

+ MAKING SPACE FOR GREATNESS

Goodman

SPACE FOR SEAMLESS OPERATIONS



Gateway@Green Road
454-484 Green Road
Crestmead, QLD

We don't believe in good. Or good enough.

We don't believe in the short-term or taking short-cuts.

We don't believe in putting business before people.

Or anything before quality. We believe in great.

Although we don't believe we're quite there yet.

We believe in the importance of location and sustained growth and doing it right the first time. We believe in

having integrity, always. We believe that knowledge is everything and perfection is in the details. That it is the

little things that add up to make the biggest difference.

That's why there's a plus in our logo.

It's a reminder to keep going above and beyond for

our customers, our partners and our staff. To be the

best, we believe, relies on every single one of us

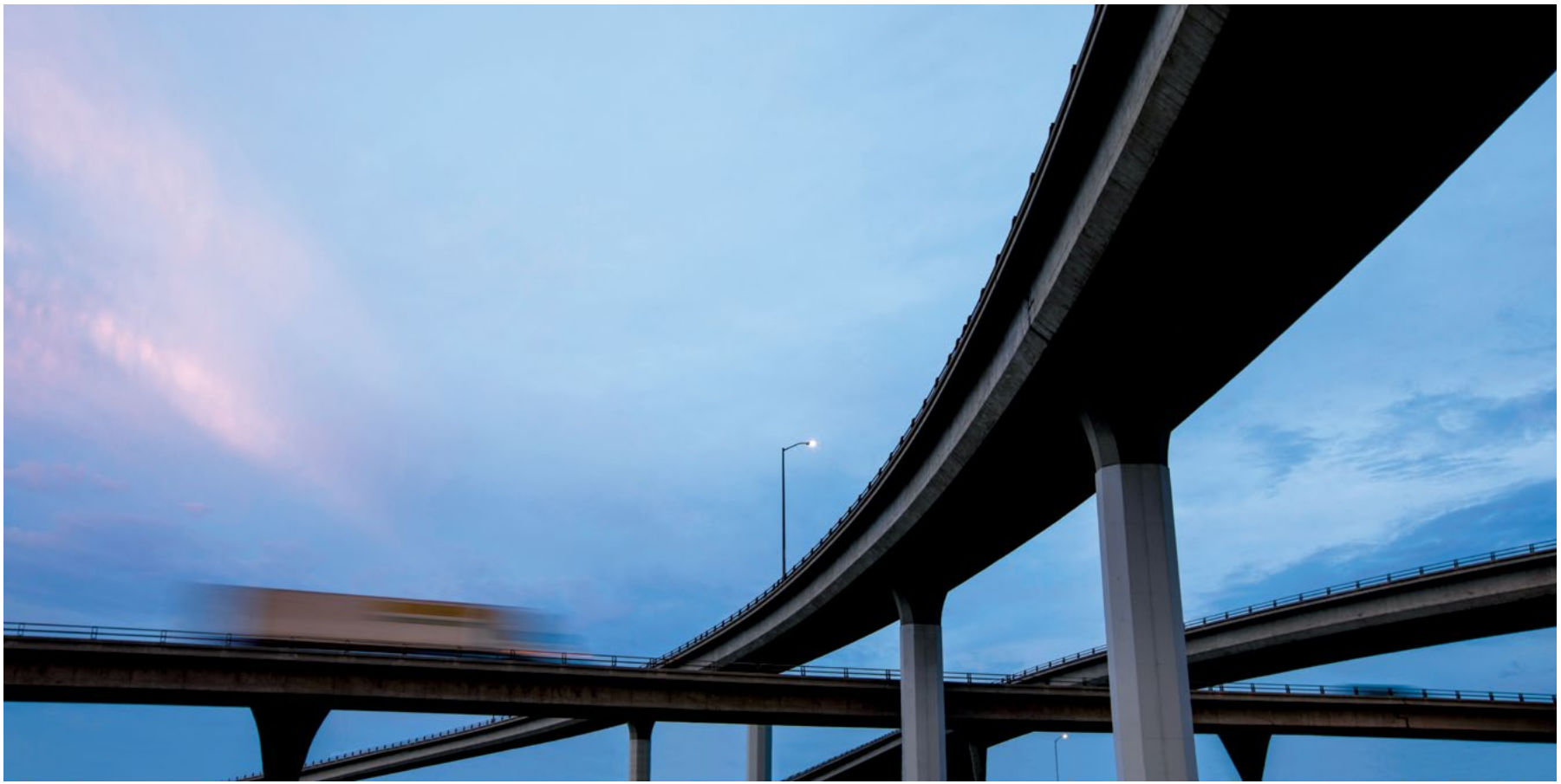
working together.

To this end, we believe we can be better than good.

We believe we can be great.



Strategic



Gateway@Green Road is located within Crestmead, one of Brisbane's fastest growing industrial hubs connecting to the Mount Lindesay Highway, Logan Motorway and Gateway Motorway, providing excellent access to Brisbane and beyond.

Capturing a population reach of 2.5million people within a 60-minute drivetime*, the strategic location presents an excellent opportunity for industrial, logistics and distribution users to secure a sustainable facility adjacent to major roads.

location

VIEW FROM ABOVE

Artist's impression – Gateway@Green Road



OVERVIEW

Flexible high-clearance warehouse spaces from 6,000–36,000 sqm

Includes for 41m wide super awning providing all-weather loading

Secure, container rated hardstand suitable for B-doubles and forklifts

Multiple on-grade roller shutters and recessed docks with load levellers

Light-filled office spaces with dedicated outdoor staff areas

Individual dock offices including amenities

LED lighting throughout and dedicated solar system to benefit each customer.



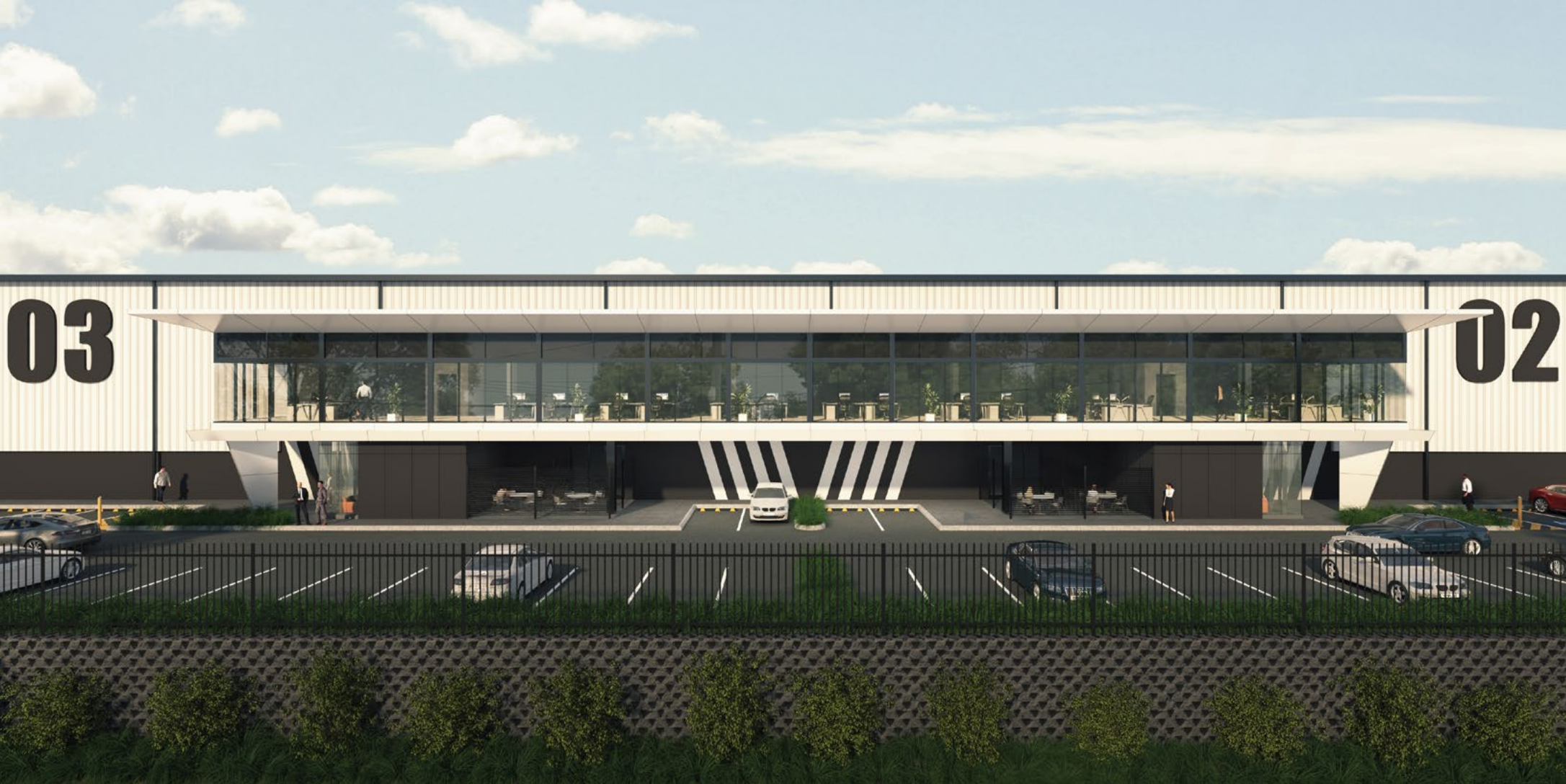
PERSPECTIVE

Office and hardstand view – Gateway@Green Road



PERSPECTIVE

Units 2 and 3 office view – Gateway@Green Road



PERSPECTIVE

Office view – Gateway@Green Road



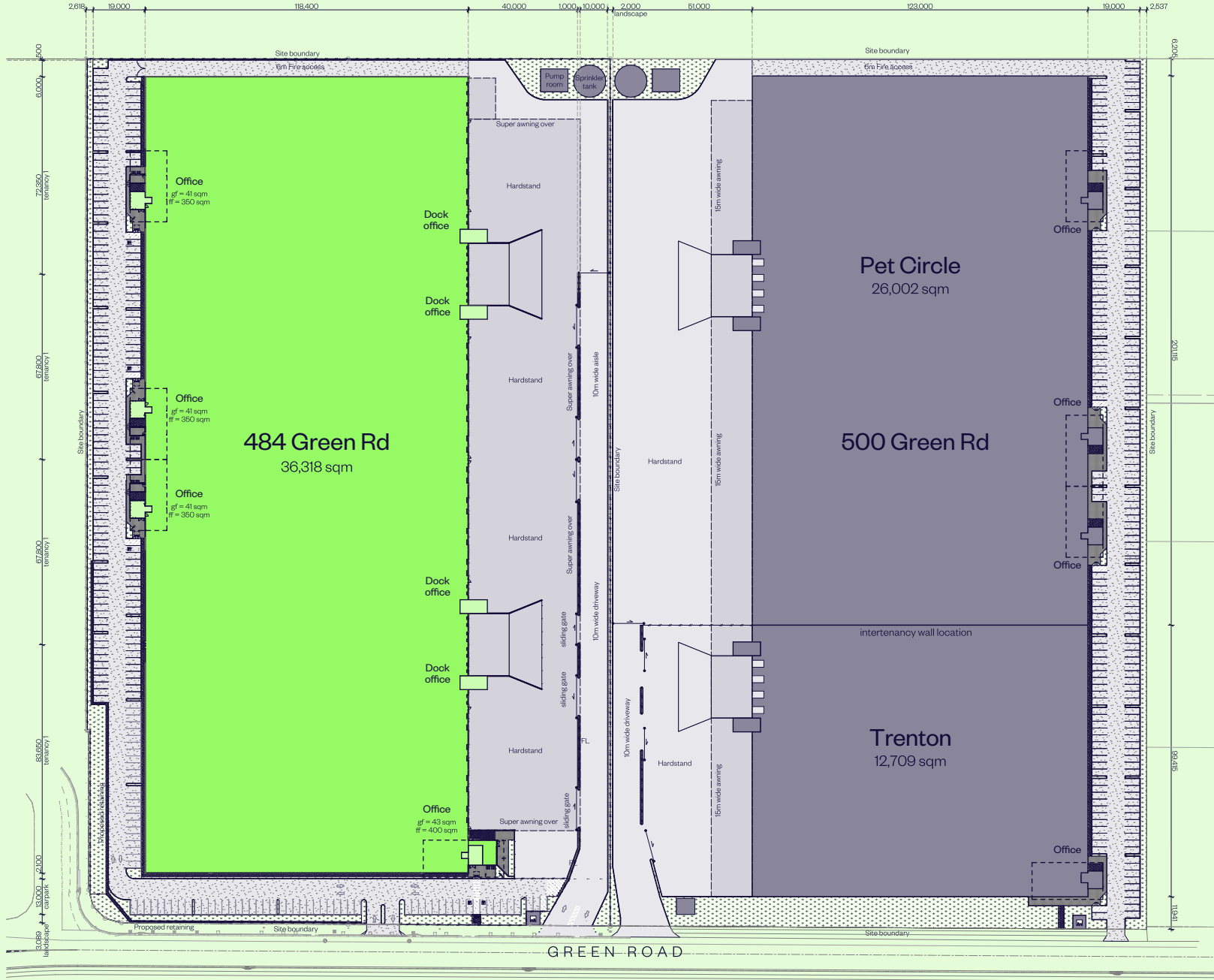
PERSPECTIVE

Hardstand view - Gateway@Green Road



OVERALL SITE PLAN

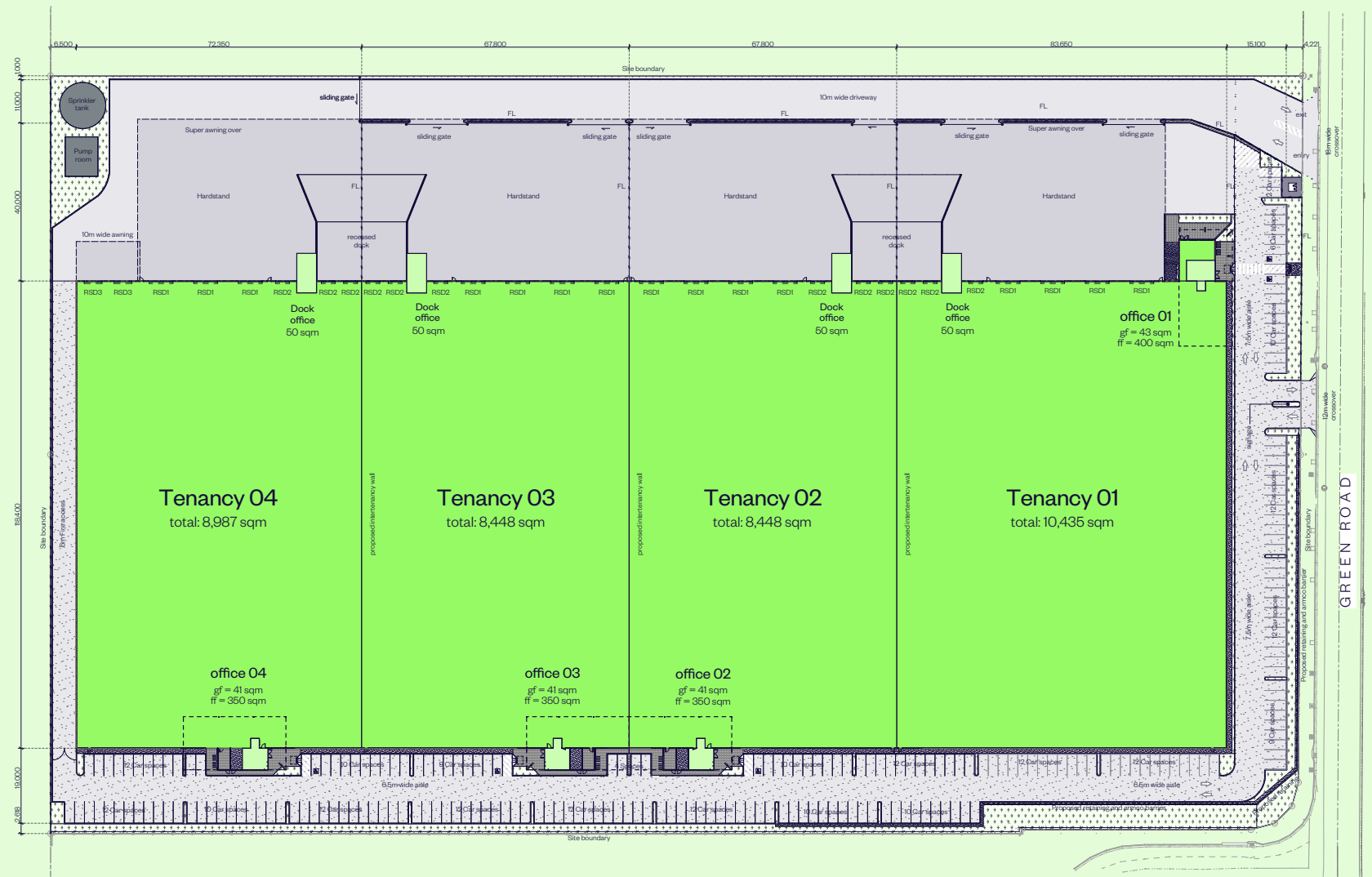
AREA SCHEDULE	SQM
Total site area	60,728
484 Green Road	
Warehouse	34,502
Ground foyer	166
Office first	1,450
Dock office	200
Total GLA	36,318
Car spaces	222



■ AVAILABLE

SITE PLAN OPTION 2

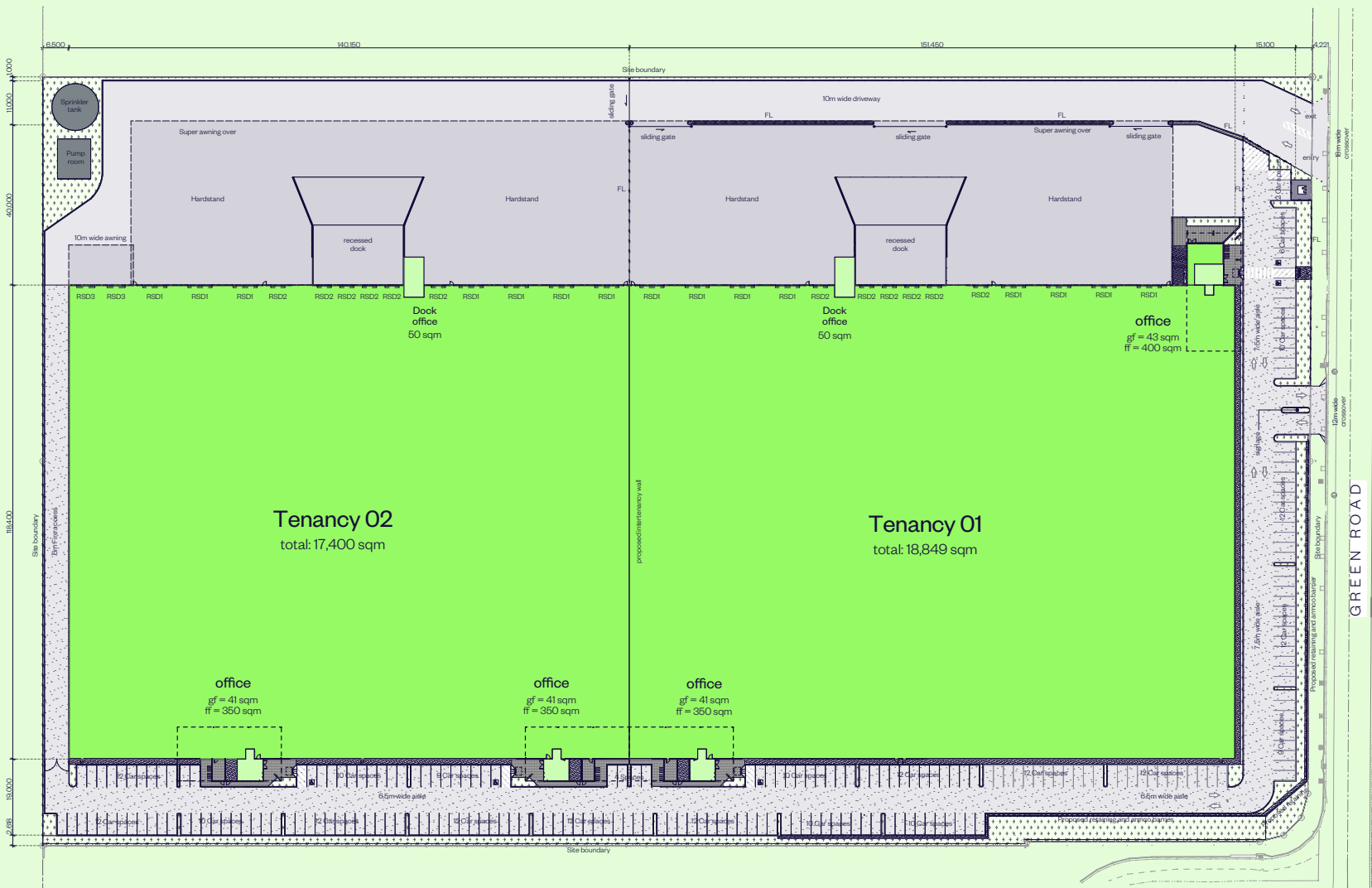
AREA SCHEDULE	SQM
Total site area	60,728
Tenancy 1	
Warehouse	9,942
Ground foyer	43
Office first	400
Dock office	50
Total	10,435
Tenancy 2	
Warehouse	8,007
Ground foyer	41
Office first	350
Dock office	50
Total	8,448
Tenancy 3	
Warehouse	8,007
Ground foyer	41
Office first	350
Dock office	50
Total	8,448
Tenancy 4	
Warehouse	8,546
Ground foyer	41
Office first	350
Dock office	50
Total	8,987
Total GLA	36,318
Hardstand area	14,997
Car spaces	222



■ AVAILABLE

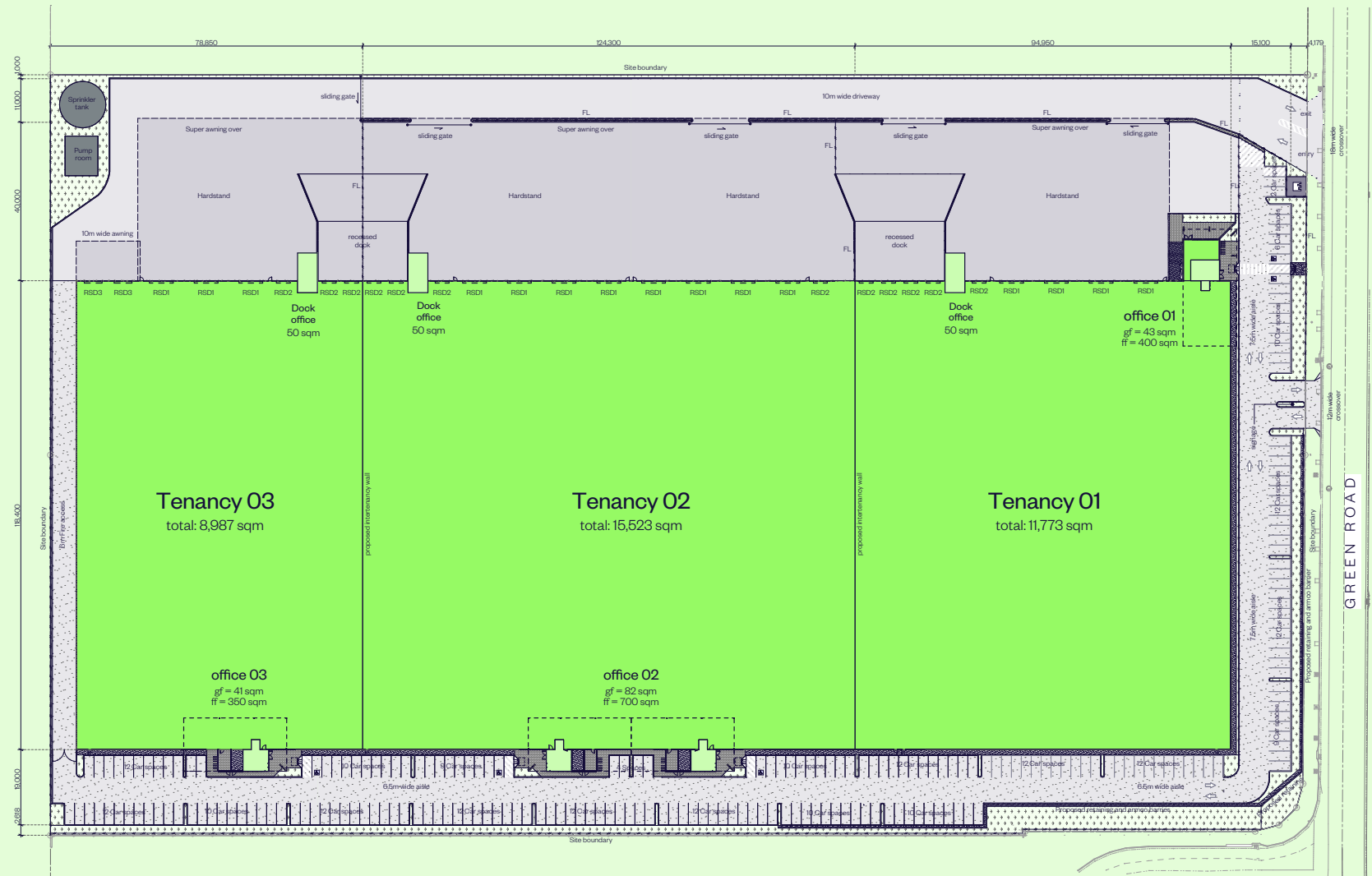
SITE PLAN OPTION 3

AREA SCHEDULE	SQM
Total site area	60,728
Tenancy 1	
Warehouse	17,965
Ground foyer	84
Office first	750
Dock office	50
Total	18,849
Tenancy 2	
Warehouse	16,568
Ground foyer	82
Office first	700
Dock office	50
Total	17,400
Total GLA	36,249
Car spaces	222



SITE PLAN OPTION 4

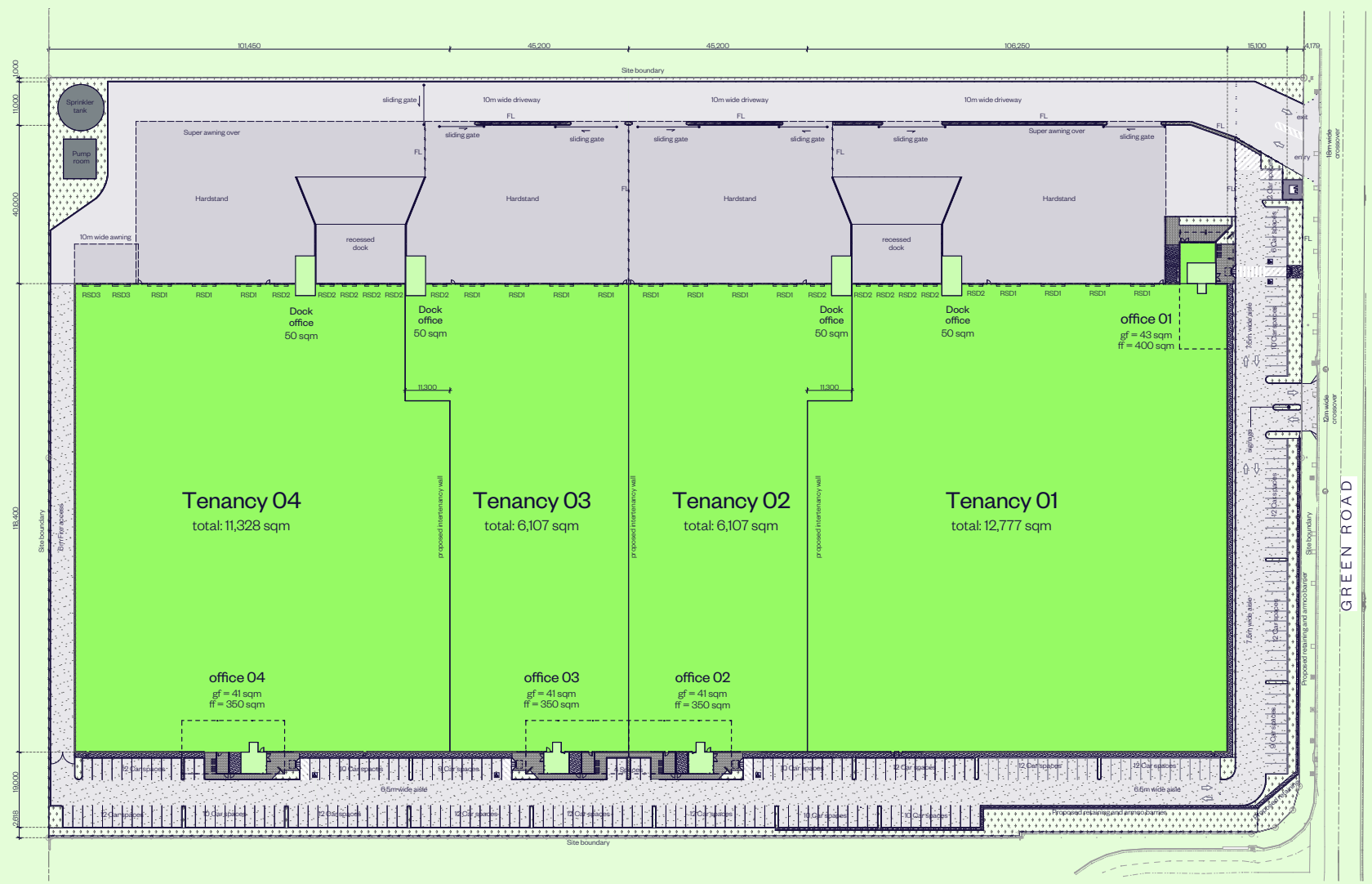
AREA SCHEDULE	SQM
Total site area	60,728
Tenancy 1	
Warehouse	11,280
Ground foyer	43
Office first	400
Dock office	50
Total	11,773
Tenancy 2	
Warehouse	14,691
Ground foyer	82
Office first	700
Dock office	50
Total	15,523
Tenancy 3	
Warehouse	8,546
Ground foyer	41
Office first	350
Dock office	50
Total	8,987
Total GLA	36,283
Car spaces	222



■ AVAILABLE

SITE PLAN OPTION 5

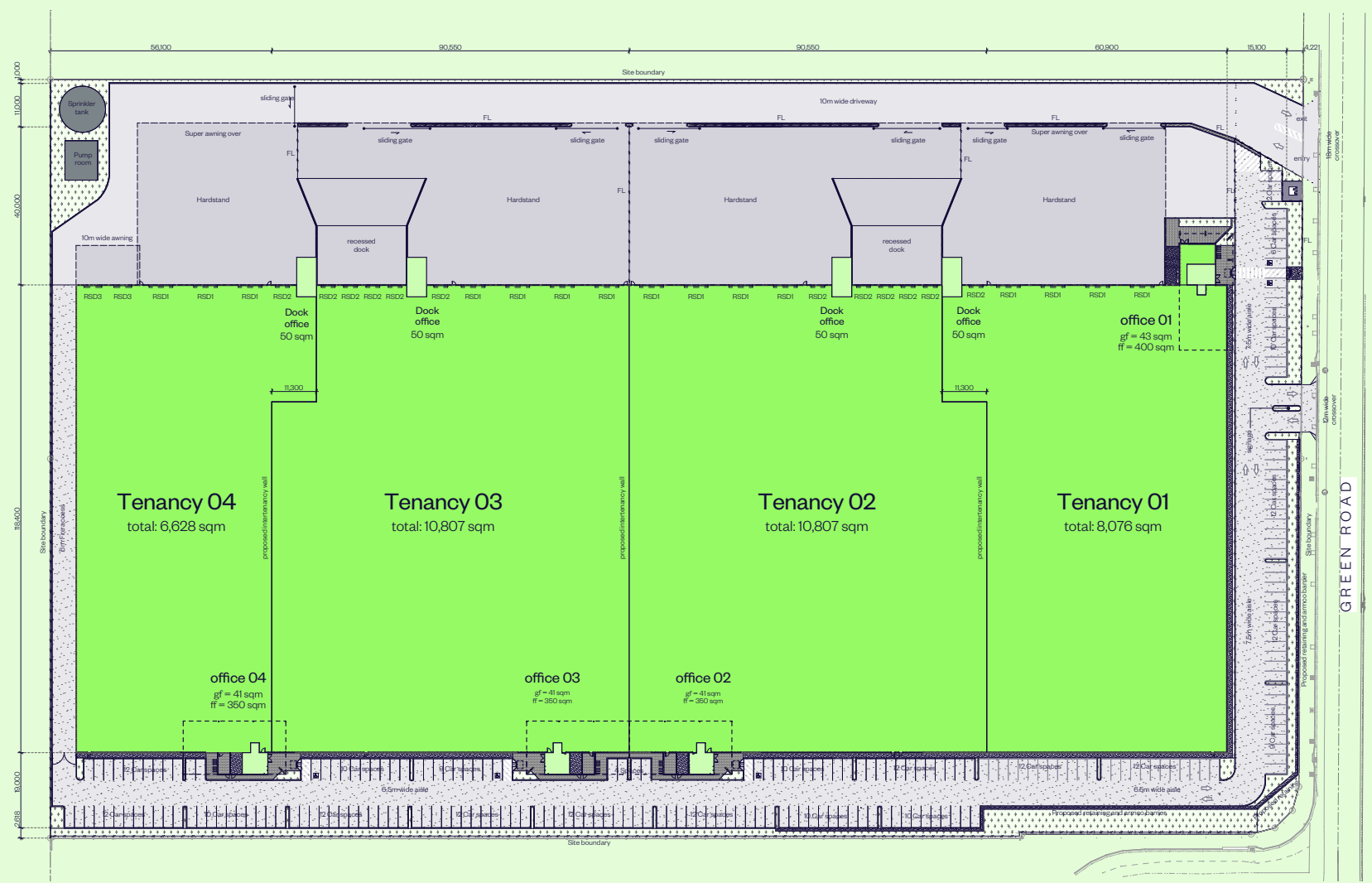
AREA SCHEDULE	SQM
Total site area	60,728
Tenancy 1	
Warehouse	12,284
Ground foyer	43
Office first	400
Dock office	50
Total	12,777
Tenancy 2	
Warehouse	5,666
Ground foyer	41
Office first	350
Dock office	50
Total	6,107
Tenancy 3	
Warehouse	5,666
Ground foyer	41
Office first	350
Dock office	50
Total	6,107
Tenancy 4	
Warehouse	10,887
Ground foyer	41
Office first	350
Dock office	50
Total	11,328
Total GLA	36,318
Car spaces	222



■ AVAILABLE

SITE PLAN OPTION 6

AREA SCHEDULE	SQM
Total site area	60,728
Tenancy 1	
Warehouse	7,583
Ground foyer	43
Office first	400
Dock office	50
Total	8,076
Tenancy 2	
Warehouse	10,366
Ground foyer	41
Office first	350
Dock office	50
Total	10,807
Tenancy 3	
Warehouse	10,366
Ground foyer	41
Office first	350
Dock office	50
Total	10,807
Tenancy 4	
Warehouse	6,187
Ground foyer	41
Office first	350
Dock office	50
Total	6,628
Total GLA	36,318
Car spaces	222



■ AVAILABLE

SITE PLAN OPTION 7

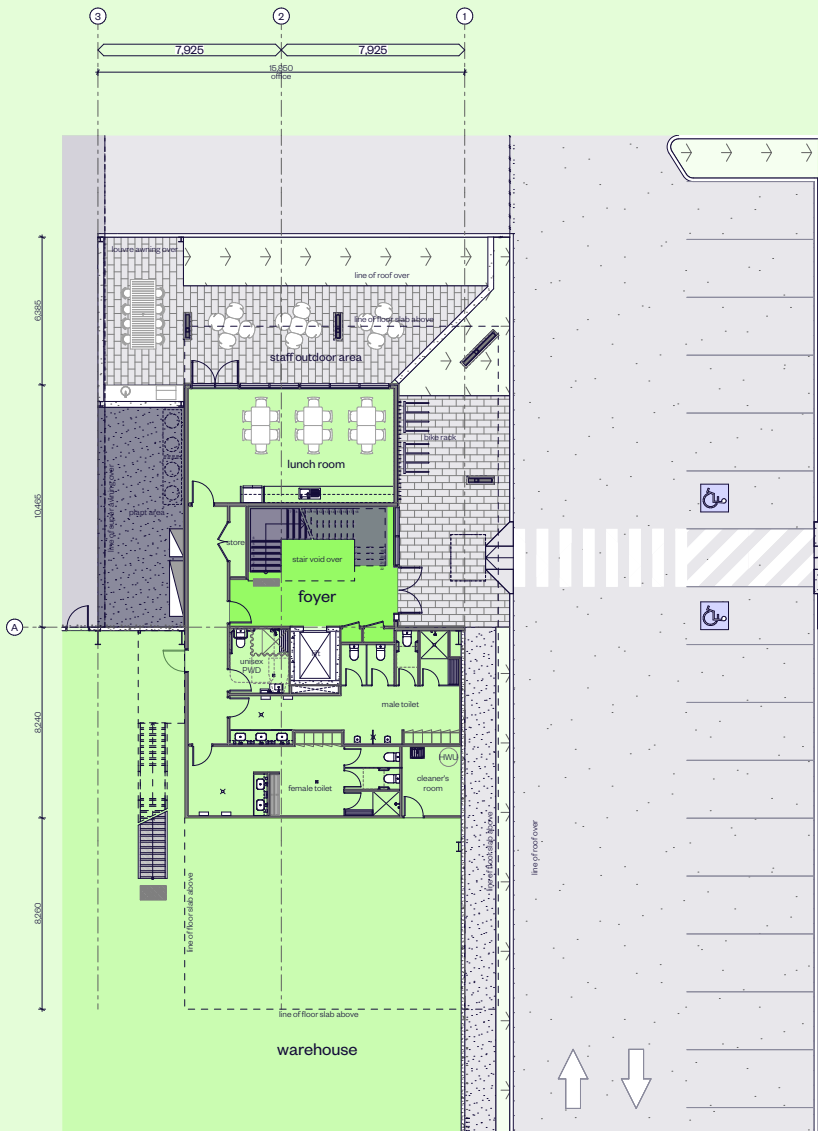
AREA SCHEDULE	SQM
Total site area	60,728
Tenancy 1	
Warehouse	5,920
Ground foyer	43
Office first	400
Total	6,363
Tenancy 2	
Warehouse	12,045
Ground foyer	41
Office first	350
Dock office	50
Total	12,486
Tenancy 3	
Warehouse	10,701
Ground foyer	41
Office first	350
Dock office	50
Total	11,142
Tenancy 4	
Warehouse	5,867
Ground foyer	41
Office first	350
Dock office	50
Total	6,258
Total GLA	36,249
Car spaces	222



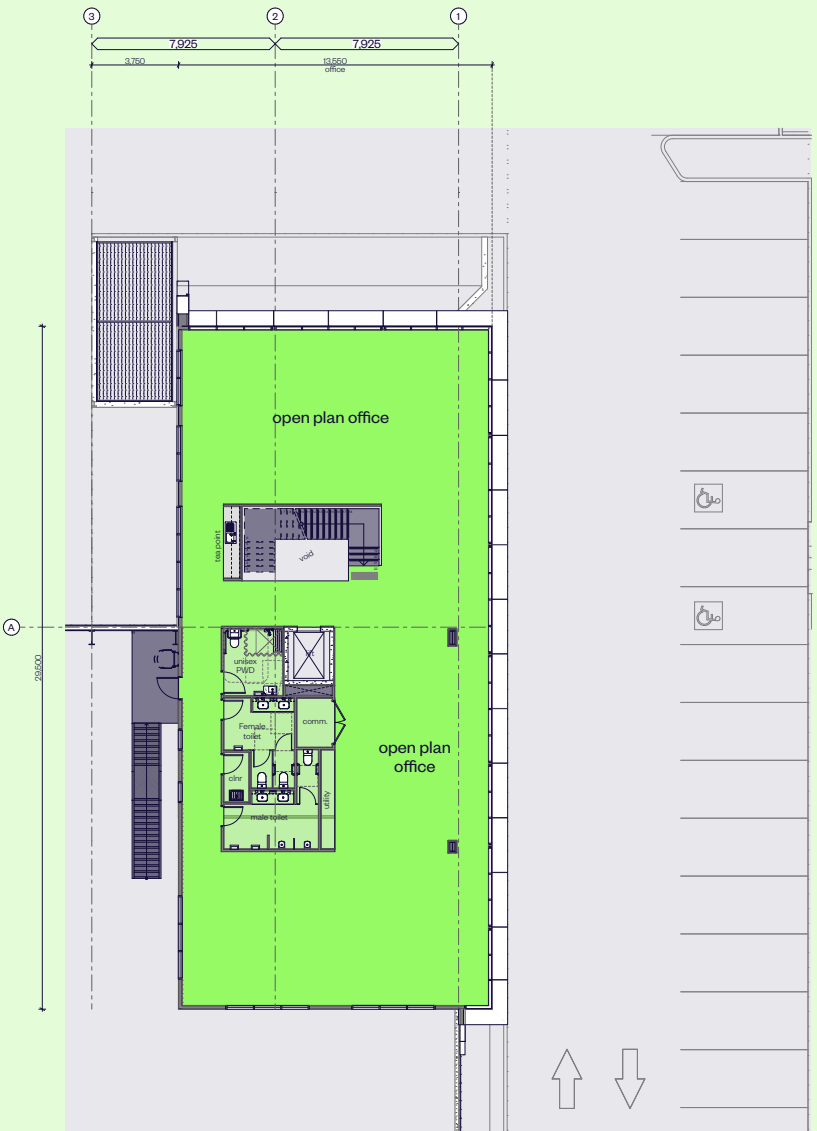
■ AVAILABLE

OFFICE 01 FLOOR PLANS

AREA SCHEDULE	SQM
Ground foyer	43
Office first	400
Total office	443



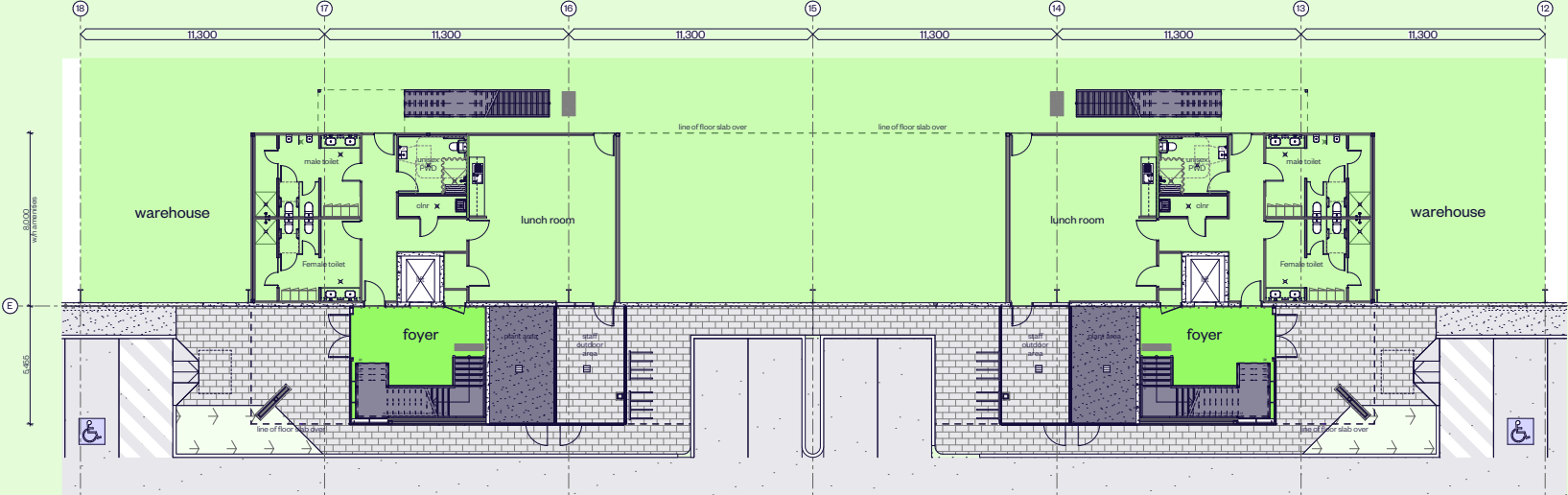
Office - ground floor plan



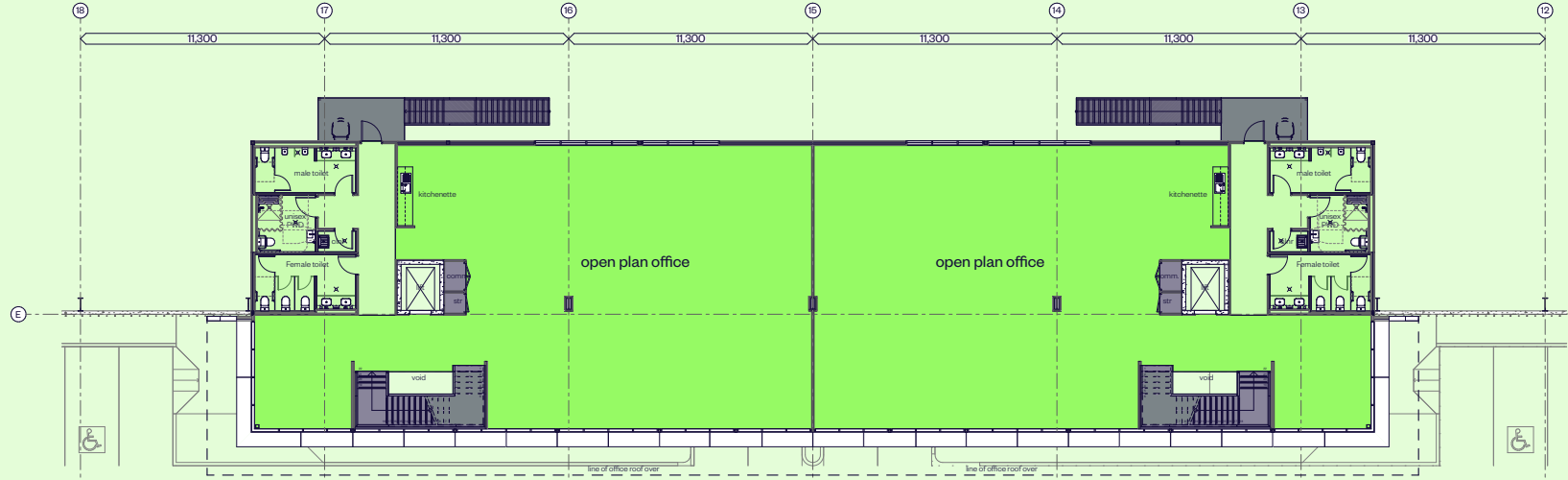
Office - first floor plan

OFFICE 02-03 FLOOR PLANS

AREA SCHEDULE	SQM
Ground foyer	41
Office first	350
Total office	391



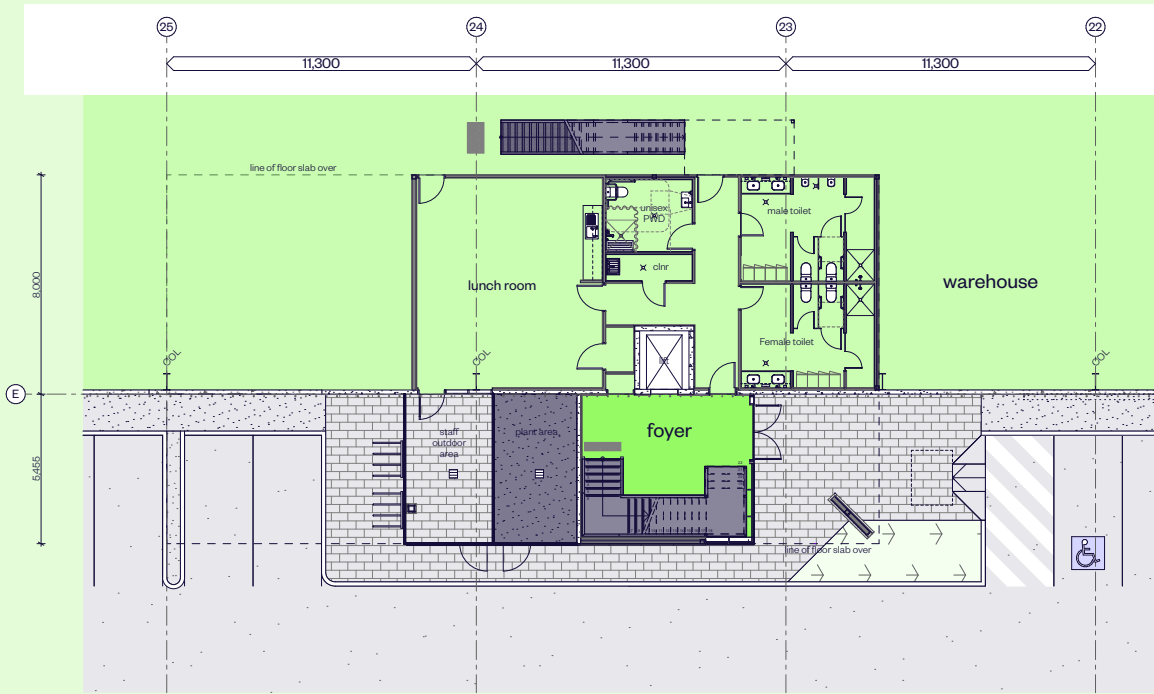
01 office 02 & 03 ground floor plan
2021.11.18



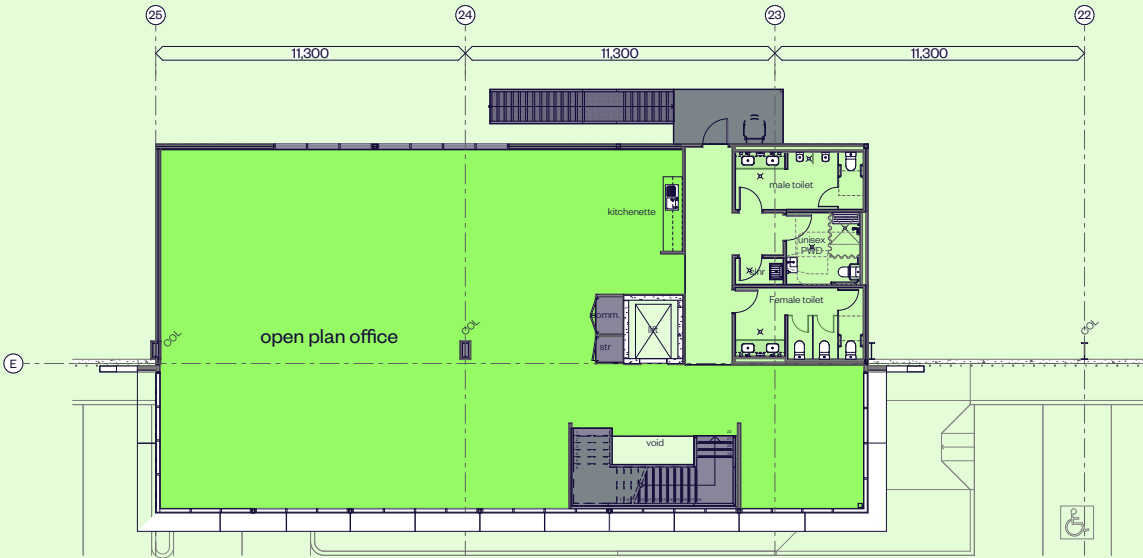
02 office 02 & 03 first floor plan
2021.11.18

OFFICE 04 FLOOR PLANS

AREA SCHEDULE	SQM
Ground foyer	41
Office first	350
Total office	391



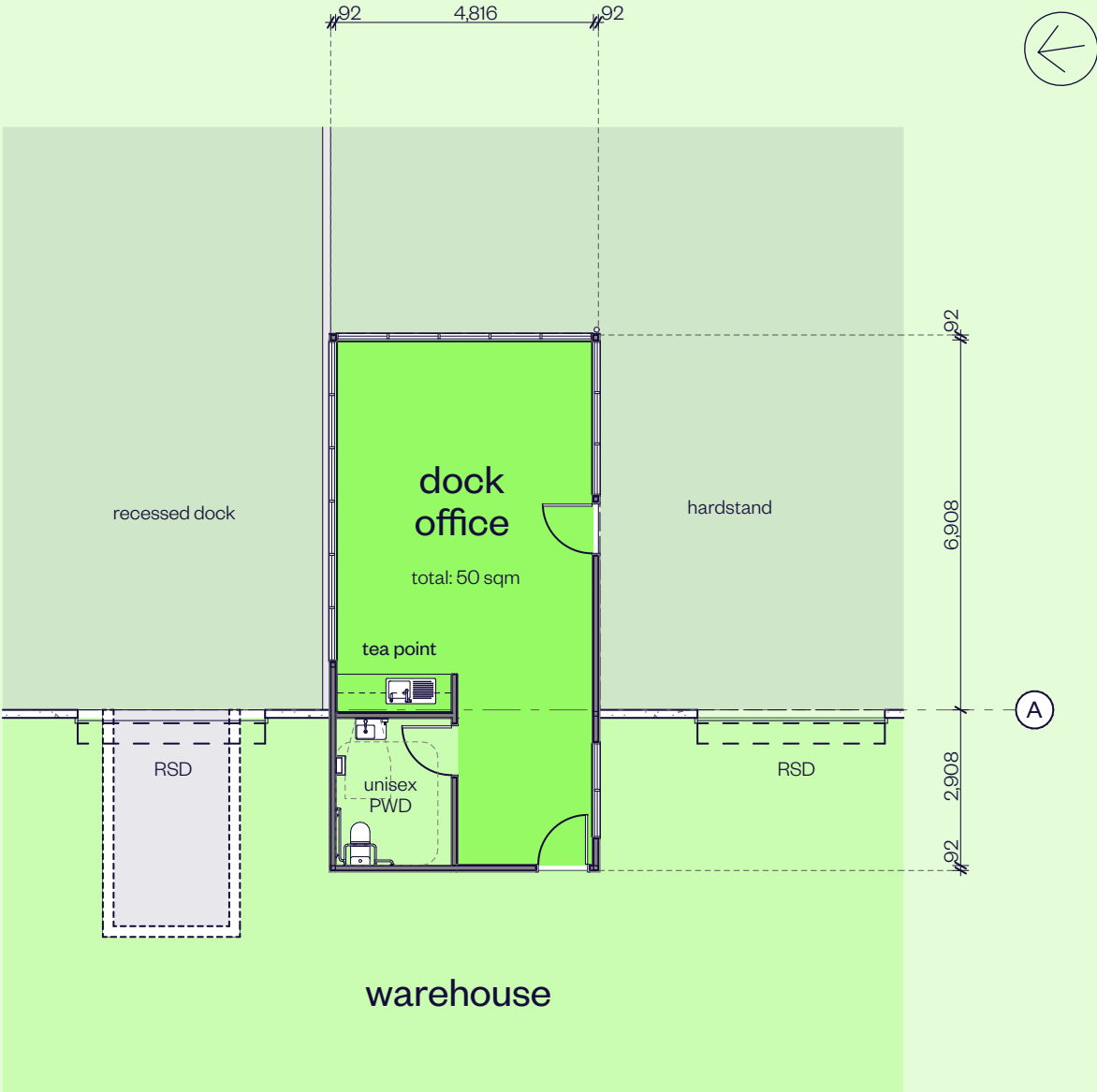
01 office 04 ground floor plan
SCALE 1:100



02 office 04 first floor plan
SCALE 1:100

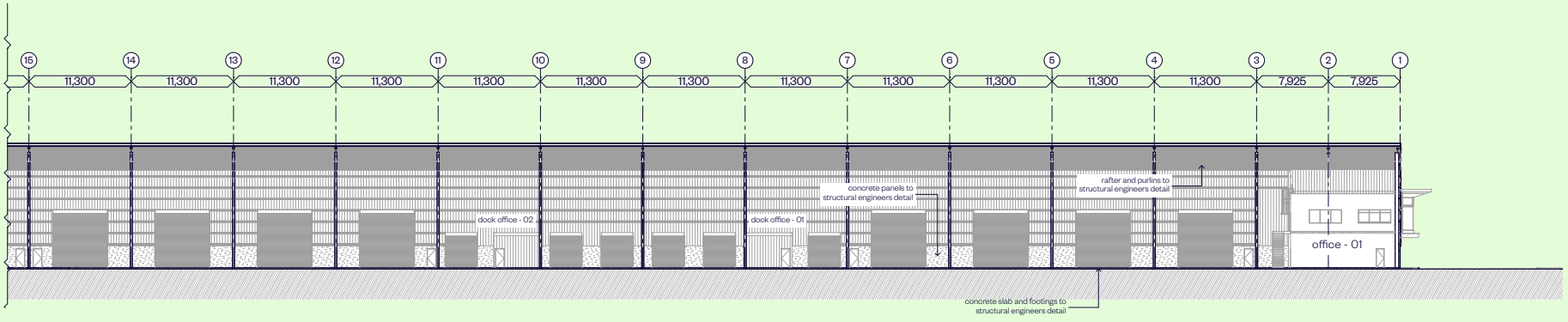
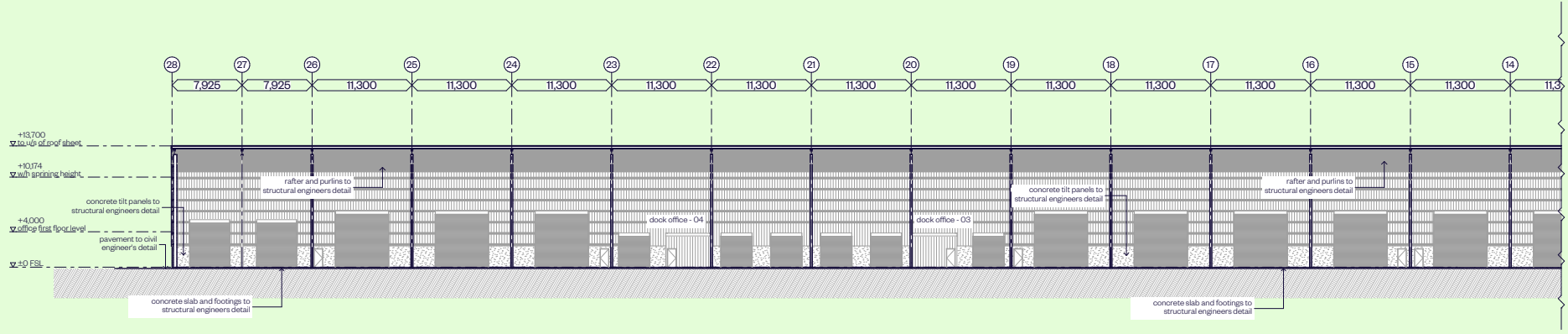
GENERAL DOCK OFFICE FLOOR PLAN

AREA SCHEDULE	SQM
Dock office	50
Total	50

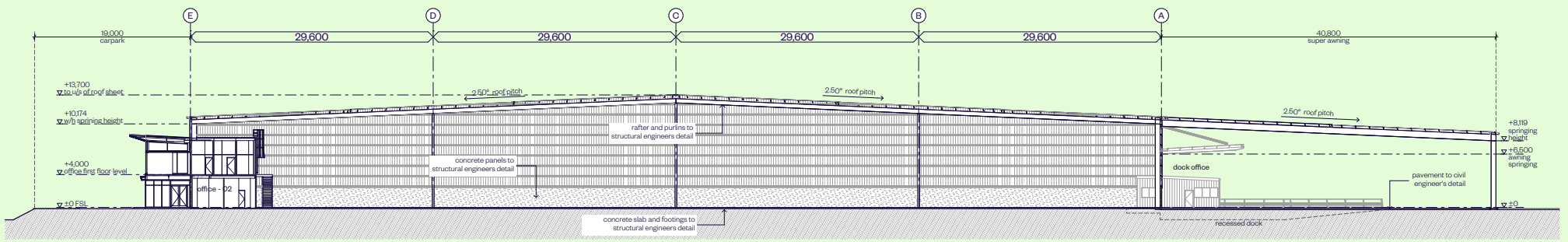


01 typical dock office floor plan
SCALE 1:100

WAREHOUSE SECTIONS



01 warehouse section 1
scale 1:25



02 warehouse section 2
scale 1:25



Located within the well established industrial location of Crestmead, the estate is surrounded by multinational corporations operating their industrial and logistics activities from the region.

A short drive from the estate are a variety of amenities and restaurants at Crestmead and Marsden.

CONNECTIVITY

4.5KM

to Mount
Lindesay Highway

9KM

to Logan Motorway

36KM

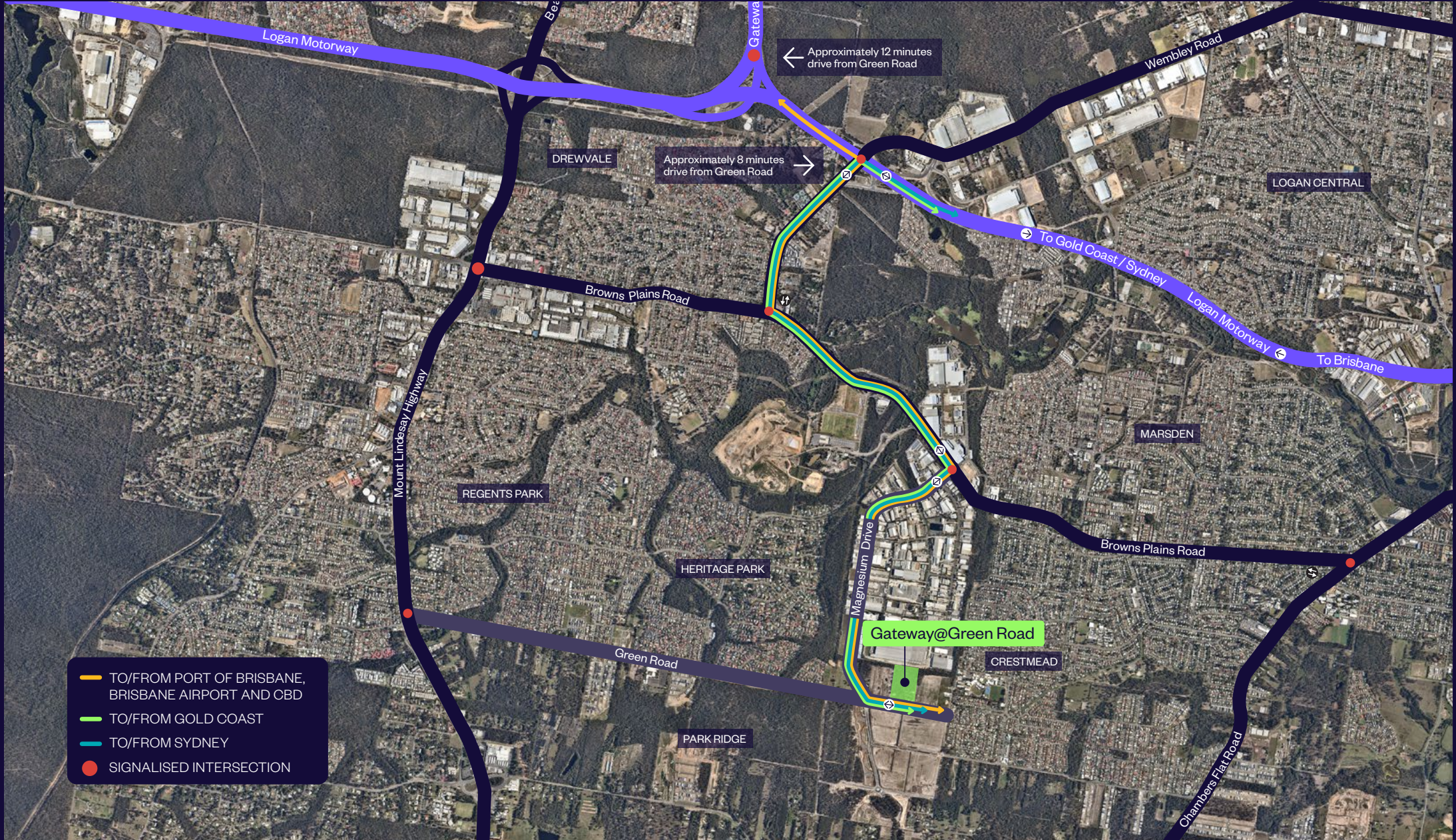
to Brisbane CBD

42KM

to Brisbane Airport

**Easy
access**

ACCESS



NEARBY AMENITY AND SERVICES



Shopping

- + Marsden on Fifth Shopping Centre – Fifth Avenue, Marsden
- + Marsden Park Shopping Centre – 57-77 Chambers Flat Road, Marsden
- + Crestmead Central – 45 Waratah Drive, Crestmead
- + Grand Plaza – 27/49 Browns Plains Road, Browns Plains.

Food+hotels

- + McDonalds – 68 Chambers Flat Road, Waterford West
- + KFC – 92 Chambers Flat Road, Waterford West
- + Lawrence’s Pizza – 3/ 5-11 Julie Street, Crestmead
- + Sushi & Teriyaki – Fifth Avenue, Marsden
- + Subway – Fifth Avenue, Marsden
- + Heritage Bistro – 298-328 Bayliss Road, Crestmead
- + Kensington Tavern – 25 Julie Street, Crestmead
- + Greenbank RSL – 54 Anzac Avenue, Hilcrest
- + Blackout Coffee – 189 Magnesium Drive, Crestmead
- + Café Haven – 77 Chambers Flat Road, Marsden
- + Roe Café & Italian Kitchen – Shop 8 Fifth Avenue Shopping Centre, Marsden.

Fitness

- + Bfit Health Club – Crestmead Central, 33-55 Waratah Drive, Crestmead
- + CrossFit189 – 189 Magnesium Drive, Crestmead.

Child care and early education

- + Goodstart Early Learning Crestmead – 50 Julie Street, Crestmead
- + Play and Learn – 164/168 Clarke Road, Crestmead
- + Imagine Childcare and Kindergarten – 616-618 Browns Plains Road, Marsden.

Key area statistics



2.5m

TOTAL POPULATION



883k

TOTAL HOUSEHOLDS



\$133bn

TOTAL PURCHASING POWER

Total spend on



\$3.7bn

CLOTHING



\$12.6bn

FOOD + BEVERAGE

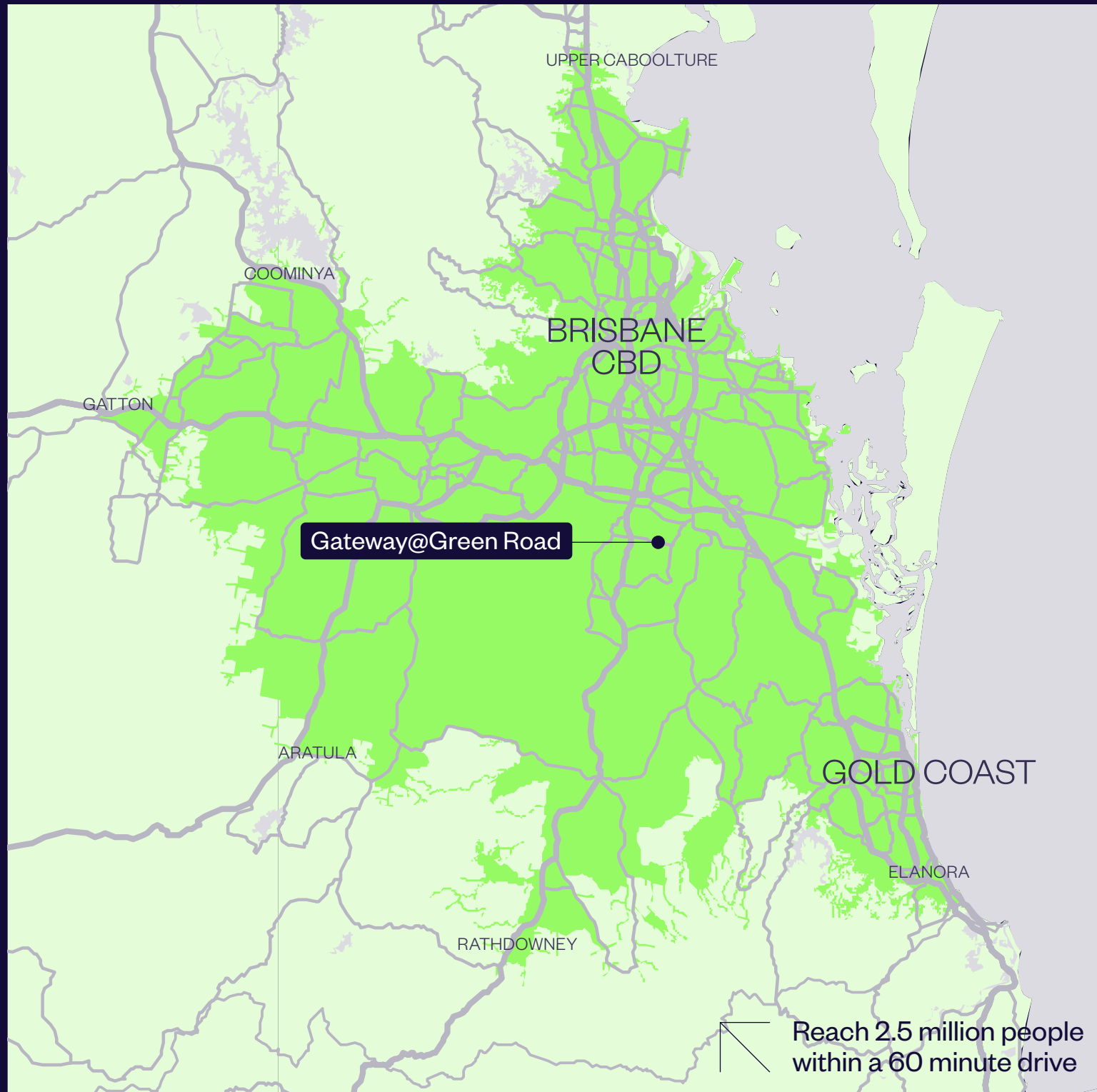


\$3.1bn

PERSONAL CARE

WITHIN
60 MINUTE
DRIVE TIME

Source: Esri and Michael Bauer Research



GOODMAN GLOBAL OVERVIEW

We invest in business parks, office parks, industrial estates, warehouses and distribution centres.
We offer a range of listed and unlisted property funds, giving investors access to our specialist services and property.

As at 30 September 2022

\$77.8BN

total assets
under management

14

total number of
countries operating in

1,700+

business space
customer base (approx.)

\$13.8BN

development work
in progress

23.4M

sqm of business space
under management (approx.)

1,000+

dedicated property
professionals (approx.)

436

business space properties
under management

26

offices
worldwide

GOODMAN AUSTRALIA DEVELOPMENT

Goodman is Australia's largest developer of industrial property. From concept to delivery, we work side-by-side with our customers to design and develop facilities that meet specific needs and expectations.

As at 30 September 2022

76%

of developments are pre-let to customers on completion

22

projects in progress

580,300 SQM

development work in progress

\$2.6BN

development work in progress



Customers include:

- Logistics
- Warehouse+distribution
- E-retail
- Retail
- Automotive
- Professional services
- Pharmaceuticals/Medical
- IT/Technology



PROVEN TRACK RECORD

AUSTRALIA POST

Redbank Motorway Estate
Redbank, QLD

Purpose of the facility

- + Largest parcel facility and delivery centre for Australia Post in Australia, capable of sorting 700,000 parcels per day
- + 30m wide awnings along both side of the warehouse
- + 1MW rooftop solar power system.



50,000 SQM

PROVEN TRACK RECORD

COLES

Redbank Motorway Estate
Redbank, QLD

Purpose of the facility

- + Air-conditioned warehouse up to 36m high to accommodate Coles's 30m high Automated Storage and Retrieval System
- + Dedicated dangerous goods storage
- + 8MVA dedicated power supply with dual feeds
- + 3.5MW rooftop solar PV system
- + 180,000 litres of rainwater collection with UV filtration system for amenity and irrigation
- + Dual fire rated communications rooms with gas fire suppression system.

Time to construct

- + 20 months

66,067 SQM





PROVEN TRACK RECORD

AMAZON

Port Industry Park
Lytton, QLD

Purpose of the facility

- + Fully temperature controlled facility
- + Multi-mezzanine storage
- + Integrated building management system with security and CCTV
- + Upgraded high voltage supply and backup generator
- + Amenities for up to 200 staff
- + Truck guard house
- + Hazardous materials storage.

Time to construct

- + 9 months

16,278 SQM

PROVEN TRACK RECORD

AMART FURNITURE

Rochedale Motorway Estate
Redbank, QLD

Purpose of the facility

- + 38 recessed docks
- + 25m drive through canopy
- + 30m semi cantilevered awning
- + 3,500 sqm warehouse mezzanine
- + 100 kw solar PV system
- + Fire system upgrade for expanded plastic.

Time to construct

- + 11 months



50,571 SQM

Sustainability



We aim to be leaders in environment, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

Here's a snapshot of some of our initiatives across our Australian portfolio.

Procurement

To ensure the products and services we purchase don't harm people or the planet, we're working step-by-step with our suppliers and contractors. On the horizon are clear targets and minimum expectations for our supply chain partners. But for now, we are working together to set a baseline and understand obstacles and opportunities.



Climate resilience

Goodman has several control measures in place to futureproof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

Solar

We have installed over 24MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 60,000 solar panels – enough to power 6,000 homes, or the equivalent of taking 15,800 passenger vehicles off the road.

LED lighting + motion sensors

100% of the portfolio will have LED lighting and motion sensors installed by end June 2024. This will reduce energy consumption and provide optimum lighting comfort for our customers

Smart meters

Smart meters help to manage electricity consumption by providing regular data related to interval electricity usage.

Electric vehicle future

Goodman recognises our role in preparing our estates and our customers for an EV future. We're supporting the switch to EVs by building a green fleet, encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers.

Sustainable landscaping

- + We have installed tanks to harvest rainwater
- + Our properties use smart water metering that allows easy access to irrigation programs via a smart device, such as a mobile phone
- + From December 2022 all handheld equipment used in landscaping and cleaning work at our properties will be battery operated



- + We use drought tolerant plants combined with ballast rock
- + A green waste recycling pilot project on several of our properties processed an estimated 500 cubic metres of green waste in just six months. The trial was so successful that we will roll out green waste recycling across all of our properties in November 2022
- + We have been trialling a new steam weed control which surpasses the chemical Glyphosate. We're working closely with the manufacturer to improve the efficacy and portability so we can use it more widely.

FIRST NATIONS ENGAGEMENT



We acknowledge the Aboriginal and Torres Strait Islander Traditional Custodians of the land on which we work and live. We pay respect to Elders past, present and emerging. We value their custodianship of 65,000 years.



As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support the continuing of connection to their land, waters, cultures, language and traditions.

Goodman has been moving through the Reflect stage of our Reconciliation Action Plan (RAP). A RAP is designed to provide tangible and genuine benefits for Aboriginal and Torres Strait Islander peoples around the core pillars of relationships, respect and opportunities. Like anything we do, it's important that our first RAP is authentic and ambitious—we're determined to make a difference.

SAFETY AT WORK

We believe safe work practices not only protect our people and customers but deliver long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



Safety in design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we’re able to make a real difference, where and when it matters most.



Above: Clontarf Foundation
Bottom L-R: Clontarf Foundation, Thread Together, Bestest Foundation

How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organisations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organisations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organisations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

GOODMAN FOUNDATION



In 2022, the Goodman Foundation contributed \$11.6 million to community and philanthropic causes including \$213,000 raised directly by Goodman staff.



We have enabled:

245M meals

Delivered by our founding food rescue partners (OzHarvest, UKHarvest, KiwiHarvest and NZ Food Network) since 2004.

30M+ items

Distributed by Good360 Australia since it was founded by Goodman Foundation in 2013.

400,000 eye screenings

Completed by The Fred Hollows Foundation through Goodman funded projects.

CONTACT



ENQUIRE NOW

Daniel Brekan
General Manager Queensland
T. 07 3040 3302
M.0414 787 072
daniel.brekan@goodman.com

James Lynch
Project Manager Queensland
T. 07 3040 3304
M.0423 532 755
james.lynch@goodman.com

Goodman
Brisbane Gate Industrial Park
Unit 7/370 Nudgee Road
Hendra QLD 4011
T. 07 3040 3300