



COLES

GOOD IS EXCEEDING EXPECTATIONS

GREAT IS WHAT YOU DO FROM HERE

Redbank Motorway Estate
Redbank, QLD

MAKING
SPACE
FOR
GREATNESS



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.



AN OUTSTANDING OPPORTUNITY

We're focused on developing highly sustainable space for the future. Space that has a strong design aesthetic for the enjoyment and comfort of your staff and customers.



Our team of experienced professionals has the expertise and capability to deliver the right property solution to suit your needs now and in the future.

Redbank Motorway Estate is strategically located close to consumers and key infrastructure providing customers with faster speed to market and the opportunity to reduce transport costs and related carbon emissions.

The estate offers:

- + Pre-lease and development opportunities from 6,000–80,000 sqm
- + Buildings may be delivered within 12 months
- + Land and buildings designed to specific user requirements
- + NBN, Telstra, TPG and Optus fibre services available to the estate
- + Fully serviced and benched industrial land ready for building construction (subject to council approvals).

CUSTOMERS WHO CALL REDBANK HOME



The world's largest air express network and fourth largest logistics company, Fedex relocated their 28,000 sqm regional head office and distribution centre to Redbank. Their fully automated warehouse is capable of sorting up to 15,000 parcels per hour.



DB Schenker relocated from Brisbane Airport to their new 47,000 sqm Queensland distribution centre. The relocation saves DB Schenker 1 hour on overnight Sydney to Brisbane shuttle. The facility receives over 5,000 containers per annum and uses A-double vehicles, providing significant saving on container movements to and from the Port.

Officeworks(via DB Schenker)

Order any one of 17,000 products online stored at Redbank before 11.30am and have them picked, packed and delivered, same day, anywhere in the Brisbane Metro or Gold Coast areas.

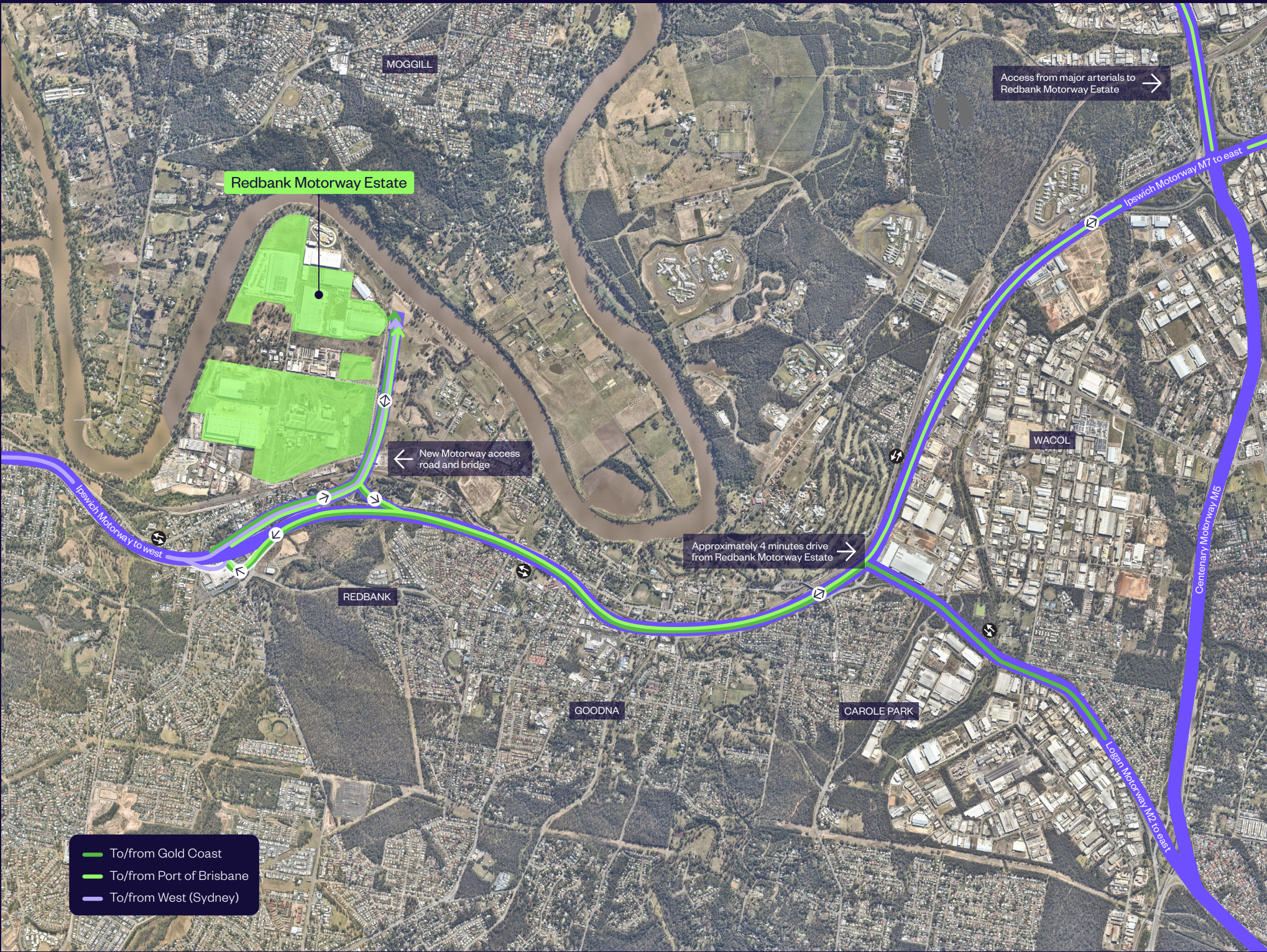


Australia Post moved to Redbank into a new purpose-built 49,000 sqm facility which is their largest parcel and distribution centre in Australia. Significant expenditure on the latest automation and robotics allows Australia Post to sort up to 35,000 parcels per hour, delivering more efficiently and faster to consumers.



Coles has relocated to a 66,000 sqm state-of-the-art automated facility at Redbank Motorway Estate as part of their supply chain modernisation strategy.

ACCESS



Redbank Motorway Estate

MOGGILL

Access from major arterials to Redbank Motorway Estate →

Ipswich Motorway M7 to east

← New Motorway access road and bridge

→ Approximately 4 minutes drive from Redbank Motorway Estate

WACOL

- To/from Gold Coast
- To/from Port of Brisbane
- To/from West (Sydney)

REDBANK

GOODNA

CAROLE PARK

Centenary Motorway M6

Logan Motorway M2 to east

ACCESS



VIEW FROM ABOVE



BRISBANE CBD

Rheinmetall

L'Oréal - under construction

Australia Post

Coles

Northline

Visy

FedEx

Lawrence & Hanson

Stage 4

Quantum Systems

DB Schenker

Progress Rail

Bapcor

CHEP

Coles

Redbank Railway Station

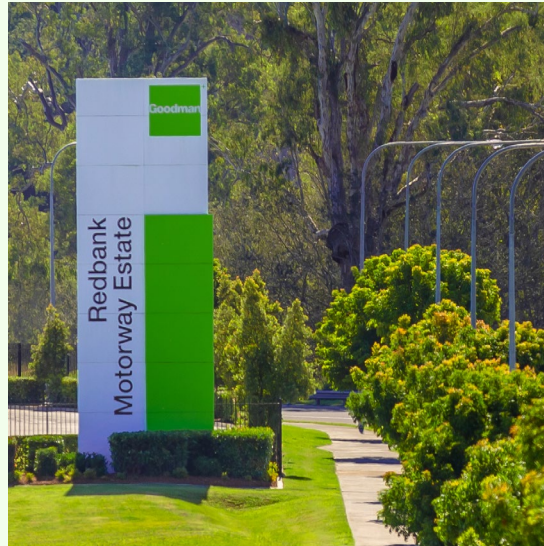
Ipswich Motorway

REDBANK PLAZA

OVERVIEW

Over \$6.5 billion of motorway upgrades have been completed in the last 10 years making Redbank connected like no other location in Queensland.

The \$5.05 billion Ipswich Motorway and Centenary Motorway upgrades provide access to the Brisbane CBD (toll free via the Ipswich motorway) and Brisbane's Northern suburbs.



- + Redbank Motorway Estate is Queensland's leading industrial precinct, strategically situated adjacent to the Ipswich Motorway with direct connections to Brisbane's key arterial networks
- + The estate benefits from significant expenditure on infrastructure upgrades to ensure better connections, decreased travel time and allows for A-double and B-double vehicle access
- + Redbank is home to DB Schenker, Australia Post, Coles, Northline, Tyres4U, Zenexus and FedEx's new Queensland distribution centres
- + Goodman is offering flexible pre-lease, or land sale opportunities from 6,000–80,000 sqm for leading multi-national logistics, retail, online and consumer service providers.



Redbank Motorway Estate is ideally located in the thriving South East location of Ipswich, benefiting from excellent road, rail and public transport connectivity.

Road

The estate is strategically positioned on the national road network, with connections to the Ipswich (1km from the Estate) and Logan Motorways, Cunningham/Warrego Highways and the Centenary, Gateway and M1 Motorways.

Train

Redbank train station has regular services arriving and departing approximately every 6 minutes in peak hour to Brisbane City, surrounding suburbs and beyond. Services include:

- + Rosewood train – Caboolture to Rosewood via Brisbane City
- + Caboolture train – Ipswich via Brisbane City
- + Ipswich train – Caboolture via Brisbane City to Ipswich
- + Nambour train – Nambour via Brisbane City to Ipswich
- + Doomben train – Ipswich via Brisbane City
- + Redcliffe Peninsula train – Ipswich via Brisbane City
- + Springfield Central is also easily accessible on the Caboolture line via Darra station to the Springfield line.

Bus

- + Route 500 provides services between Goodna, Redbank, Riverview, Booval, Ipswich and Riverlink
- + Route 525 provides services between Redbank Plaza, Collingwood Park and Redbank Station (loop)
- + Route 526 provides services between Redbank, Redbank Plains, Augustine Heights and Springfield.

Redbank Motorway Estate has two existing bus shelters for future bus services.

CONNECTIVITY

1.5KM

to Redbank train station

2KM

to Redbank Plaza

1KM

to Ipswich Motorway

28KM

to Brisbane CBD

**Easy
access**



As an A-double and B-double approved estate, businesses relocating to Redbank Motorway Estate can enjoy a range of additional cost savings that A-double access can bring to your bottom line.

A-double vehicles permit the transportation of 2 x 40 foot containers on one truck, allowing you to move larger loads using fewer trucks.

With A-doubles you can save on fuel, drivers, insurance, reduce carbon footprint and maintenance costs.

REDBANK MOTORWAY ESTATE



MAJORITY OF ESTATES



SOME ESTATES



ACCESS ADVANTAGE

NEARBY AMENITY AND SERVICES



On-site cafe

- + Located on Robert Smith Street, Zac's Carvery provides staff and visitors with the a range of freshly made food and drinks and corporate catering.

Shopping

- + Redbank Plaza – (Big W, Optus, Kmart, Vodafone, Australia Post, Aldi) 1 Collingwood Drive, Redbank
- + Town Square Redbank Plains Shopping Centre – (Woolworths, Aldi, Target, Australia Post, DAISO) 357/403 Redbank Plains Road, Redbank Plains
- + Orion Springfield Central – (Event Cinema, JB HI-FI, Coles, Aldi, NAB, CBA, ANZ, Westpac, Suncorp) 1 Main Street, Springfield.

Child care and early education

- + Montessori Pathways – 47-49 Brisbane Road, Redbank
- + Rising Stars – 11 Collingwood Drive, Redbank
- + Goodstart Early Learning – 112-114 Eagle Street, Redbank Plains
- + The Lakes Early Learning Child Care Centre – 3 Spring Avenue, Springfield Lakes
- + Kindy Patch – 37 Sinnathamby Boulevard, Springfield
- + Guardian Early Learning Centre – 51 Barry Alexander Drive, Springfield.


Food and hotels

- + McDonald's – Shop 219 Level 2, Redbank Plaza
- + KFC – 1 Collingwood Drive, Redbank
- + Boost Juice – Shop K2.5 Level 2, Redbank Plaza
- + Coffee Club – Shop K12 Level 2, Redbank Plaza
- + Nando's – 357/381 Redbank Plains Road, Redbank Plains
- + Subway – 494 Redbank Plains Road, Redbank Plains
- + Sushi 79 – 357/381 Redbank Plains Road, Redbank Plains
- + Pho Express – 357/381 Redbank Plains Road, Redbank Plains
- + Food Industry Café – 59 Brisbane Road, Redbank
- + The Commercial Hotel – 72 Brisbane Road, Redbank
- + Kerwick Hotel – 1 Kerwick Street, Redbank.


Fitness

- + Freedom Health and Fitness – 9/59 Brisbane Road, Redbank
- + Just Sports n' Fitness – 1 Chalk Street, Redbank
- + Anytime Fitness – Intersection of Jones and Redbank Plains Road, Redbank Plains.

Key area statistics

 **2.8m**
TOTAL POPULATION

 **1.1m**
TOTAL HOUSEHOLDS

 **\$44,860bn**
TOTAL PURCHASING POWER

Total spend on

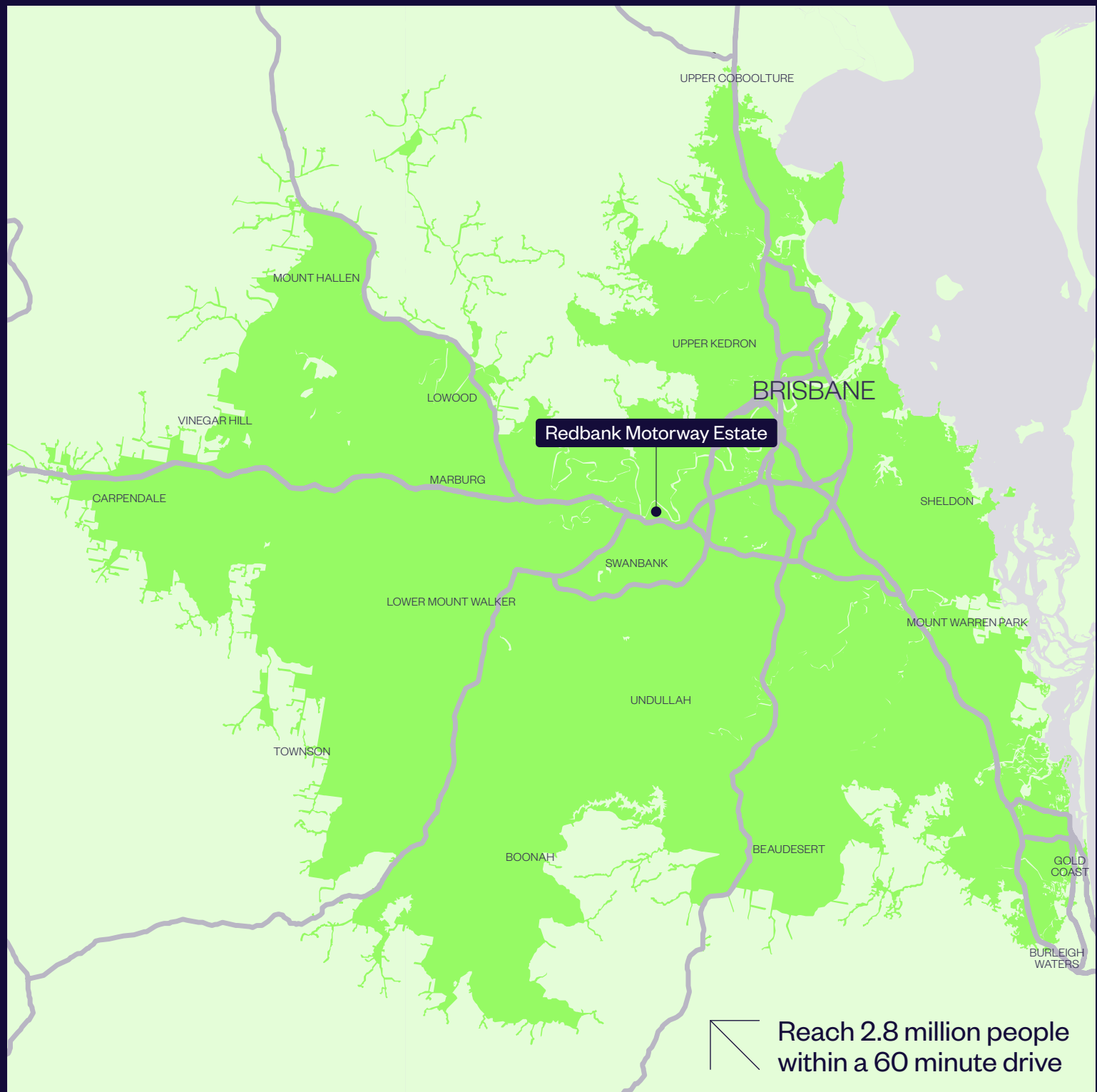
 **\$3.4bn**
CLOTHING

 **\$11.4bn**
FOOD + BEVERAGE

 **\$2.8bn**
PERSONAL CARE

**WITHIN
60 MINUTE
DRIVE TIME**

Source: Esri and Michael Bauer Research



An outstanding opportunity to be part of this emerging industrial estate



INFRASTRUCTURE



Infrastructure

The Ipswich Motorway link road including access bridge have been completed. Construction of internal/external roadways, associated services and bulk earthworks have also been completed.

Zoning

Regional Business and Industry (low and medium impact) zoning permits a wide array of industrial uses, and can accommodate 24 hour, 7 days a week use (subject to council approval).

Note: Coles, DB Schenker, FedEx, Tyres4U, Zenexus, Northline and Australia Post are all approved for 24 hour, 7 days a week operations.

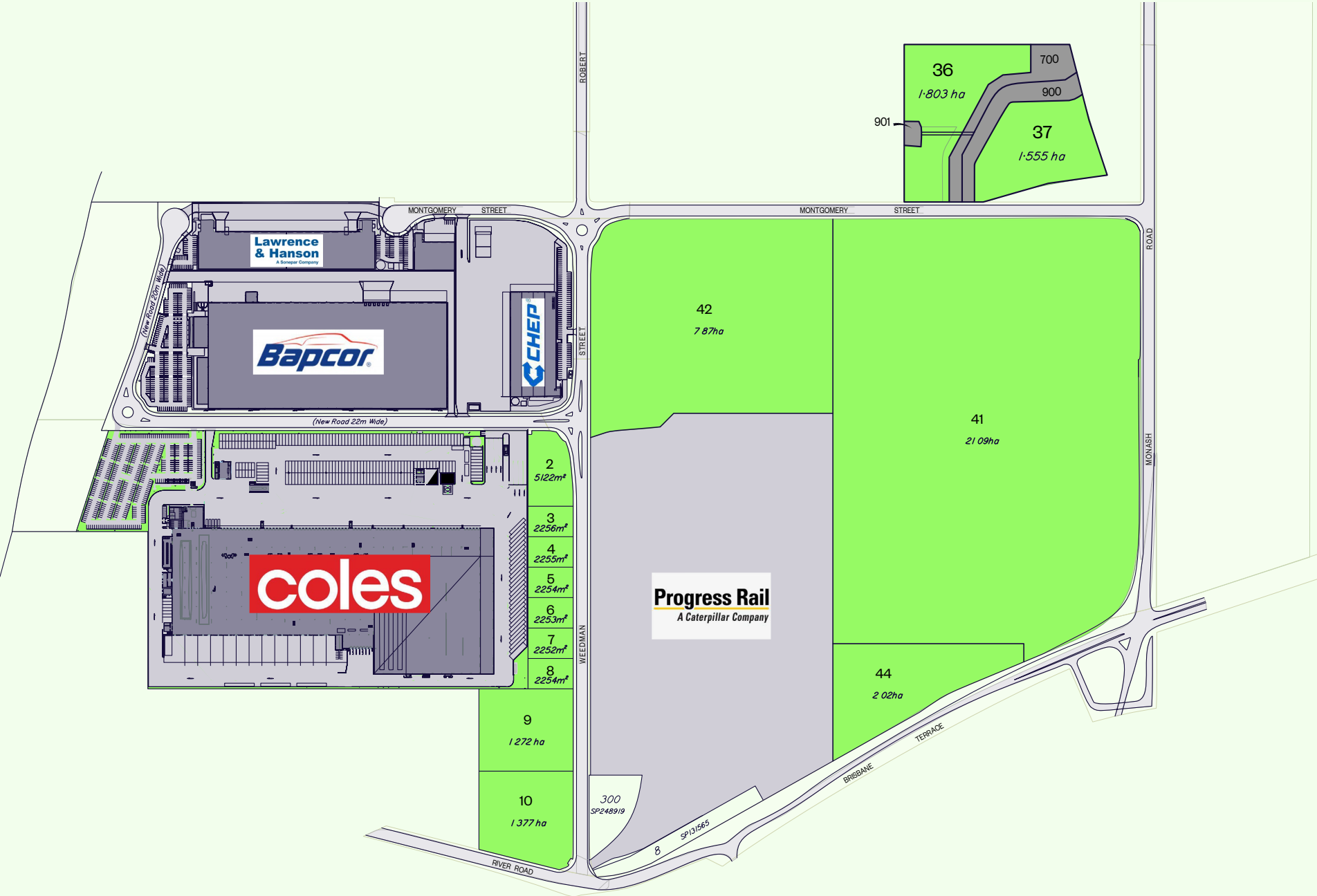
MASTERPLAN - NORTH SECTION

Pre-lease and development opportunities from 6,000–80,000 sqm can be tailored to specific user requirements



■ FOR LEASE

MASTERPLAN - SOUTH SECTION



■ FOR LEASE

REDBANK MOTORWAY ESTATE – DB SCHENKER



Customer	DB Schenker
Size	Total 46,995 sqm comprising of 46,005 sqm of warehouse and 990 sqm of office.
Time to construct	9 months
Special features	<ul style="list-style-type: none">+ Tapa security standard compliant facility+ Back up power generator+ Flexible inter-tenancy wall to provide for future growth.

REDBANK MOTORWAY ESTATE – ZENEXUS



Customer	Zenexus
Size	10,010 sqm
Time to construct	9 months
Special features	+ 250kw solar array system + Integrated racking works.

REDBANK MOTORWAY ESTATE – NORTHLINE AND TYRES4U



Customers	Northline and Tyres4U
Size	Total 23,382 sqm comprising of 22,516 sqm of warehouse and 866 sqm of office.
Time to construct	9 months
Special features	+ Drive through / breezeway facility + Fire system upgraded for compliant tyre storage.



REDBANK MOTORWAY ESTATE – FEDEX



Customer	Fedex
Size	Total 27,866 sqm comprising of 26,422 sqm of warehouse and satellite buildings and 1,444 sqm of office.
Time to construct	11 months
Special features	<ul style="list-style-type: none">+ Fully automated sortation system integrated with base building+ Maintenance, truck wash and refuelling facilities on-site+ Customer collections facility+ Permanent back up generator.



REDBANK MOTORWAY ESTATE – AUSTRALIA POST



Customer	Australia Post
Size	13.5 hectares comprising of 49,260 sqm facility.
Time to construct	11 months
Special features	+ Largest parcel facility and delivery centre for Australia Post in Australia, capable of sorting 700,000 parcels per day.





REDBANK MOTORWAY ESTATE – COLES



Customer	Coles
Size	Total 66,067 sqm
Time to construct	20 months
Special features	<ul style="list-style-type: none">+ 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.

REDBANK MOTORWAY ESTATE – BAPCOR



Customer	Bapcor
Size	44,473 sqm
Time to construct	12 months
Special features	+ 1.8MW solar array system + 14.6m ridge height + 26m wide awning.



REDBANK MOTORWAY ESTATE – CHEP, LAWRENCE & HANSON, QUANTUM SYSTEMS

Customer CHEP, Lawrence & Hanson, Quantum Systems

Size

- + CHEP – 8,163 sqm comprising of 7,667 sqm warehouse and 496 sqm office
- + Lawrence & Hanson – 11,794 sqm comprising 10,894 sqm warehouse and 900 sqm office
- + Quantum Systems – 2,118 sqm comprising 1,800 sqm warehouse and 318 sqm office.

Time to construct

- + CHEP – 12 months
- + Lawrence & Hanson + Quantum Systems – 13 months.

Special features

- + CHEP:
 - + 450kw solar array
 - + 4 EV charging points
 - + 26,147 sqm hardstand capable to store 150,000 pallets
 - + Targeting carbon neutral certification.
- Lawrence & Hanson:
 - + 300kw solar array
 - + 8 EV charging points
 - + Targeting carbon neutral certification.
- Quantum Systems:
 - + 50kw solar array
 - + Exposed ground floor ceilings and feature lighting
 - + 4 EV charging points
 - + Targeting carbon neutral certification.



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 2023

\$82.9BN

total assets
under management

14

total number of
countries operating in

1,700+

business space
customer base (approx.)

\$12.7BN

development work
in progress

23.8M

sqm of business space
under management (approx.)

1,000+

dedicated property
professionals (approx.)

438

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 2023

53%

of developments are completed with existing customers

19

projects in progress

487,507 SQM

development work in progress

\$2.3BN

development work in progress



Industry sectors include:

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

Sustainability



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



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.

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.

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.

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.

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
- + We use drought tolerant plants combined with ballast rock
- + From December 2022 all handheld equipment used in landscaping and cleaning work at our properties will be battery operated
- + 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
- + At Eastern Creek in NSW, we have constructed a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permaculture practices
- + 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.


INCLUSION AND DIVERSITY

Central to our purpose of “making space for greatness” is creating an environment where I&D is embedded into everything we do.

We work to create a culture where our people are valued and have the opportunity to realise their potential.

We are all accountable for making it a reality. Our people are champions of openness, fairness and respect.



 At Goodman, we lead the way in inclusion and diversity

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 over 65,000 years.



Artist Danielle Mate with her artwork created for Goodman's Reflect RAP.

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, languages and traditions.

Goodman received formal endorsement of our Reflect RAP. We have clear commitments around the core pillars of relationships, respect and opportunities.

Our RAP journey is ongoing, and 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.

CONTACT



ENQUIRE NOW

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