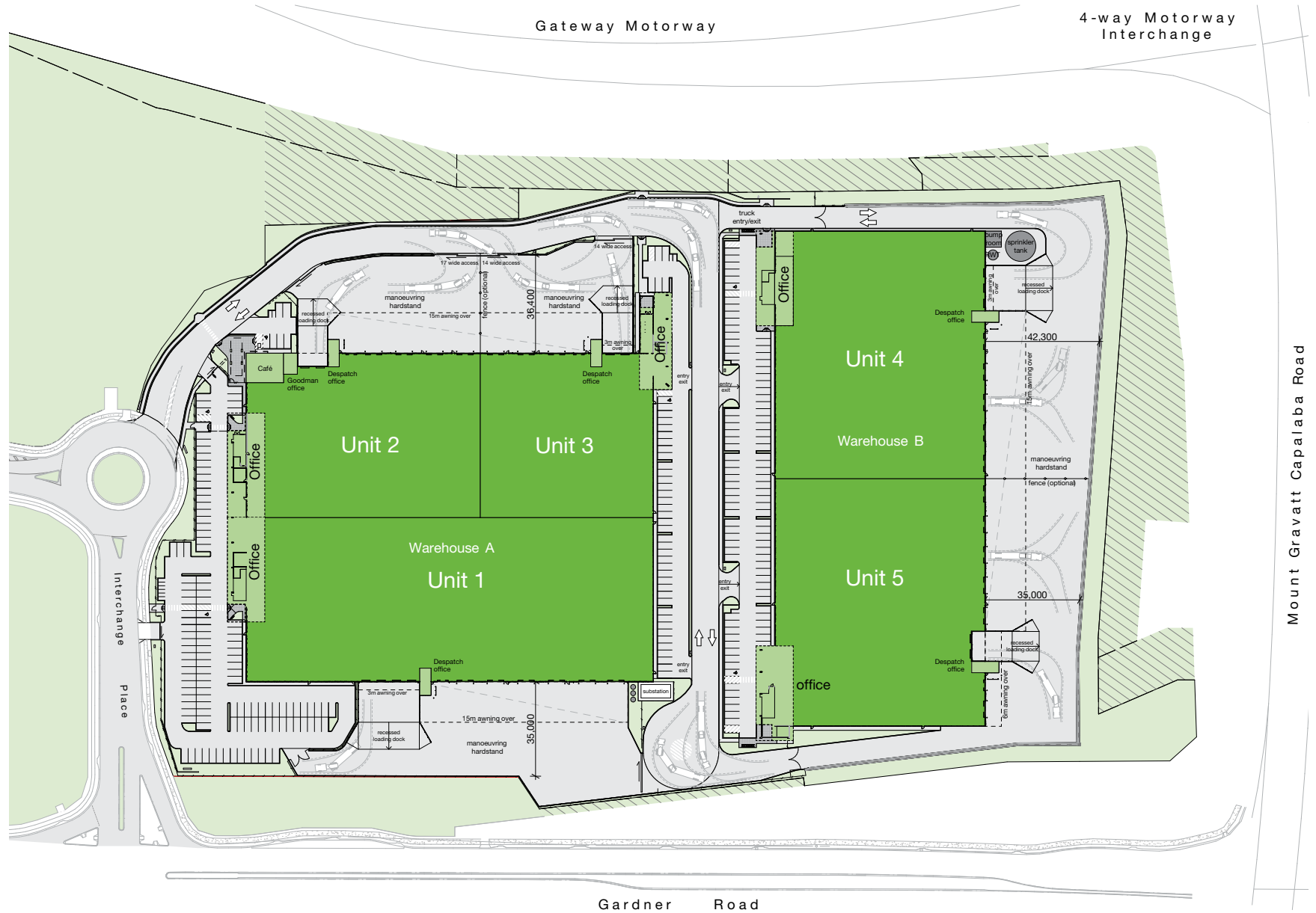


SITE PLAN

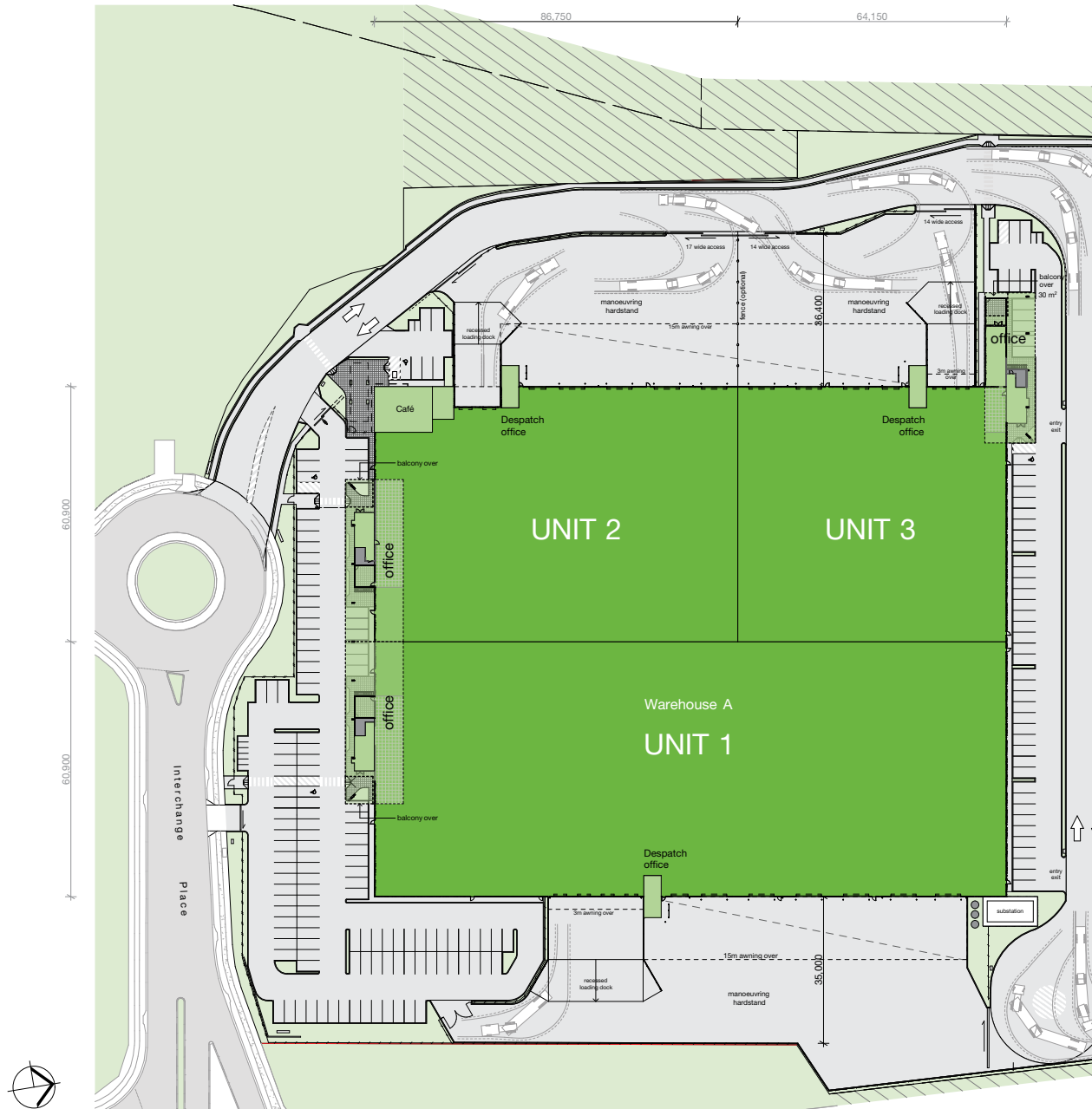
AREA SCHEDULE	SQM
Total site area	85,679
Unit 1	
Warehouse	9,169
Office (2 levels)	539
Dock office	42
Total	9,750
Unit 2	
Warehouse	5,016
Office (2 levels)	539
Dock office	42
Total	5,597
Unit 3	
Warehouse	3,886
Office (2 levels)	526
Dock office	42
Total	4,454
Unit 4	
Warehouse	7,140
Office (2 levels)	497
Dock office	42
Total	7,679
Unit 5	
Warehouse	7,085
Office (2 levels)	499
Dock office	42
Total	7,626



■ For lease

WAREHOUSE A – OPTION 1 PLAN

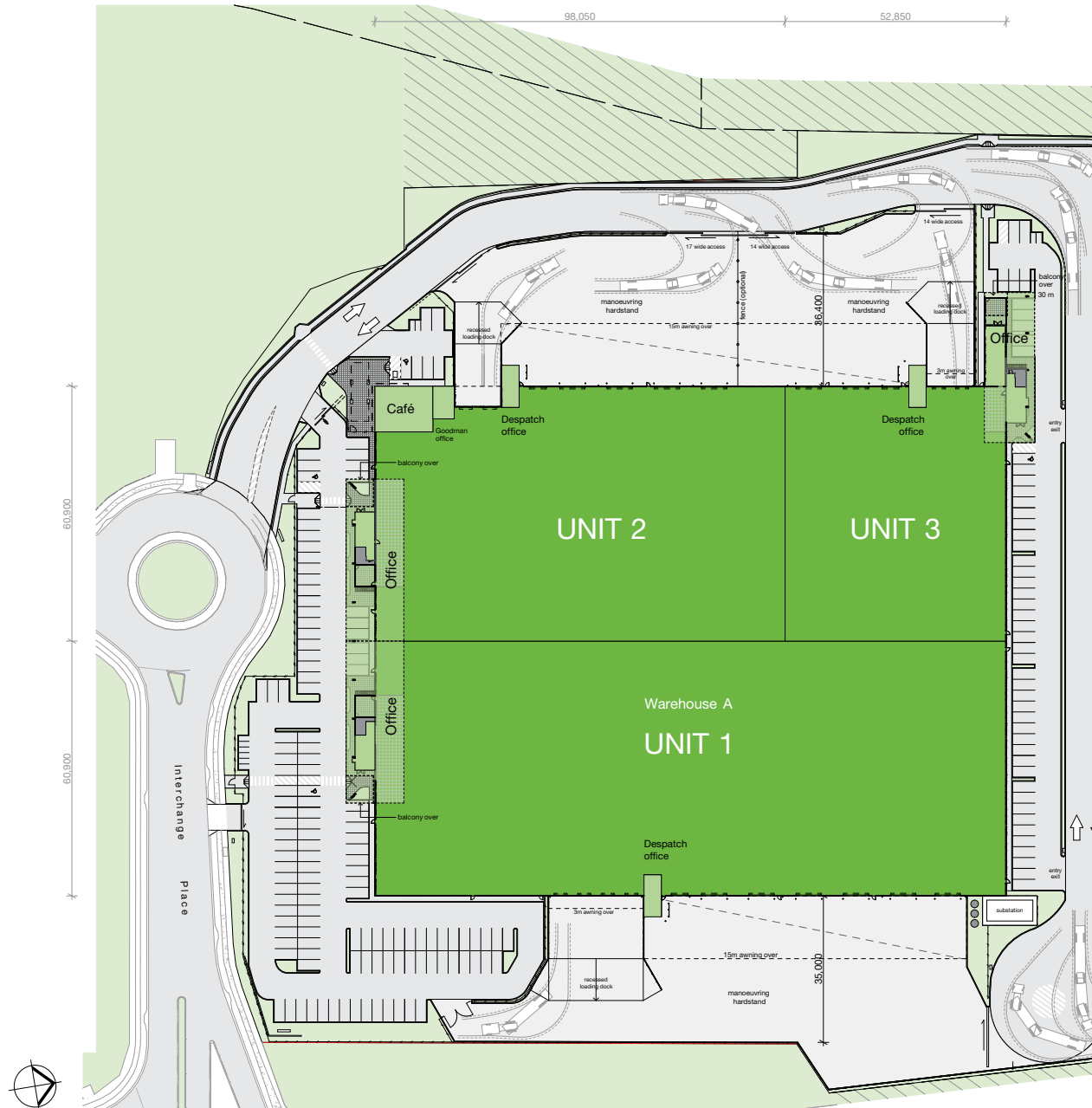
AREA SCHEDULE	SQM
Site area	47,043
Unit 1	
Warehouse	9,169
Office (2 levels)	539
Dock office	42
Total	9,750
Unit 2	
Warehouse	5,016
Office (2 levels)	539
Dock office	42
Total	5,597
Unit 3	
Warehouse	3,886
Office (2 levels)	526
Dock office	42
Total	4,454
Café	221
Goodman office	40
Total building area	20,062



■ For lease

WAREHOUSE A – OPTION 2 PLAN

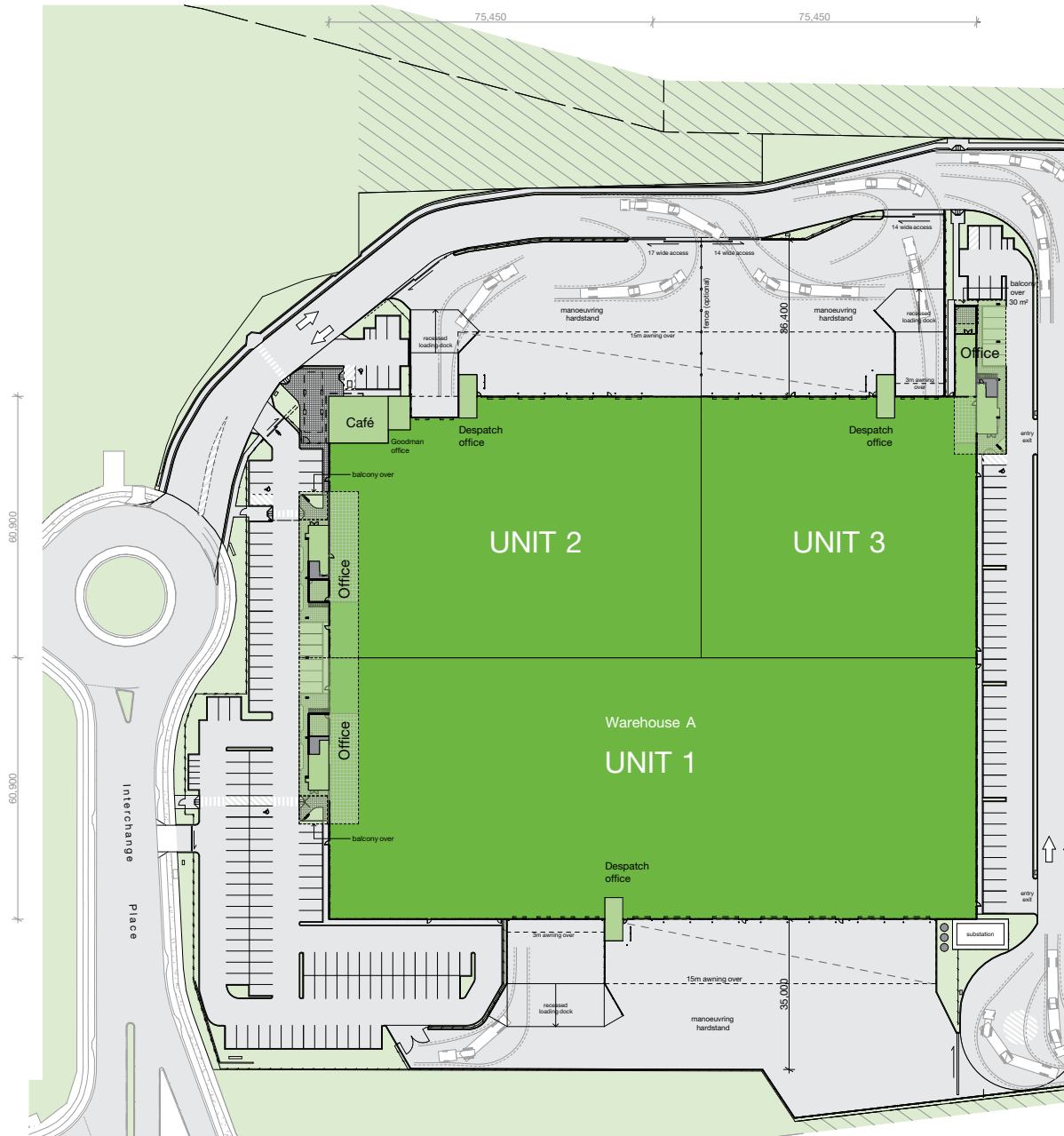
AREA SCHEDULE	SQM
Site area	47,043
Unit 1	
Warehouse	9,169
Office (2 levels)	539
Dock office	42
Total	9,750
Unit 2	
Warehouse	5,705
Office (2 levels)	539
Dock office	42
Total	6,286
Unit 3	
Warehouse	3,198
Office (2 levels)	526
Dock office	42
Total	3,766
Café	221
Goodman office	40
Total building area	20,062



■ For lease

WAREHOUSE A – OPTION 3 PLAN

AREA SCHEDULE	SQM
Site area	47,043
Unit 1	
Warehouse	9,169
Office (2 levels)	539
Dock office	42
Total	9,750
Unit 2	
Warehouse	4,328
Office (2 levels)	539
Dock office	42
Total	4,909
Unit 3	
Warehouse	4,574
Office (2 levels)	526
Dock office	42
Total	5,142
Café	221
Goodman office	40
Total building area	20,062

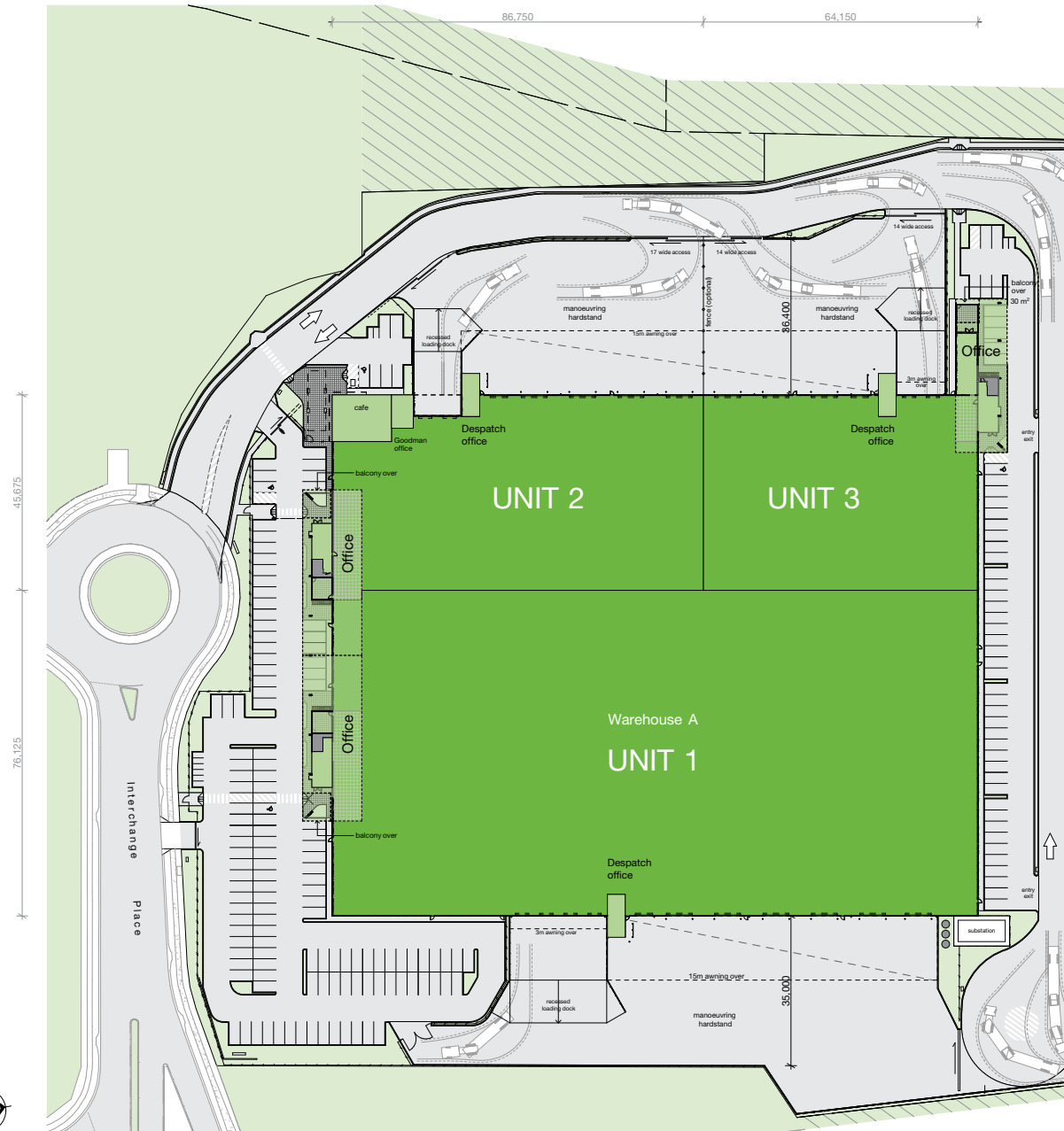


■ For lease

WAREHOUSE A – OPTION 4 PLAN

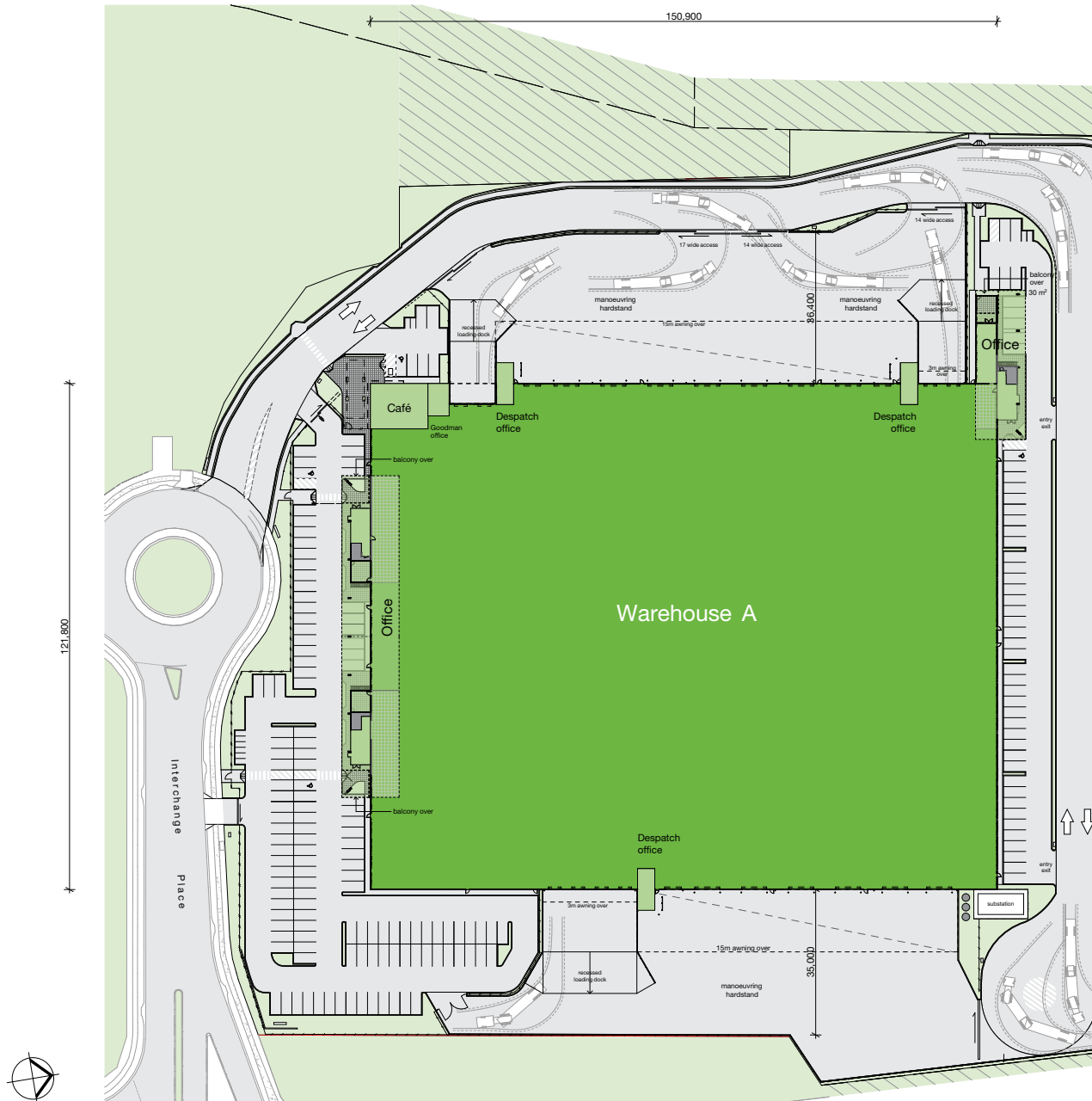
AREA SCHEDULE	SQM
Site area	47,043
Unit 1	
Warehouse	11,451
Office (2 levels)	539
Dock office	42
Total	12,032
Unit 2	
Warehouse	3,711
Office (2 levels)	539
Dock office	42
Total	4,292
Unit 3	
Warehouse	2,909
Office (2 levels)	526
Dock office	42
Total	3,477
Café	221
Goodman office	40
Total building area	20,062

■ For lease



WAREHOUSE A – OPTION 5 PLAN

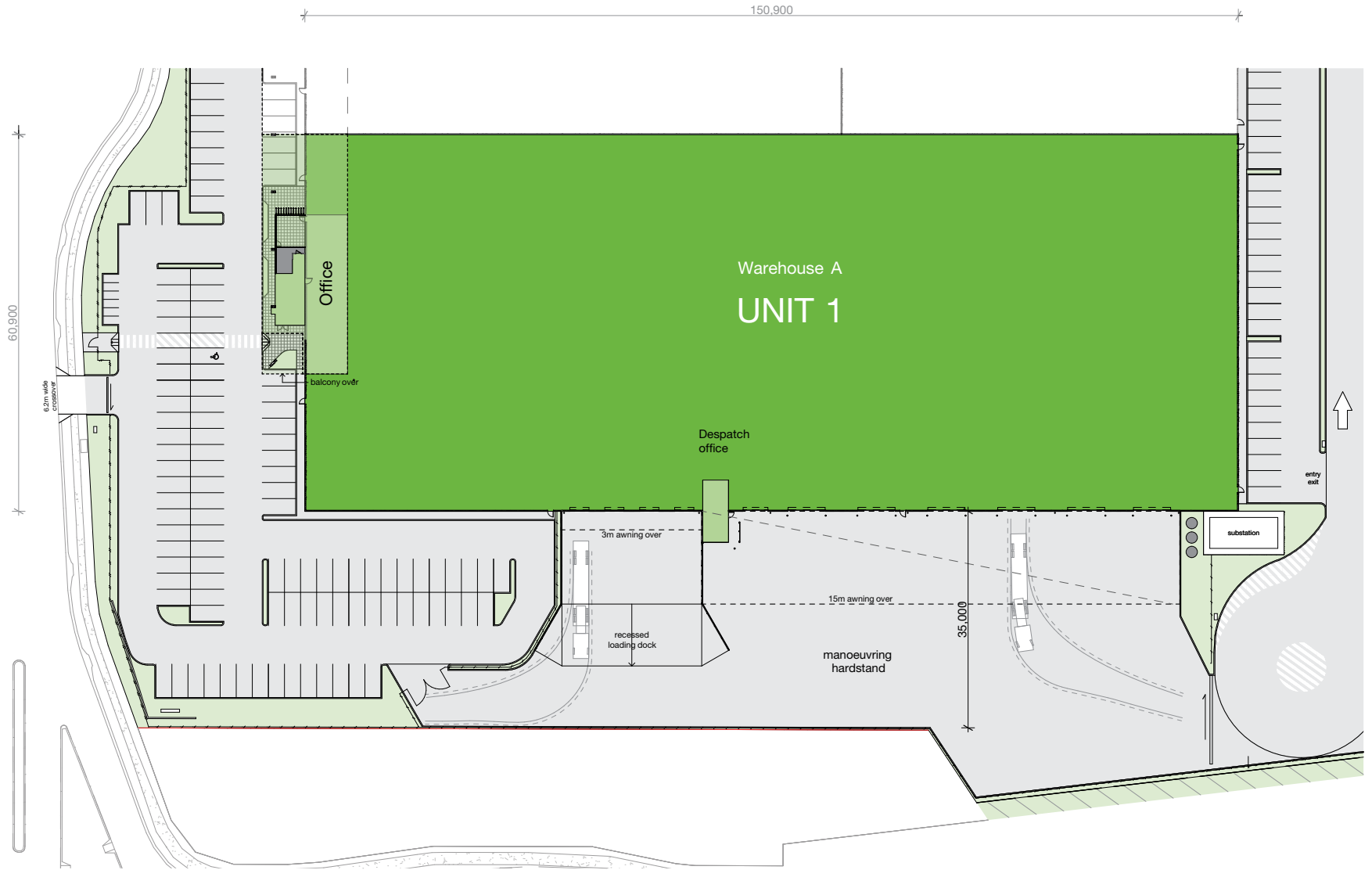
AREA SCHEDULE	SQM
Site area	47,043
Warehouse	18,071
Office 1 (2 levels)	1,078
Office 2 (2 levels)	526
Dock office	126
Total	19,801
Café	221
Goodman office	40
Total building area	20,062



■ For lease

UNIT 1 PLAN

AREA SCHEDULE	SQM
Unit 1	
Warehouse	9,169
Office (2 levels)	539
Dock office	42
Total	9,750
Awning area	1,159
Hardstand area	4,266
Carpark area	2,372



UNIT 2 PLAN

AREA SCHEDULE	SQM
Unit 2	
Warehouse	5,016
Office (2 levels)	539
Dock office	42
Total	5,597
Café	221
Goodman office	40
Awning	850
Hardstand	2,425
Carpark area	1,789



■ For lease

OFFICES 1 + 2 – FLOOR PLANS

AREA SCHEDULE SQM

Office 1	
Entry foyer	48
Level 1 office	491
Total	539
Dock office	42
Total office area	581

Office 2	
Entry foyer	48
Level 1 office	491
Total	539
Dock office	42
Total office area	581

AREA SCHEDULE SQM

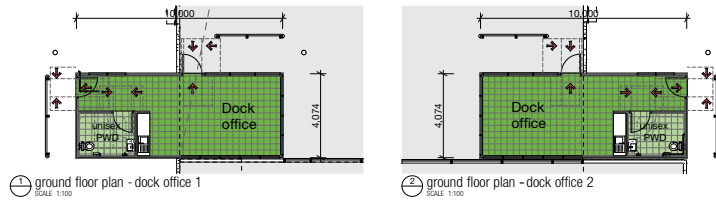
MAXIMUM

Office 1 or 2	
Entry foyer	48
Level 1 office	647
Total	695
Dock office	42
Total office area	737

AREA SCHEDULE SQM

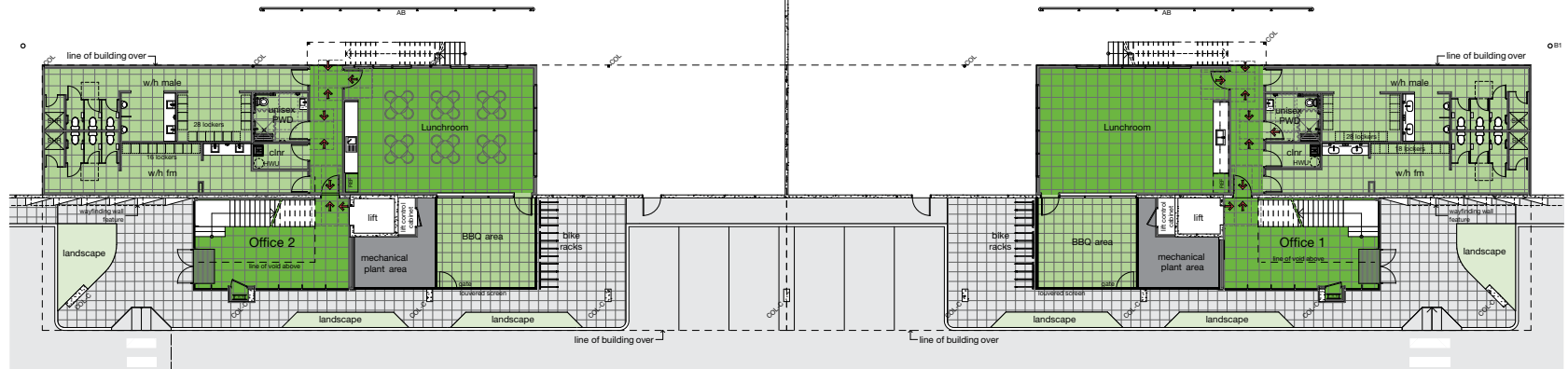
MINIMUM

Office 1 or 2	
Entry foyer	48
Level 1 office	335
Total	383
Dock office	42
Total office area	425

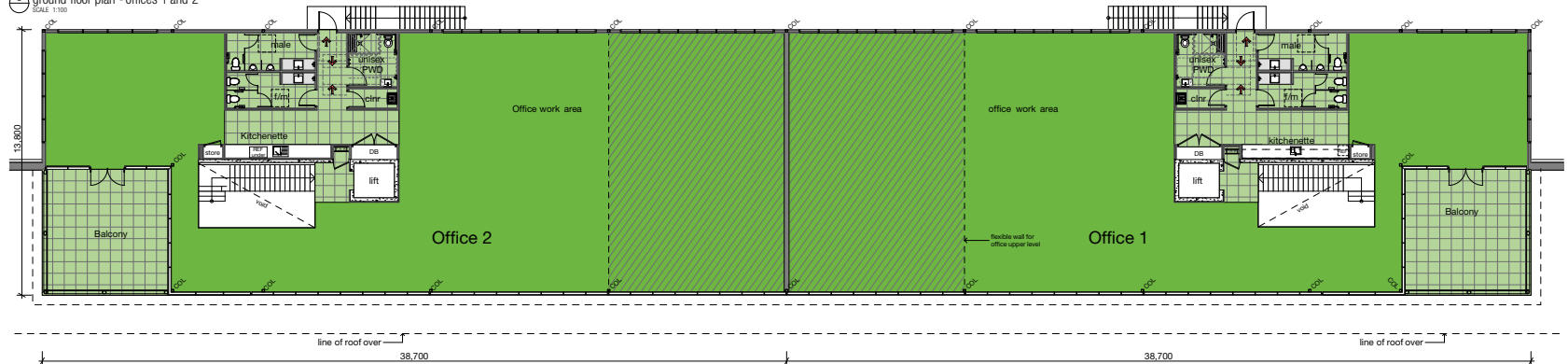


1 ground floor plan - dock office 1
SCALE 1:100

2 ground floor plan - dock office 2
SCALE 1:100



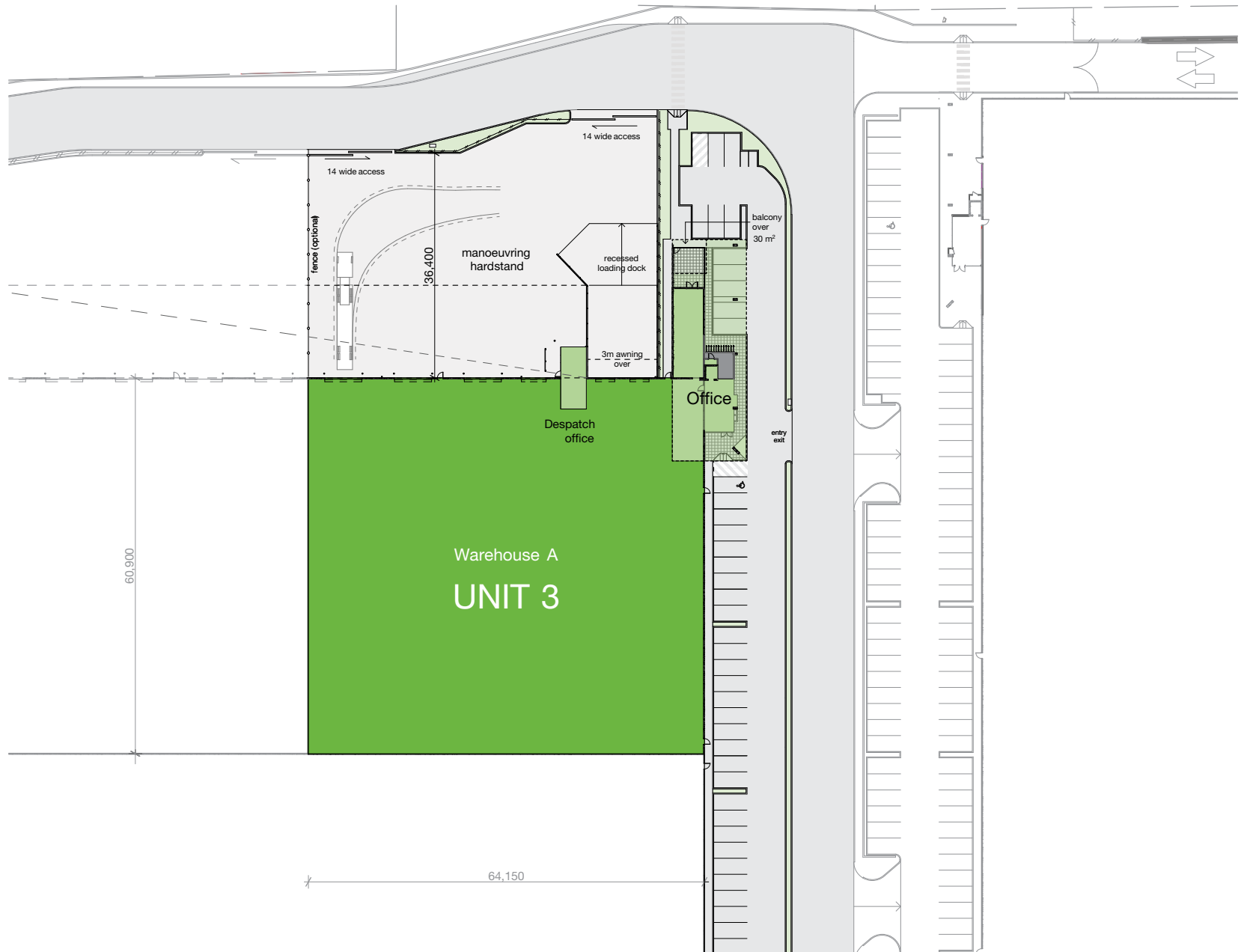
3 ground floor plan - offices 1 and 2
SCALE 1:100



4 first floor plan - offices 1 and 2
SCALE 1:100

UNIT 3 PLAN

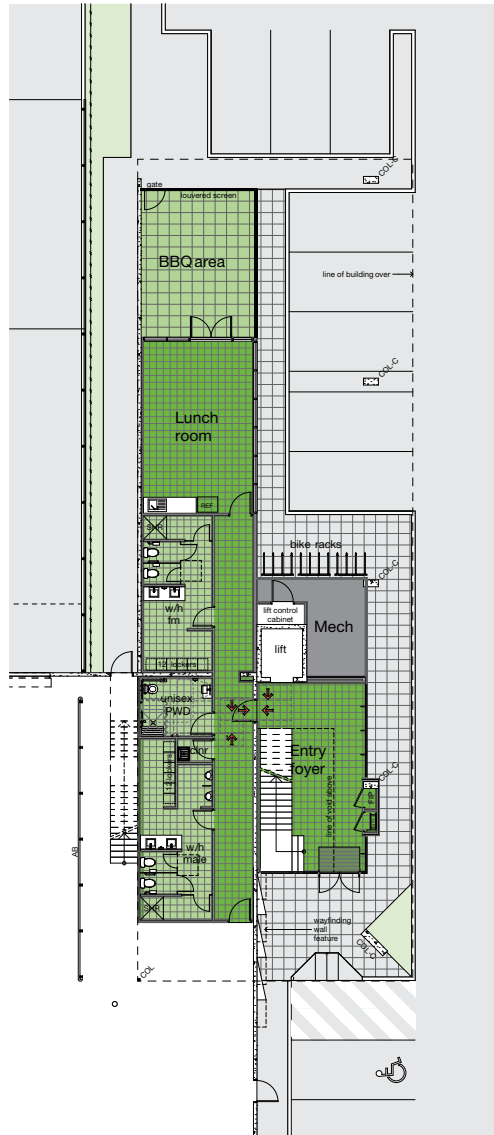
AREA SCHEDULE	SQM
Unit 3	
Warehouse	3,886
Office (2 levels)	526
Dock office	42
Total	4,454
Awning area	710
Hardstand area	2,202
Carpark area	1,280
Car parking spaces	34



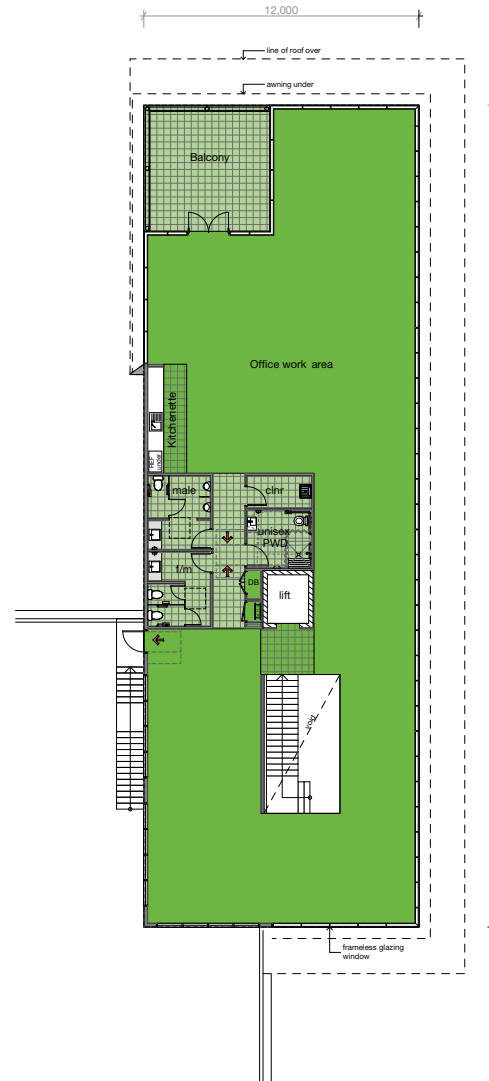
■ For lease

OFFICE 3 – FLOOR PLANS

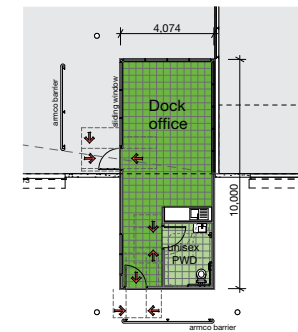
AREA SCHEDULE	SQM
Entry foyer	48
Ground level office	78
Level 1 office	400
Total	526
Dock office	42
Total office area	568



1 ground floor plan - office 3
SCALE 1:100



2 first floor plan - office 3
SCALE 1:100

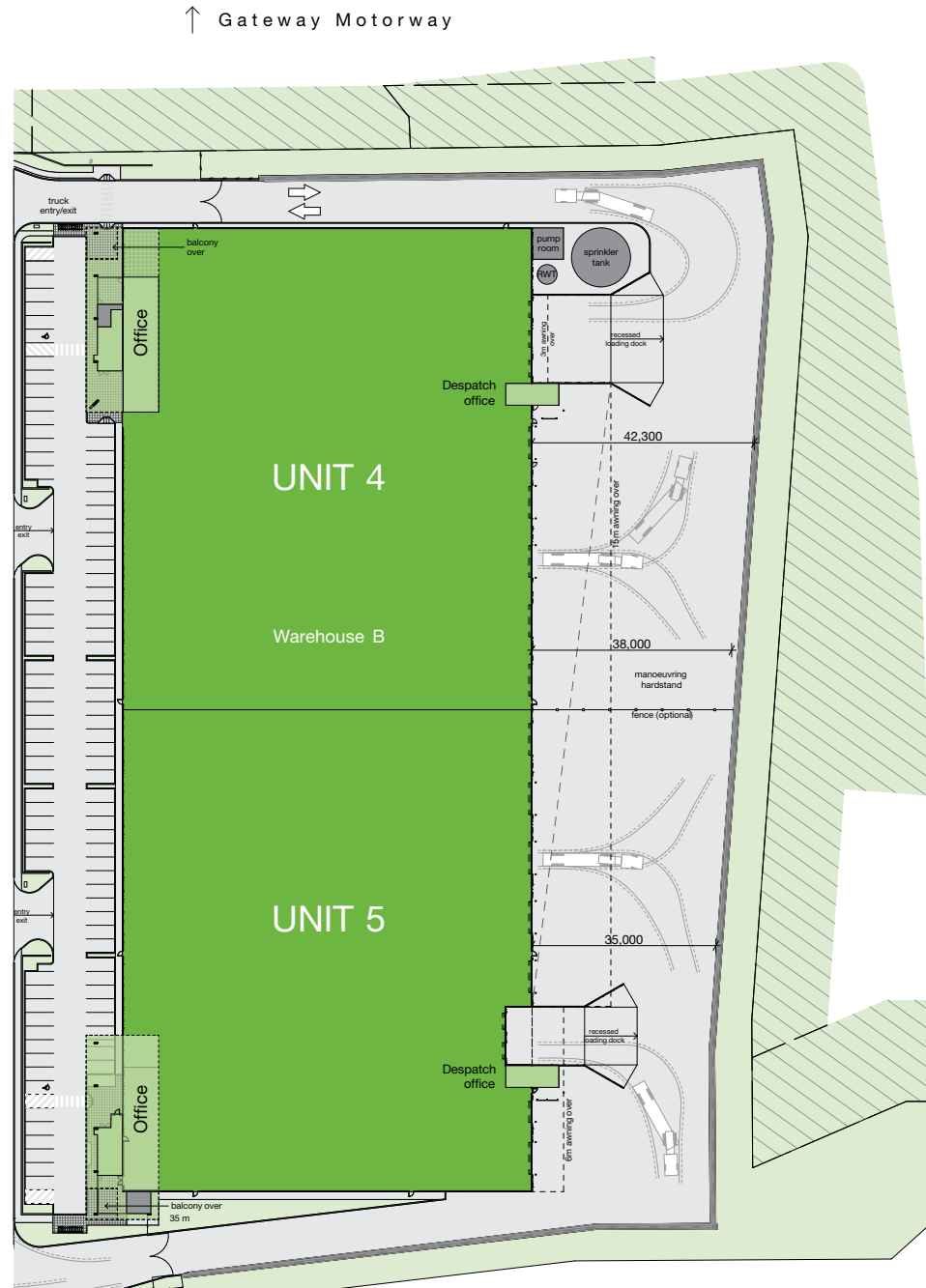


3 ground floor plan - dock office 3
SCALE 1:100



WAREHOUSE B – OPTION 1 PLAN

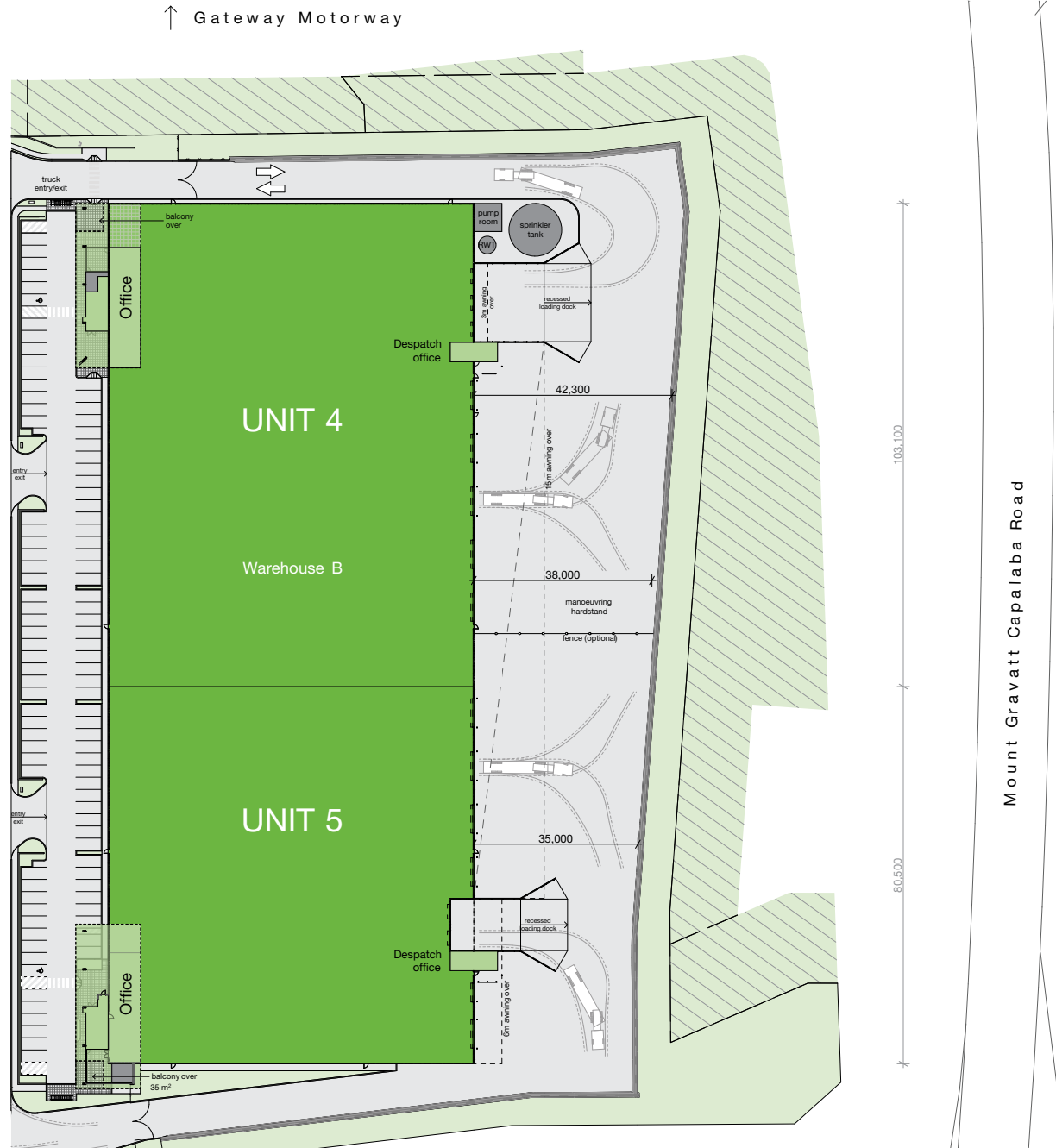
AREA SCHEDULE	SQM
Site area	38,636
Unit 4	
Warehouse	7,140
Office (2 levels)	497
Dock office	42
Total	7,979
Unit 5	
Warehouse	7,085
Office (2 levels)	499
Dock office	42
Total	7,626
Total building area	15,305



■ For lease

WAREHOUSE B – OPTION 2 PLAN

AREA SCHEDULE	SQM
Site area	38,636
Unit 4	
Warehouse	6,258
Office (2 levels)	497
Dock office	42
Total	8,560
Unit 5	
Warehouse	6,204
Office (2 levels)	499
Dock office	42
Total	6,745
Total building area	15,305

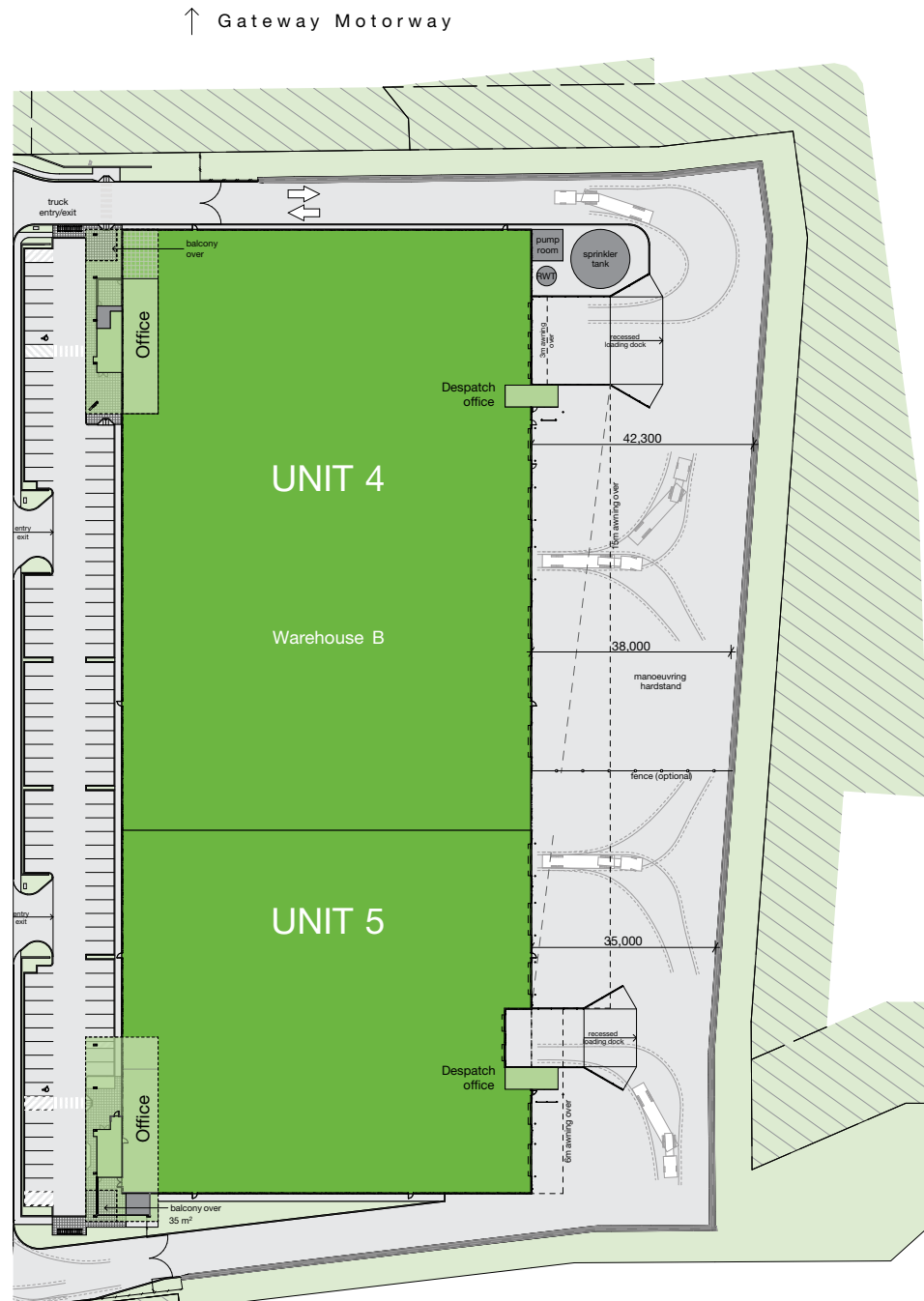


■ For lease

WAREHOUSE B – OPTION 3 PLAN

AREA SCHEDULE	SQM
Site area	38,636
Unit 4	
Warehouse	8,903
Office (2 levels)	497
Dock office	42
Total	9,442
Unit 5	
Warehouse	5,322
Office 1 (2 levels)	499
Dock office	42
Total	5,863
Total building area	15,305

■ For lease



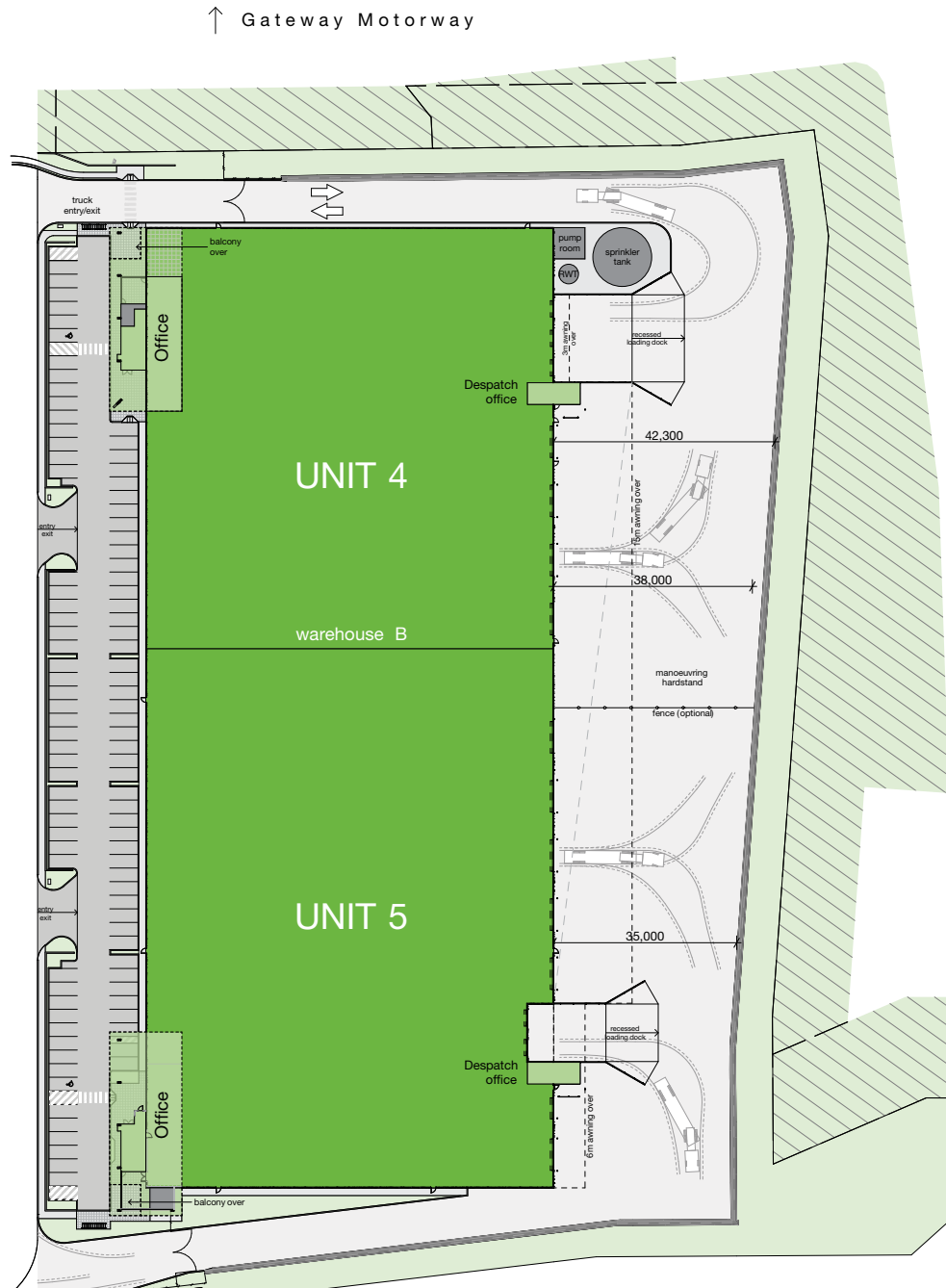
114,400

69,200

Mount Gravatt Capalaba Road

WAREHOUSE B – OPTION 4 PLAN

AREA SCHEDULE	SQM
Site area	38,636
Unit 4	
Warehouse	6,528
Office (2 levels)	497
Dock office	42
Total	6,797
Unit 5	
Warehouse	7,966
Office (2 levels)	499
Dock office	42
Total	8,507
Total building area	15,304



80,500

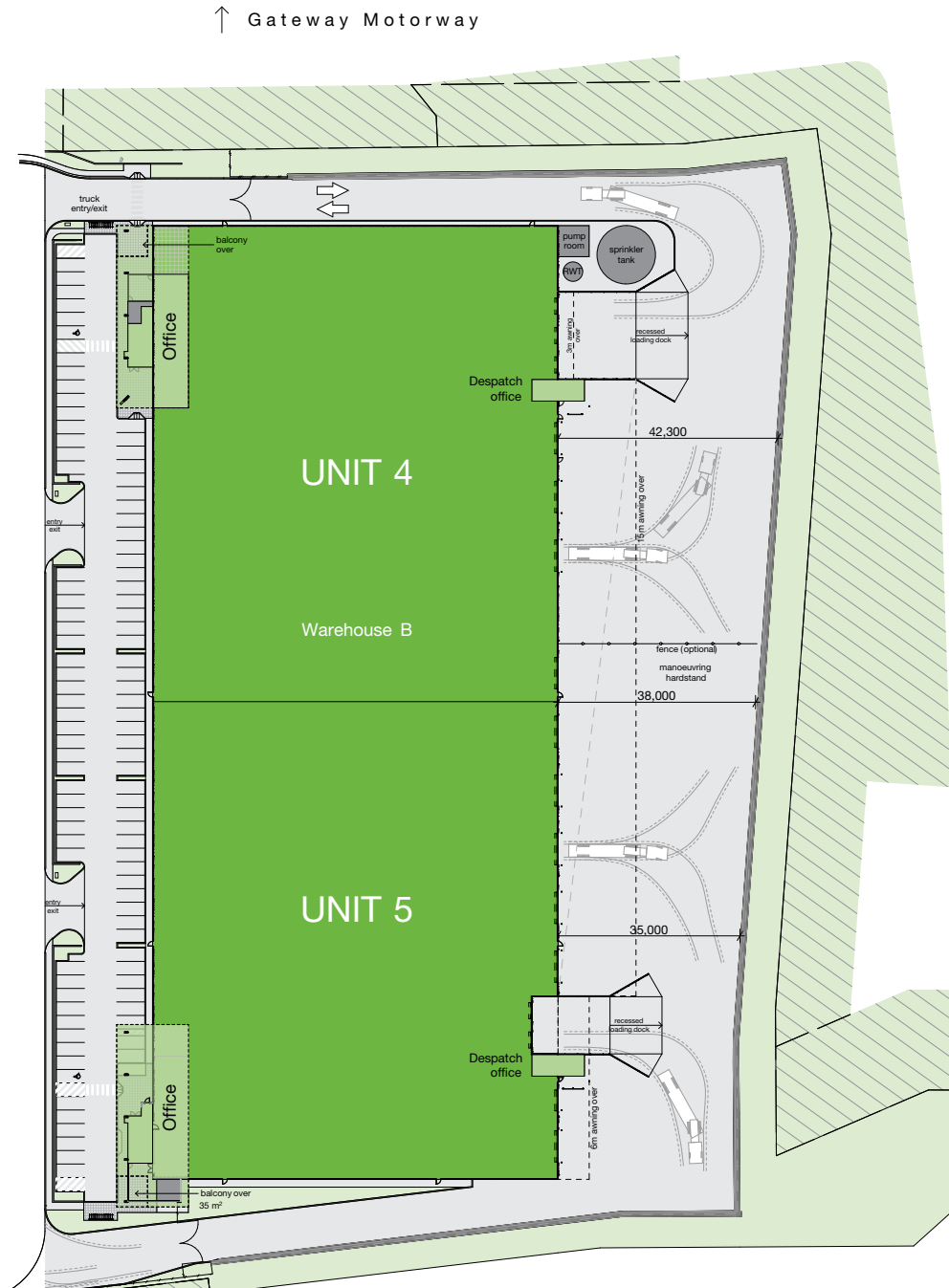
103,100

Mount Gravatt Capalaba Road

■ For lease

WAREHOUSE B – OPTION 5 PLAN

AREA SCHEDULE	SQM
Site area	38,636
Unit 4	
Warehouse	5,377
Office (2 levels)	497
Dock office	42
Total	5,916
Unit 5	
Warehouse	8,848
Office 1 (2 levels)	499
Dock office	42
Total	9,389
Total building area	15,305

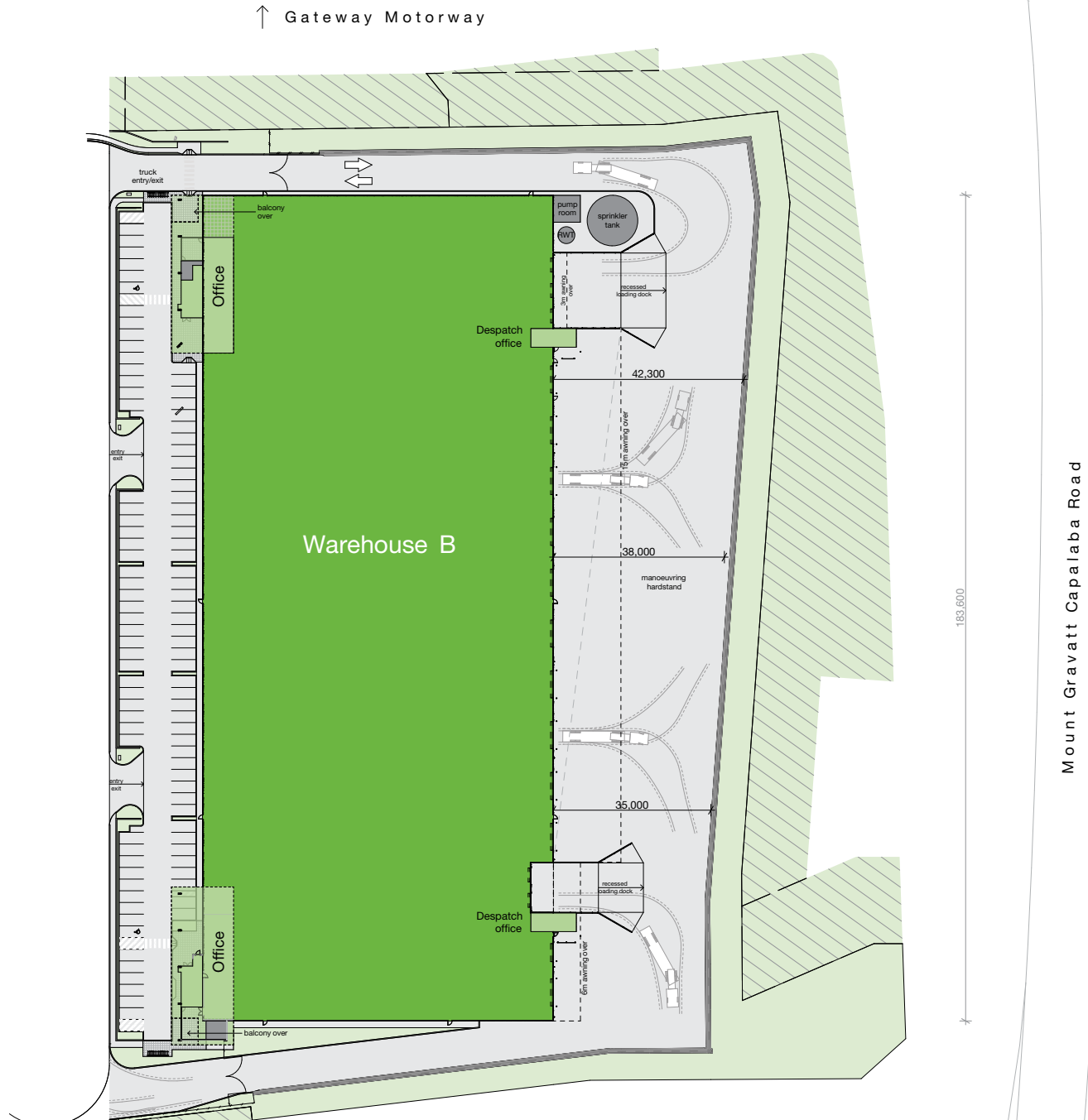


■ For lease

WAREHOUSE B – OPTION 6 PLAN

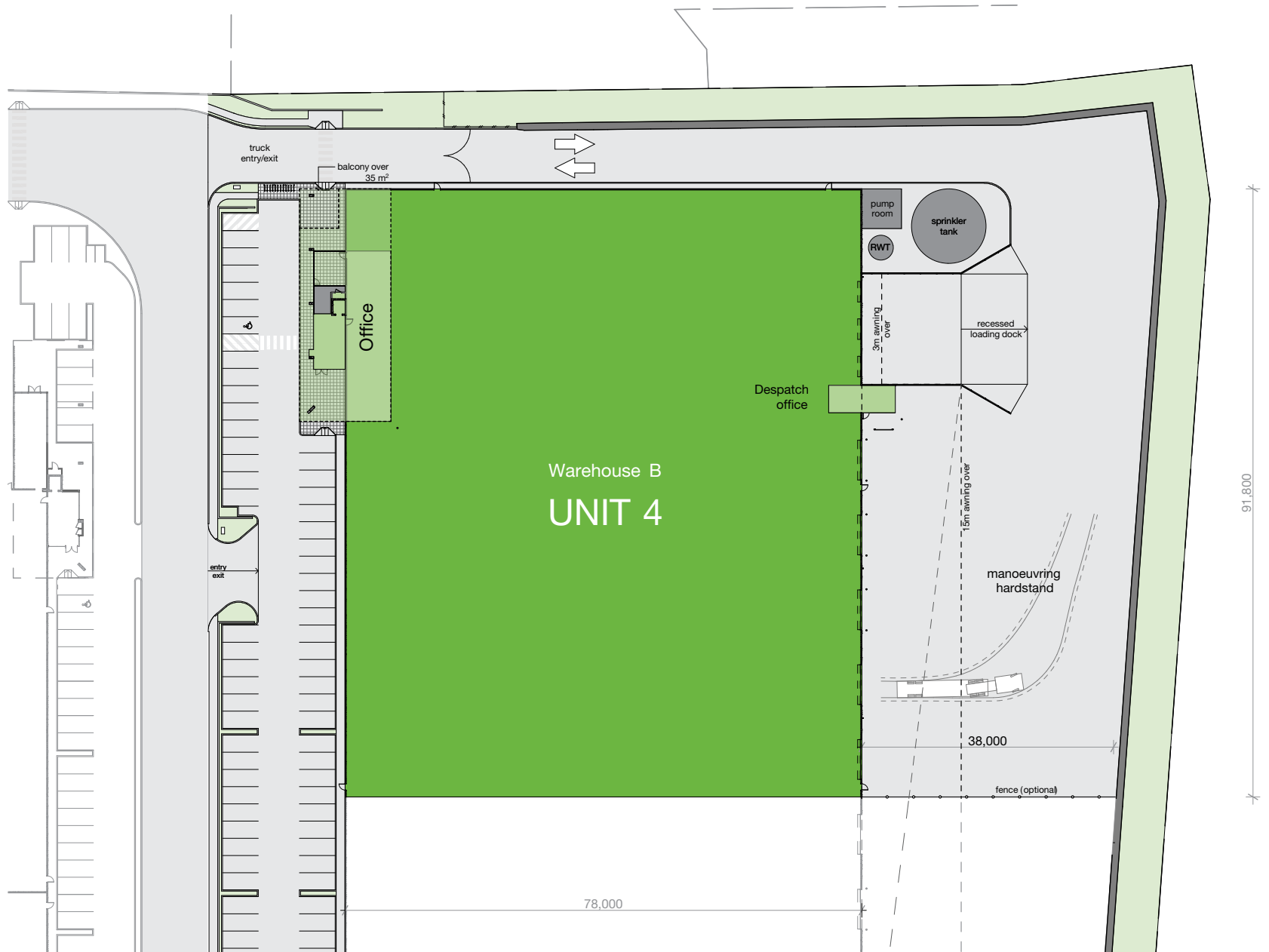
AREA SCHEDULE	SQM
Site area	38,636
Warehouse	14,225
Office 4 (2 levels)	497
Office 5 (2 levels)	499
Dock offices	84
Total building area	15,305

■ For lease



UNIT 4 PLAN

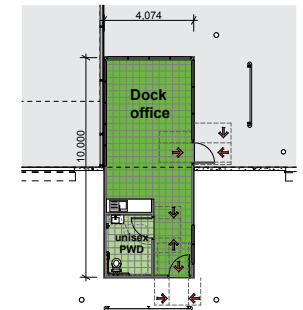
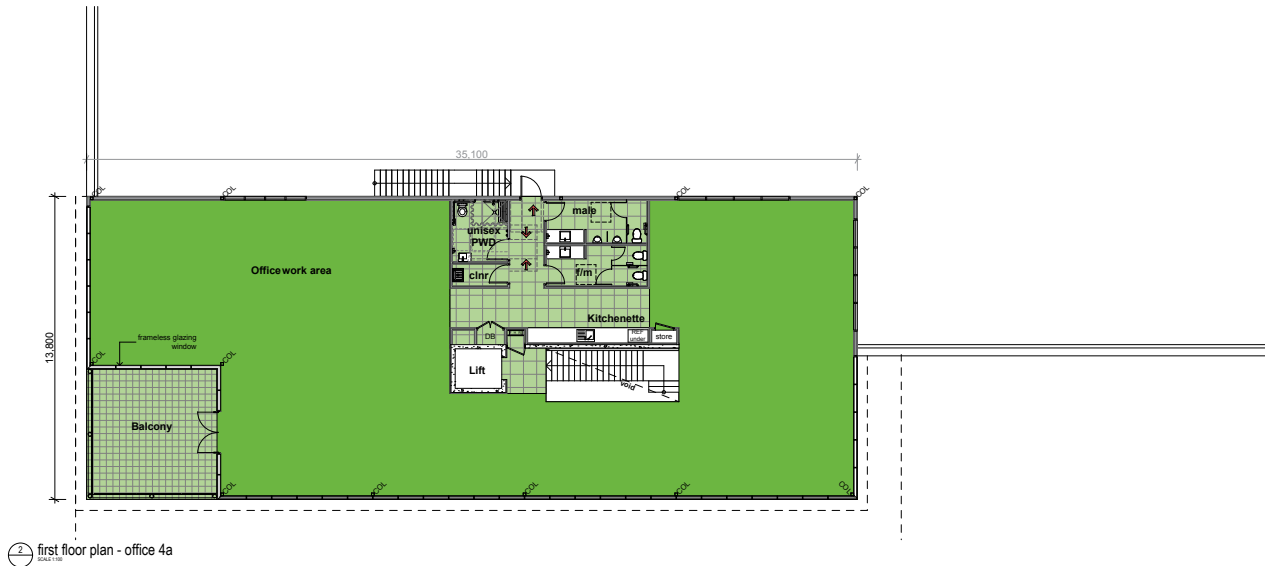
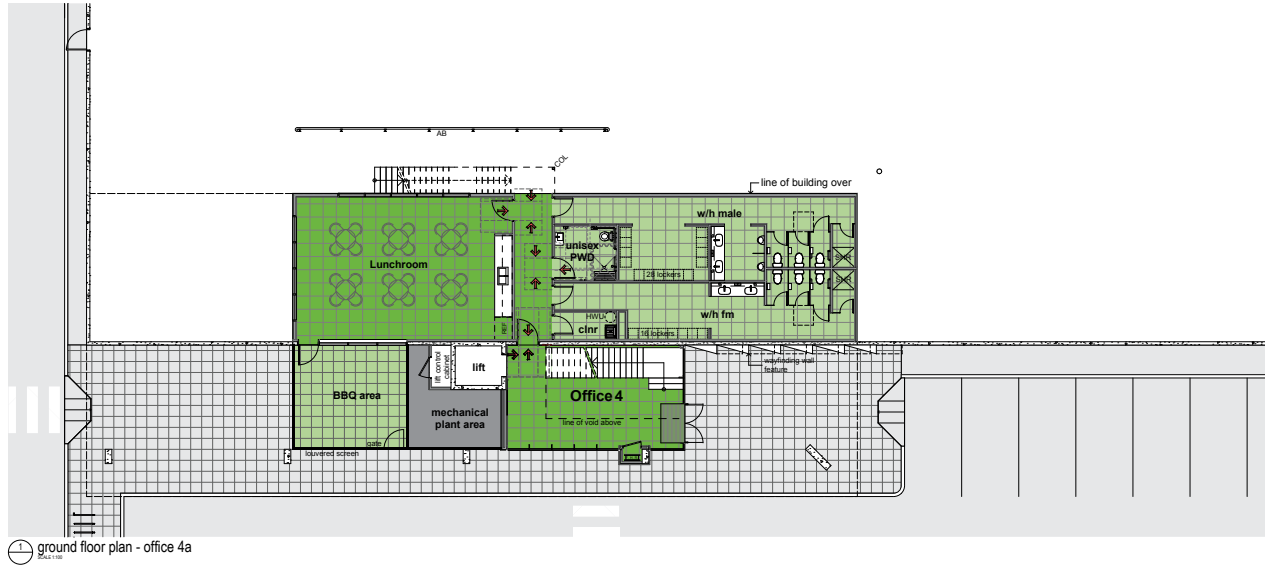
AREA SCHEDULE	SQM
Unit 4	
Warehouse	7,140
Office (2 levels)	497
Dock office	42
Total	7,679
Awning area	985
Hardstand area	4,765
Carpark area	1,097
Car parking spaces	56



■ For lease

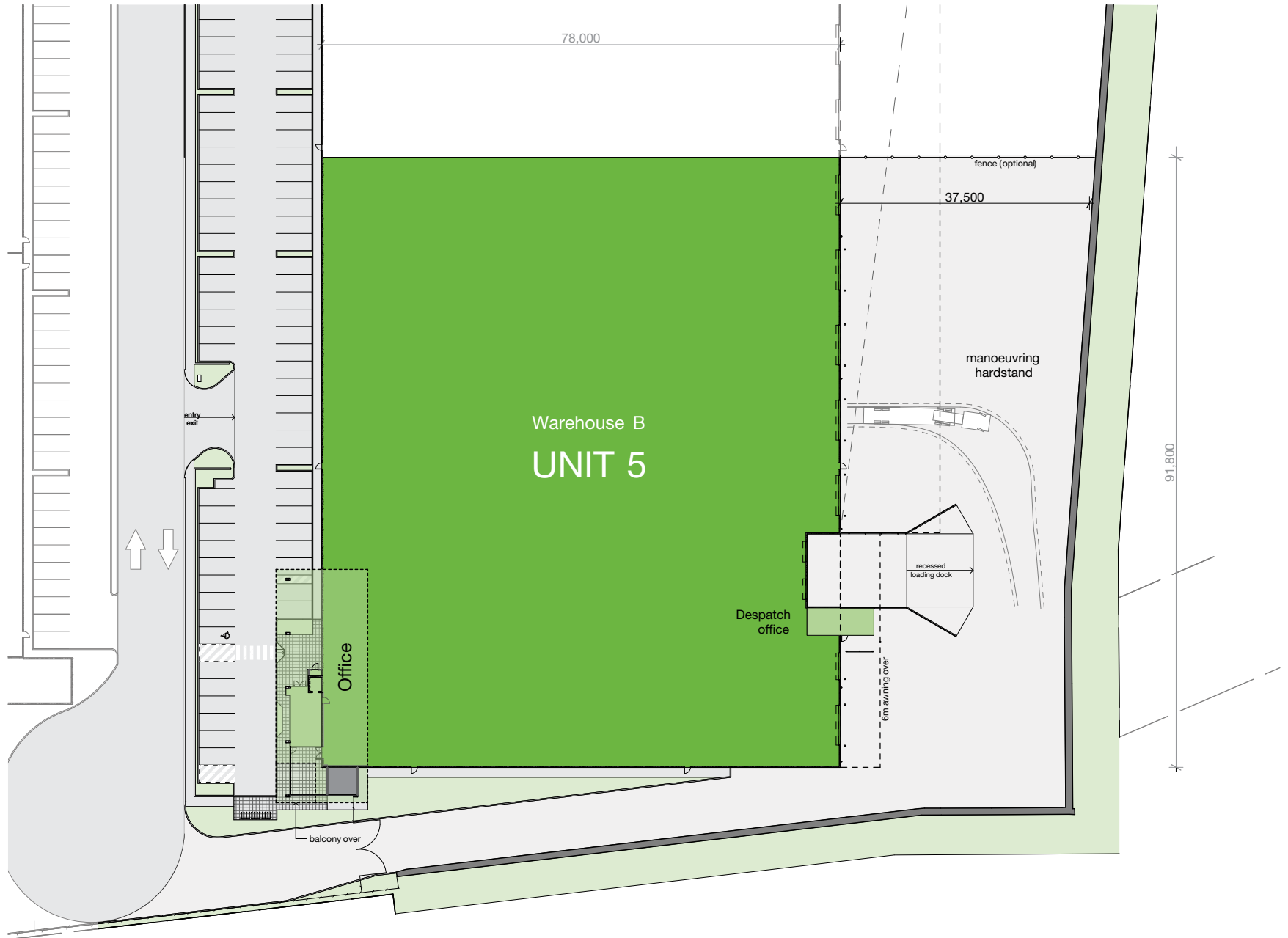
OFFICE 4 – FLOOR PLANS

AREA SCHEDULE	SQM
Entry foyer	48
Level 1 office	449
Total	497
Dock office	42
Total office area	539



UNIT 5 PLAN

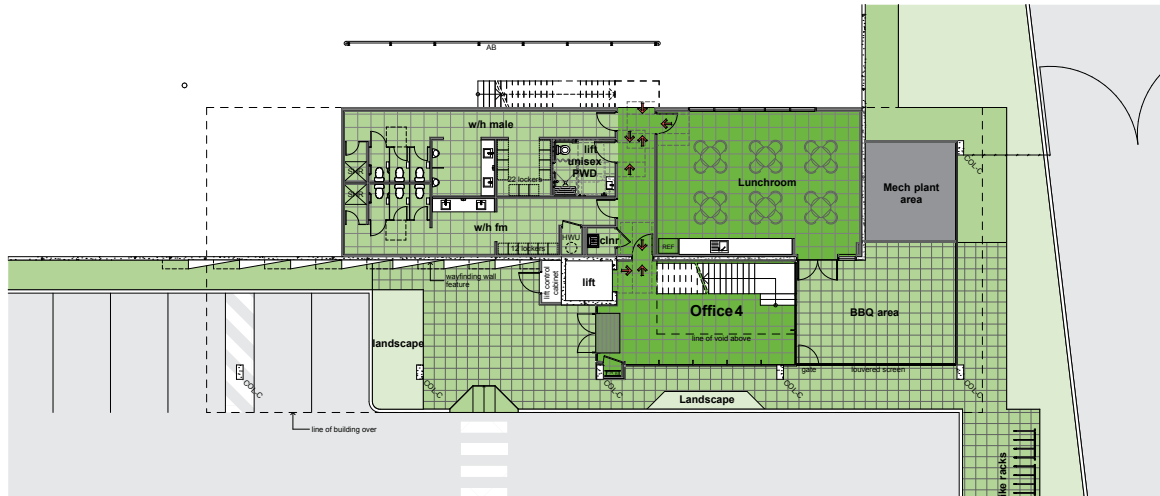
AREA SCHEDULE	SQM
Unit 5	
Warehouse	7,085
Office (2 levels)	499
Dock office	42
Total	7,626
Awning area	1,059
Hardstand area	4,402
Carpark area	1,337
Car parking spaces	46



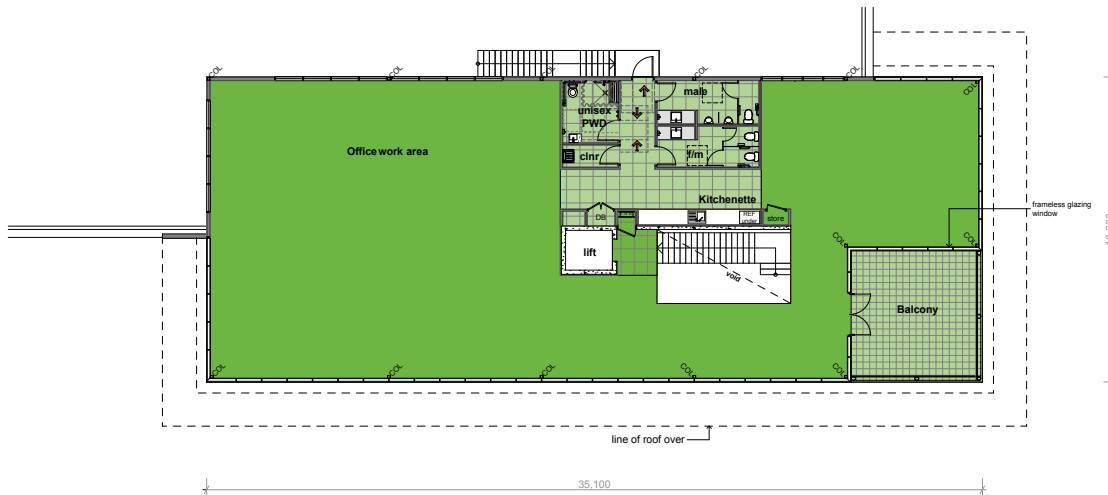
■ For lease

OFFICE 5 – FLOOR PLANS

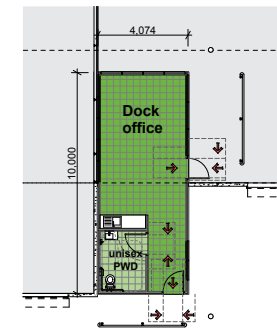
AREA SCHEDULE	SQM
Entry foyer	50
Level 1 office	449
Total	499
Dock office	42
Total office area	541



1 ground floor plan - office 5



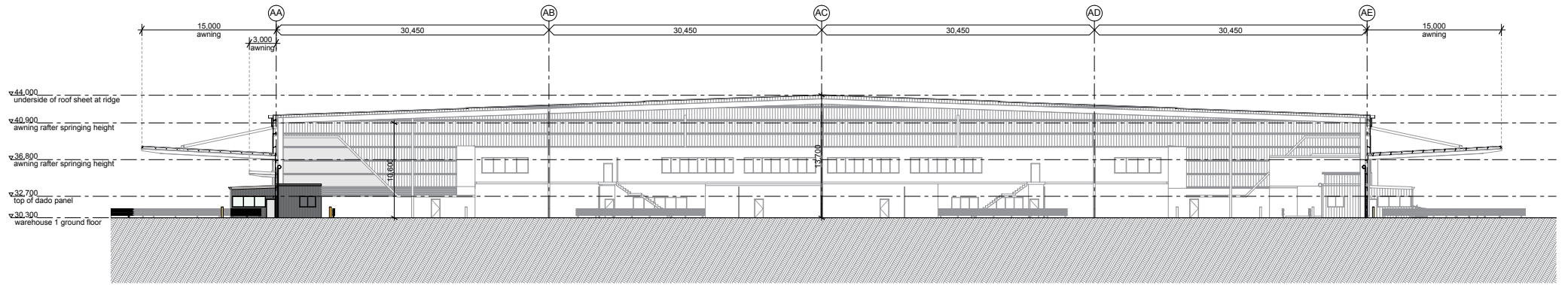
2 first floor plan - office 5



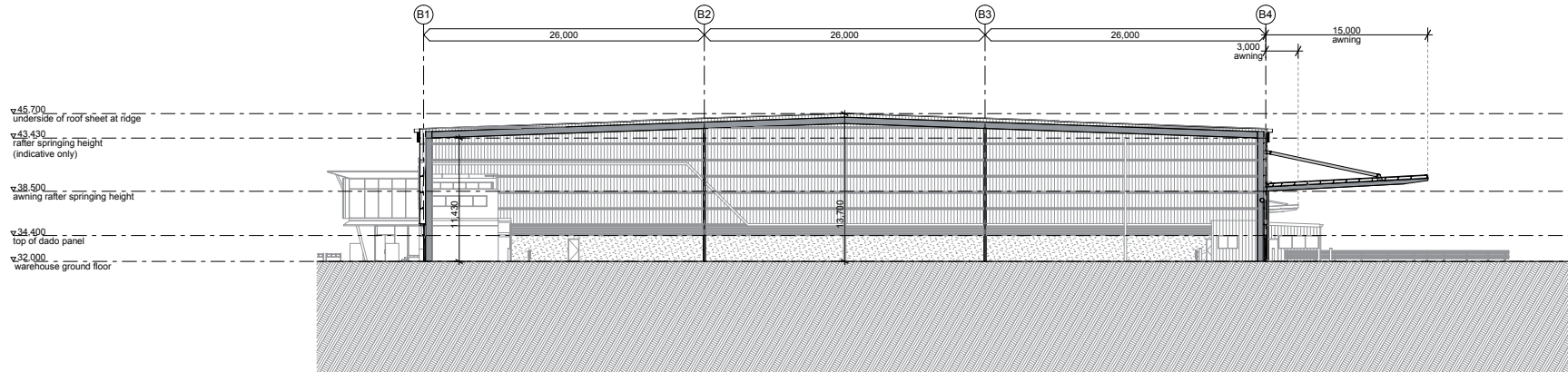
3 ground floor plan - dock office 5



WAREHOUSE SECTIONS



1 warehouse 1 - section
SCALE 1:250



2 warehouse 2 - section
SCALE 1:250

note: final building heights will be subject to structural engineer's design