



Construction commences for Kumho Tyres Australia at ESR's Sherbrooke Industrial Estate

- ESR Australia has secured Kumho Tyre Australia as a major tenant within their Sherbrooke Industrial Estate at Willawong
- Kumho Tyres will take up a long-term lease for 7,200sqm of a newly released 10,800sqm building within the 6.1ha Estate
- ESR Australia has commenced construction on the purpose-built storage and distribution facility for Kumho Tyres

BRISBANE, 9 March 2022: ESR Australia has commenced construction on the new Queensland distribution centre for Kumho Tyres Australia within their Sherbrooke Industrial Estate in Willawong.

The purpose-built facility for Kumho Australia will occupy over 7,200sqm of the new 10,800sqm building and is due to be completed in September this year. The Kumho tenancy will be in the final building in ESR's Sherbrooke Industrial Estate, with other tenants in the Estate, including Suez, Davey Water and Bremick.

Kumho Tyres, one of Australia's top five selling tyer brands, recorded 1.3 million unit sales in 2021 and sought the new facility to upscale its operations in line with domestic demand. They will continue to supply into hundreds of stores from this new warehouse facility, including major chains Tyrepower, mycar, Bob Jane, and a vast network of independent stores.

Kumho Tyre Australia General Manager Operations, Andy Topic, said, "The new facility was required as an expansion of Kumho's business in the Queensland market in response to our ongoing increase in local sales."

Kumho Tyres partnered with specialist supply chain and property consultancy TMX to procure their new site and review their supply chain operation.

TMX's Director of Property, Matthew Frazer-Ryan, said, "The search for Kumho's new Queensland distribution centre yielded a number of options; they quickly focused on ESR's offering at Willawong, which provided a purpose-built facility, designed specifically for tyre storage.

"Proximity to their existing client base and access to critical infrastructure and arterial road networks was a key driver in the site and development selection, all of which the ESR Willawong Estate delivered on.

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"We've also seen delivery and timing risk increase across the market due to supply chain and procurement challenges for the development community. Strategically selecting a site with an existing development approval de-risked the front end planning timeline for Kumho and enabled construction to commence earlier than several other alternative sites," Mr Frazer-Ryan said.

ESR Australia's General Manager Development QLD, Craig Robertson, said, "Willawong has been a very successful development for the Group, with the Estate attracting a number of high-quality tenants to our portfolio.

"We always appreciate the opportunity to partner with globally recognised brands like Kumho Tyres and provide them with high-quality warehouse facilities to conduct their business from, and this deal is a good example of exactly that," Mr Robertson concluded.

Following the deal with Kumho Tyres, the 6.1ha ESR Sherbrooke Industrial Estate is almost fully leased. Customers will benefit from the Estate's connectivity to Brisbane's major arterial road networks, leading national businesses, as well as Brisbane Rocklea Markets, the Acacia Ridge Intermodal, Archerfield Airport, and the city's southwestern industrial precincts.

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About ESR Australia

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.

¹ Based on management estimates for the Group (including the AUM of associates - Cromwell and Kenedix) as of 31 December 2021



More information is available at www.esr.com.

About Kumho Tyres

Established in South Korea in 1960, Kumho Tyres is a leading global tyre manufacturer with production facilities in Korea, China, Vietnam and USA. Kumho Tyres' distribution network is spread across 29 additional countries, while international sales see their product stocked in a further 180 countries. Kumho Tyres have had a presence in Australia since 1978 and is now in the top five selling brands domestically, recording 1.3 million unit sales in 2021.

About TMX

TMX is Asia-Pacific's #1 business transformation consultancy. While others plan for the future, we invent it – creating the digital and supply chain solutions of tomorrow to make you go further, faster. TMX's specialist team brings deep industry experience to optimise the entire value chain, from top-of-the-funnel demand generation right through to final fulfilment. TMX boasts more than 200 experts in supply chain, property, project management and e-commerce in more than seven countries across the Asia-Pacific region. The team have led major business transformations for the likes of Coles, Kmart, Coca-Cola Japan Bottlers Inc, Asahi, Singapore Post, Bunnings and Universal Robina.