



ESR Australia and Toll Group to invest c.A\$420 million into next-generation Retail Distribution and Fulfilment Facility at ESR Australia's Westlink Industry Park

- ESR Australia has signed leading logistics provider Toll Group at its c.A\$1.2 billion Westlink Industry Park in Kemps Creek.
- Toll is expanding its current partnership with ESR Australia, taking a 10-year lease over a Fulfilment Centre of c.68,000 sqm covering 10.8 hectares
- ESR Australia and Toll will invest a combined c. A\$420million into Sydney's fastest-growing logistics precinct of Mamre Road;
- This will be Toll Group's largest distribution and fulfilment facility in Australia.
- All planning permits have been received, construction to commence Q2 2023.

NSW, 4 May 2023: Toll Group has committed to a 10-year lease at ESR Australia's Westlink Industry Park in NSW that will see the development of a next-generation retail distribution and fulfilment facility, custom-built with future retailers' needs in mind.

Toll's new site spans 10.8ha and will comprise a c.68,000 sqm retail distribution and fulfilment facility, inclusive of office space and ancillary amenities with a 300-space multi-deck car park.

Under ESR Australia's and Toll Group's commitment to Environmental, Social, Governance (ESG) the new facility will be constructed minimising waste and incorporating recycled materials where appropriate with a target 5 star Green Star Design and As Built rating.

The next-generation facility will largely be powered by renewable energy through the provision of extensive solar panels, supported by battery storage. It will seek to minimise consumption through sustainability initiatives such as LED lighting, rainwater harvesting and EV charging facilities.

The state-of-the-art warehousing and distribution facility will feature A\$75 million of highly specialised advanced automation technology to support growth in e-commerce, retail and omnichannel fulfilment for Toll's retail customers. The facility will have a storage capacity of close to one million cartons and, through the provision of automated picking stations and connected zone-routing stations, is expected to dispatch over 37 million items each year.

Once completed, Toll's facility will employ over 200 workers on-site. The development's construction will also generate approximately 300 jobs to Sydney's west, reflective of the rapid growth of the Mamre Road precinct.

This facility is the latest addition to Toll's existing facilities within ESR Australia's portfolio. This latest agreement will mark Toll's largest Australian warehouse facility to date, a testament to its confidence in ESR Australia's development and management capability.

ESR Australia's CEO, Phil Pearce, said, "ESR Australia's partnership with Toll, a leader in the warehousing and logistics industry, represents a significant milestone while further advancing Westlink's ambition of connecting businesses to the Australian market.



"ESR's customers are increasingly seeking local solutions of both scale and flexibility to cater to their own customers' needs.

"Toll and ESR Australia are aligned in their commitment to providing customers with seamless logistics offerings to support their future needs as a business, which will be achieved at Westlink through automated systems and high-quality infrastructure."

Mr. Nick Vrckovski, Toll President, Retail and Consumer, said, "Toll is pleased to partner with ESR at Westlink Industry Park. The new facility will be Toll's largest in Australia, and will feature the latest technology and automation so that retailers can deliver the best e-commerce experience for shoppers". Mr Pearce concluded, "Westlink Industry Park also extends ESR Australia's focus on delivering positive environmental and community outcomes, through continued uptake of renewable energy solutions and contribution to job creation."

ESR Westlink Industry Park is located at Abbots Roads, Kemps Creek NSW, approximately 52km West of Sydney CBD. The site offers prime exposure to future Western Sydney Airport and excellent connectivity to major motorways, the airport, and ports.

Construction of the site for Toll's new facility is being undertaken by Richard Crookes Construction and is anticipated to be completed in September 2024.

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\$156 billion in total 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. ESR is the largest sponsor and manager of REITs in APAC with a total AUM of US\$46 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.

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