



ESR Australia Development Partnership to purchase 79 hectare site in South East Melbourne

- The property will ultimately be held by the recently announced ESR Australia Development Partnership (EADP) a logistics focused development partnership with GIC and will be the EADP's first acquisition.
- Sizeable acquisition in a burgeoning growth corridor, one of the few remaining large-scale development parcels in the south-east.

SYDNEY, 15 July 2020

ESR Australia is pleased to announce the agreement to acquire a strategically significant 79-hectare development site at 590 & 620 Western Port Highway in Cranbourne West, Victoria, by EADP. The site is located in the premier industrial precinct of South East Melbourne and represents one of the last large, contiguous land tracts in the area.

The site will be developed into a premium-grade logistics hub with an expected end value of circa A\$450 million. The site is ideally situated to service the growing, affluent population of South East Melbourne, and to take advantage of the strong demand from users across the south-east. Major retailers and online groups such as Aldi, Amazon, Bunnings, GraysOnline and Woolworths have established distribution centres in the surrounding precinct.

With an 850m frontage on Western Port Highway and direct access to major roads, the estate will offer reduced logistics costs for customers and hence rival other estates in the area. Customers will benefit from the direct route to the Monash Freeway heading into Melbourne, as well as the Eastlink toll road feed into the eastern suburbs.

Phil Pearce, CEO of ESR Australia, said, "We've been looking for the optimal opportunity to expand our land bank in Melbourne. I'm delighted to secure this significant site in a prime logistics location and add to our existing, substantial land banks in NSW and QLD. It's an exceptional opportunity, and we're very pleased with the outcome.

This large-scale acquisition provides us with the ability to take advantage of the strong demand from users in the land constrained south-east market to develop a prime industrial estate. We're aware of the demand from



users wanting larger scale facilities and those looking to improve their supply chains, and we'll be well positioned to cater to their needs.

Our recent fund raisings mean we've got significant capital so we're able to move decisively when opportunities such as these come up. This is a result of the continuing appetite from our investors for high quality logistics assets, and our proven track record to deliver."

Approval from the Foreign Investment Review Board is currently being sought for this transaction.

Last month, ESR Australia launched the \$1 billion ESR Australia Development Partnership, an Australian develop-to-hold logistics fund. This land parcel will ultimately be held by EADP which seeks strategically located sites that benefit from infrastructure or proposed infrastructure upgrades. Investor approval for this transaction demonstrates the ongoing support for developing for the future where demand will hold up.

ENDS



About ESR Australia

ESR Australia is a leading manager of industrial and business park real estate with assets under management of more than A\$2.5 billion, and a robust pipeline of developments underway. ESR Australia also has established funds management capabilities with long term relationships with global institutional investors.

The team has deep expertise across the industrial and office real estate markets. A fully integrated service offering is delivered by this inhouse team, achieving strong customer outcomes through tenant-driven development solutions, active asset management, and a strategic approach to property investment management. Find out more about ESR Australia at au.esr.com.

ESR Group is the largest Asia-Pacific logistics real estate group by gross floor area (GFA) and by value of the assets owned directly and by the funds and investment vehicles it manages. With over A\$37 billion in assets under management across more than 17 million sqm of real estate, ESR operates across the region in China, Japan, Singapore, South Korea, India and Australia. ESR has been listed on the Main Board of The Stock Exchange of Hong Kong Limited since 1 November 2019. For more information on ESR, please visit esr.com.

(Assets Under Management @ 31 December 2019, Australian AUM US\$1.5 billion & Group AUM US\$22 billion – conversion rate @ 25 March 2020)

Media (Australia)

Elisha Seiver
Marketing Director
ESR Australia
T +61 419 913 844
E elisha.seiver@esr.com

Media (Regional)

Antonia Au
Executive Director
Group Corporate Communications
ESR Cayman Limited
T +852 2376 9617
E antonia.au@esr.com