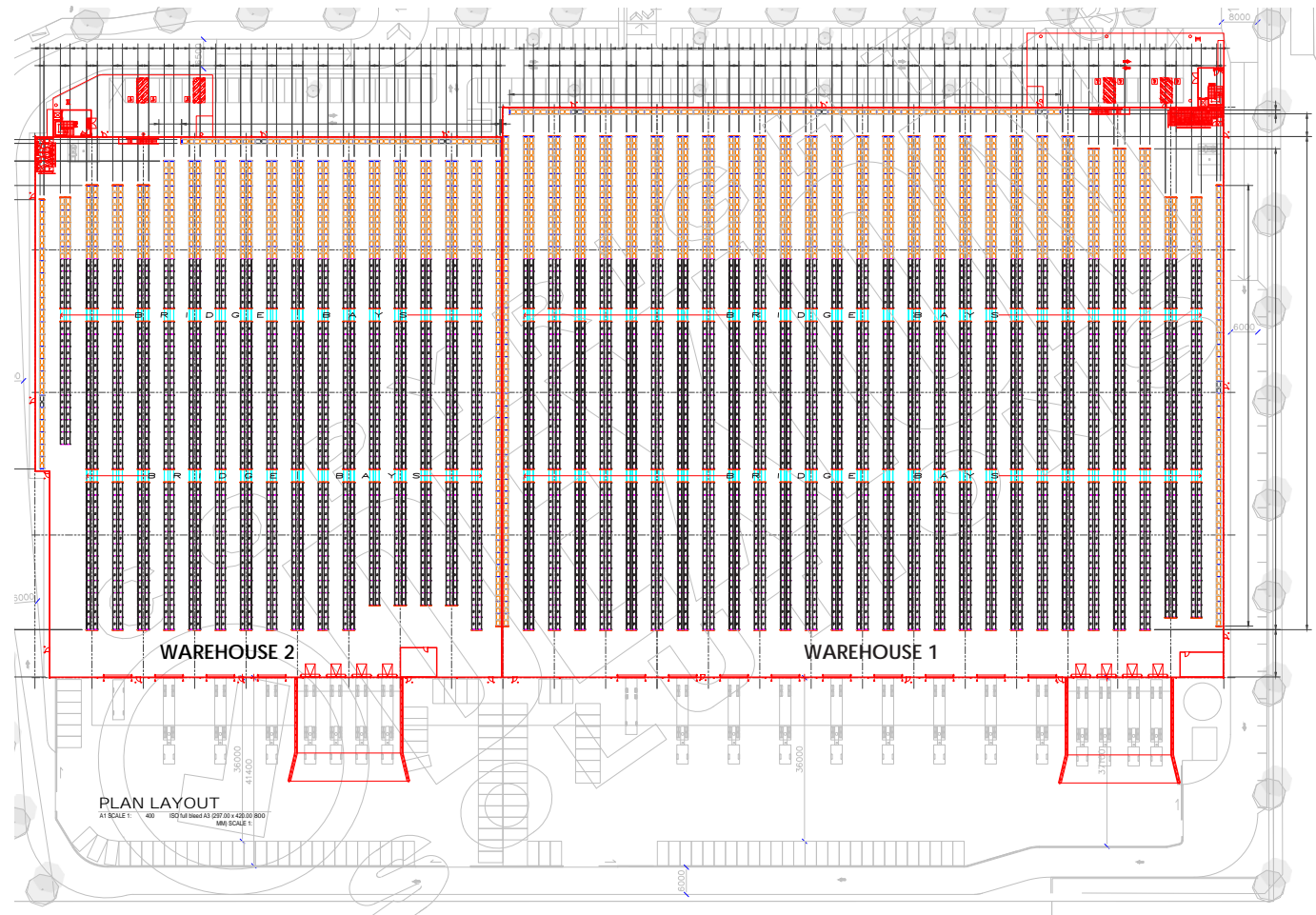
Bays	Pallets
2,251	29,580

WAREHOUSE 2 SUMMARY

Bays	Pallets
1,314	17,308

TOTAL WAREHOUSE

Bays	Pallets
3,565	46,888



Since launching in 1991, the Charter Hall Group has grown to become one of Australia's largest property groups, with a total property portfolio of \$23.2 billion.

On behalf of institutional, wholesale and retail investors, Charter Hall owns and manages 335 properties around Australia including office buildings, supermarket-anchored retail centres and a rapidly growing stable of industrial assets.



\$23.2b

TOTAL PROPERTY PORTFOLIO



330

ASSETS OWNED AND MANAGED

Charter Hall has a proven record in delivering quality industrial and logistics estate.

Our in-house development skills are a core competency with the majority of our industrial and logistics developments de-risked through pre-leases and fixed-price building contracts.



\$6.16b

FUM



116

PROPERTIES



6.07%

CAP RATE



9.7yrs

WALE



\$420m

CHC INVESTMENT



98%

OCCUPANCY

Charter Hall Industrial development performance and expertise

Charter Hall has a proven record of accomplishment in the development of quality industrial and logistics real estate. We continue to remain a market leader in this space.

Charter Hall has partnered with a large range of customers to acquire and develop purpose-built prime institutional grade assets. Our in-house development skills are a core-competency of our business. The majority of our industrial and logistics developments are de-risked through pre-leases and fixed-price building contracts.

The extensive range of potential sources of industrial and logistics investment, product and development expertise enables Charter Hall to provide superior outcomes for both space occupiers and investors.

Charter Hall creates valued customer experiences delivered by our people with passion and expertise. We leverage our diverse network to connect our customers to the right solution and actively engage our customers in the development process to envision smart solutions.

Details regarding the groups current development pipeline are below:

COMMITTED
PROJECTS

\$568m



UNCOMMITTED
PROJECTS

\$1.13b



TOTAL
PROJECTS

\$1.7bn





For more information, contact:

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