



ESR Australia Secures Pre-Commitment with CEVA Logistics at Premium New ESR Green Link in Cranbourne West

- ESR Green Link Estate in Cranbourne West will establish a new benchmark in premium industrial real estate, with an estimated end value of \$700 million.
- The 79-hectare estate puts ESR's customer's first with best-in-class masterplanning, amenities and sustainability initiatives to prioritise wellbeing of both people and place.
- Global leader in freight and transport CEVA Logistics secured as the estate's first customer, taking a long-term lease over a 37,000 sqm facility that will be certified as a 6-star green star facility.

MELBOURNE, 14 March 2022: ESR Australia has marked the launch of its 79ha benchmark-setting master planned industrial estate, ESR Green Link Estate Melbourne's South-East, by securing CEVA Logistics as its first customer.

The global leader in third-party logistics was drawn to the masterplan's vision exemplification of 'new economy' values in which it prioritises the wellbeing of both people and place, achieved through a suite of sustainability and wellness initiatives.

CEVA has signed a ten-year lease for a 37,000sqm facility designed to achieve a 6-Star Greenstar rating and a range of environmental and wellness features.

ESR Australia has dedicated significant resources to devising the ESR Green Link Estate masterplan, which will establish a benchmark for human-centric design in the company's future industrial estates across Australia.

All facilities within ESR Green Link Estate's masterplan have been designed to maximise high levels of natural sunlight to all occupied spaces, proven to bolster satisfaction and productivity. Additionally, the provision of recreational areas, running and walking tracks throughout the estate, along with a quality food and beverage offering, will mean ESR Australia's customers can offer employees a best-in-class work environment.

The masterplan's design is underpinned by solid sustainability credentials, including extensive green spaces throughout, electric car charging stations in all facilities, state-of-the-art building management systems to manage energy consumption and infrastructure provisions for embedded networks throughout the estate.

ESR Australia CEO, Phil Pearce, explained, "ESR Australia is intent on pushing the boundaries in terms of what customers can expect from industrial real estate, which will support our customers to thrive today and well into the future.

"ESR Green Link Estate exemplifies where we see the value of investing and innovating moving forward, and we are delighted to welcome global leader CEVA Logistics as the foundation customer in this next chapter," Mr Pearce said.

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Milton Pimenta, managing director for Australia and New Zealand, CEVA Logistics, said, " At CEVA Logistics, we are working to create value for our customers, to invest time in our communities and to operate ethically and sustainably for our planet. That vision extends to the facilities where we work and to the operational sustainability they must deliver.

"Our agreement with ESR Australia related to this new facility within Green Link will complement our CSR efforts in Australia," Mr Pimenta said.

ESR Australia General Manager Victoria, Simon Sayers added, "Through ESR Green Link Estate, we have taken a different approach to value creation; we have incorporated features that better address our customers needs and will deliver long-term value. This partnering approach has been a key feature of ESR's ability to secure CEVA, and we are confident our focus on sustainability, estate amenity and highly functional facilities will bring many other top tier customers to the estate."

City of Casey's Chair of Administrators Ms Noelene Duff PSM was delighted to see the first tenant signed to the ESR Green Link Estate.

"We are pleased to welcome CEVA Logistics into our municipality to join our vibrant business community. The impressive development outcomes of the ESR Green Links Estate is a testament to the collaborative approach taken between ESR Australia and Council," said Ms Duff.

"The City of Casey's newly adopted Economic Development Strategy 2021-25 sets a bold blueprint on how we will future proof our local economy through diversification of industry sectors, building resilience in our local businesses and facilitating the creation of new jobs. With a pro-business mindset, our planning and economic development services are well placed to support the development industry and new and expanding businesses including CEVA in achieving commercial and community outcomes that drive prosperity within our municipality."

ESR Australia is taking expressions of interest for the remaining sites within the estate, with future customers benefitting from the high-profile location, 850m of direct frontage to the Western Port Highway, with direct access to major arterial roads and ESR Australia's in-house capability to deliver bespoke facilities.

Construction is anticipated to commence at ESR Green Link Estate in Q2 2022.

About ESR

ESR is APAC's largest real asset manager powered by the New Economy and the third largest listed real estate investment manager globally. With US\$140 billion¹ in gross assets under management (AUM), our fully integrated development and investment management platform extends across key APAC markets, including China, Japan, South Korea, Australia, Singapore, India, New Zealand and Southeast Asia, representing over 95% of GDP in APAC, and also includes an expanding presence in Europe and the U.S.

We provide a diverse range of real asset investment solutions and New Economy real estate development opportunities across our private funds business, which allow capital partners and customers to capitalise on the most significant secular trends in APAC. With 14 listed REITs managed by the Group and its associates, ESR is the largest sponsor and manager of REITs in APAC with a total AUM of US\$45 billion. Our purpose – *Space and Investment Solutions for a Sustainable Future* – drives us to manage sustainably and impactfully and we consider the environment and the communities in which we operate as key stakeholders of our business. Listed on the Main Board of The Stock Exchange of Hong Kong, ESR is a constituent of the FTSE Global Equity Index Series (Large Cap), Hang Seng Composite Index and MSCI Hong Kong Index.

More information is available at www.esr.com.



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