



# WESTLINK INDUSTRY PARK

Abbotts Road  
Kemps Creek NSW



# Unlocking Potential

## The Future of Logistics

Westlink is a brand-new logistics hub, located in Sydney's newest industrial precinct of Mamre Road.

ESR will develop up to 280,000sqm of Prime Logistics space across a 50ha master-planned estate with an end value in excess of \$1b.

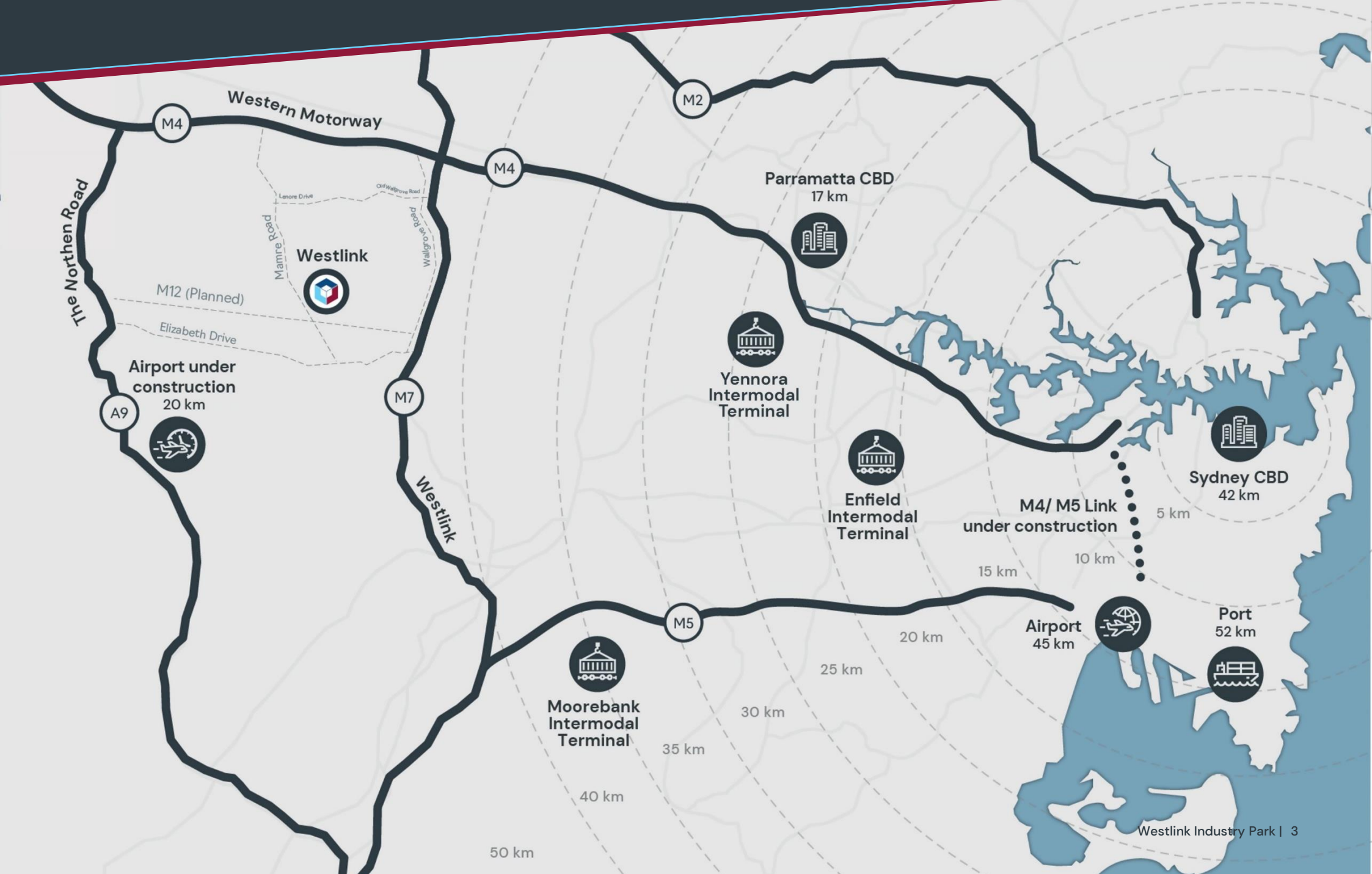
## Gaining Momentum

The NSW Government has fast tracked this precinct in the developing Western Sydney Aerotropolis. This growth corridor is currently benefiting from significant infrastructure upgrades to support local amenities, housing, jobs, and investments.

## Superior Access

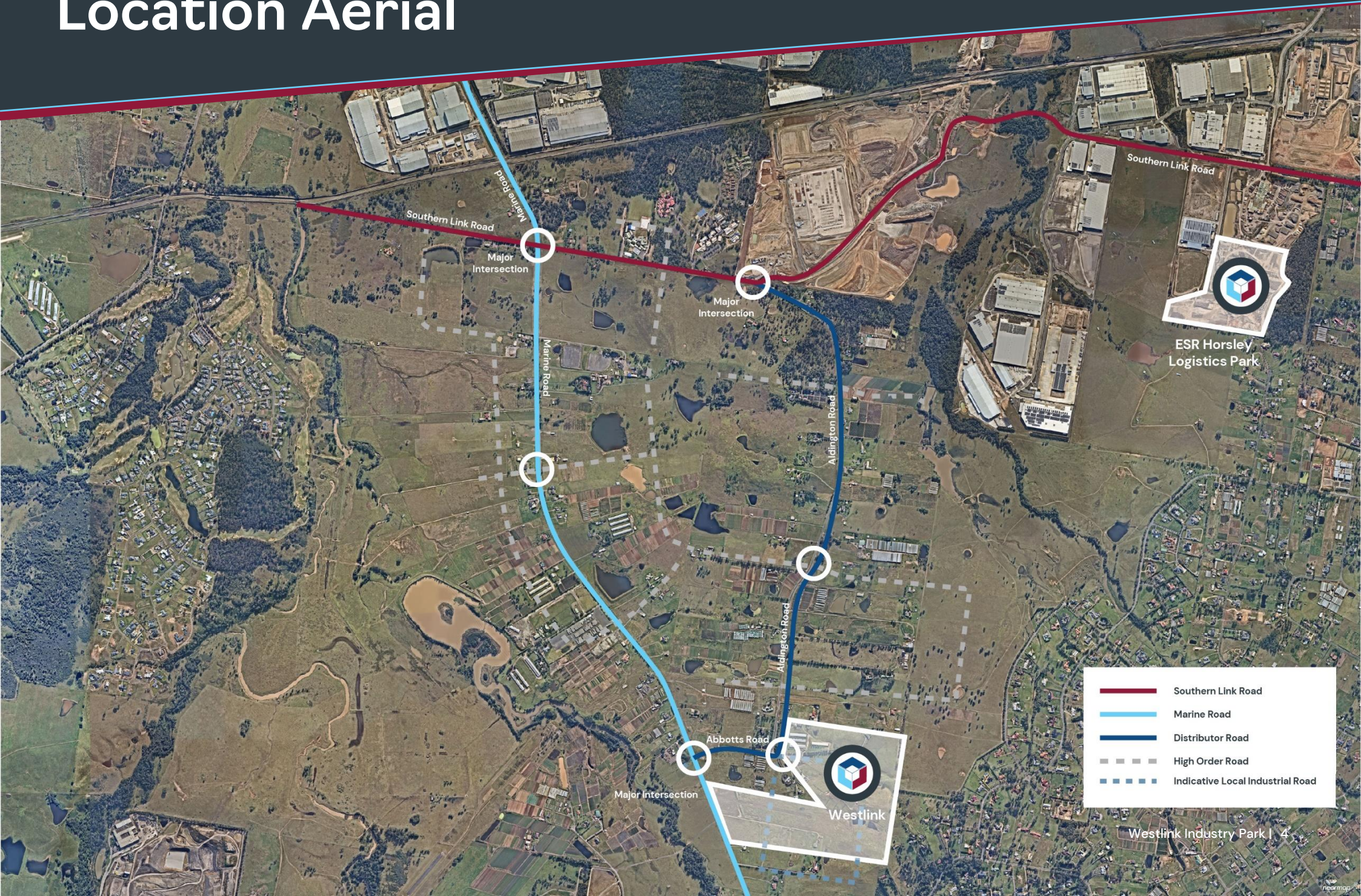
With close proximity to major arterials, Westlink provides businesses the opportunity to operate within the developing Mamre Road Precinct. This precinct will benefit from the metro line set for completion in 2026, in line with the completion of Western Sydney Airport.

# Prime Location





# Location Aerial





# Concept Perspective





# Concept Perspective





# Design Specifications

## Warehouse

- 14.6m ridge height
- 7 tonne point loads to warehouse slab
- LED highbay lighting to open plan warehouse
- 15m wide cantilevered awnings to all on-grade RSD's and 5 m wide awnings to recessed stocks
- ESFR Fire Sprinkler system assuming class I-IV products
- 25 VA/sqm power supply to warehouse

## Main Office

- Contemporary office design
- LED lighting
- Commercial grade carpet and products as specified
- Acoustic tile grid ceiling
- Office amenities to suit NCC requirements
- 125 VA/sqm power supply to main office

## ESG Initiatives

- 5 Star Green Star (GBCA v1.3 (2019))
- 100kW Solar PV system
- Rainwater storage tank connected to landscaping irrigation and for toilet flushing
- Energy and water metering
- Low VOC carpets and paints

## External Work

- Minimum 36 m heavy duty concrete pavements to suit B-double manoeuvring width of hardstand
- Dedicated staff and visitor carpark
- Auto sliding gates to truck and car entry/exits
- High quality landscaping with automatic irrigation system
- Contemporary estate café within walking distance



# ESG

ESR's corporate purpose is: Space and investment solutions for a sustainable future.

We seek to positively impact society and the environment for the long-term benefit of all stakeholders, while enhancing financial value for our shareholders, investors and customers.

We actively work with environmental, social and governance (ESG) risks and opportunities across our development, asset management, funds management and corporate operations.



Climate risk management, decarbonisation and net zero planning



Target minimum 5 star Green Star Buildings (As Built v1.3) ratings for all new developments



Property environmental performance and customer experience enhancement



Solar system and low emission vehicle infrastructure deployment



Well-being initiatives for customers, community & employees



ESG reporting and benchmarking



Sustainability-linked loans



# About ESR Australia

ESR Australia is a leading manager of industrial and business park real estate with assets under management of more than A\$12.7 billion, and a robust pipeline of developments underway.

ESR Australia also has established funds management capabilities with long term relationships with global institutional investors.

**We are part of the largest real asset manager powered by the new economy.**



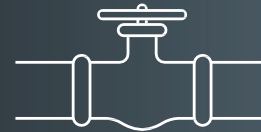
**A\$12.7 bn**

Assets Under Management



**3.8 m<sup>sqm</sup>**

Gross Lettable Area



**A\$6.6 bn**

Development Pipeline



**1.6 m<sup>sqm</sup>**

Development Pipeline



**300+**

Customers



**120+**

In-house Experts



# About ESR Group – New Economy

**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\$149<sup>1</sup> billion 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 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.

## 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.



**US\$67 bn<sup>1</sup>**

New Economy Assets  
Under Management



**US\$12 bn<sup>2</sup>**

Development Works in Progress



**> 26.1 m<sup>2</sup>sqm<sup>3</sup>**

Development Pipeline

(1) As at Jun-22. Based on constant FX translation as of 31 December 2021 for a like-for-like comparison.

(1) New Economy AUM by management estimates as of 30 June 2022, based on constant FX translation as of 31 December 2021 for a like for like comparison  
(2) New Economy Development Work in Progress as of 30 June 2022  
(3) Includes 11.0m sqm under construction, 11.7m sqm under MOU and 4.4m sqm of land held for development



# Contact Us

## Scott Falvey

General Manager – NSW

**M** +61 422 997 889

**E** [scott.falvey@esr.com](mailto:scott.falvey@esr.com)

## Luke Rayner

Assistant Development Manager

**M** +61 416 659 377

**E** [luke.rayner@esr.com](mailto:luke.rayner@esr.com)



[au.esr.com/westlink](http://au.esr.com/westlink)

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