



ESR Green Link Estate

590-620 Western Port Highway
Cranbourne West VIC

INFORMATION MEMORANDUM

The background image shows an industrial facility with blue corrugated metal walls and red safety railings. Two men are standing on a platform, looking at documents. One man is wearing a yellow hard hat and a dark vest over a light shirt, while the other is wearing a blue hard hat and a light blue suit. The scene is dimly lit, with a blue tint overall.

Creating a new
benchmark in
industrial estates.

Unlocking Potential

A new benchmark in industrial estates

ESR Green Link Estate will be a leading-edge industrial estate located in Melbourne's thriving south-east, offering customers a rare opportunity to locate in the most established logistics precinct in Victoria.

The 79ha estate prioritises wellness through a high level of amenity and all facilities built to a minimum 5-star Green Star rating.

Breaking New Ground

The master planned estate will include parkland, walking tracks, rich landscaping throughout and services that will offer customers and the community the space for recreation.

Competitive Advantage

This is a unique opportunity to grow your business. Customers have the ultimate flexibility at ESR Green Link Estate to create a bespoke facility to meet your business needs.

Key Features



- ✓ 850m frontage to Western Port Highway
- ✓ Direct access to major arterial roads including the Western Port Highway
- ✓ Recreational spaces and onsite amenity
- ✓ Excellent exposure to high volumes of traffic along Western Port Highway
- ✓ Flexible tenancy options up to 100,000sqm
- ✓ 79ha estate
- ✓ Min 36m loading/unloading hardstands for all facilities
- ✓ Focus on sustainability, including 6-star Green Star rated facilities

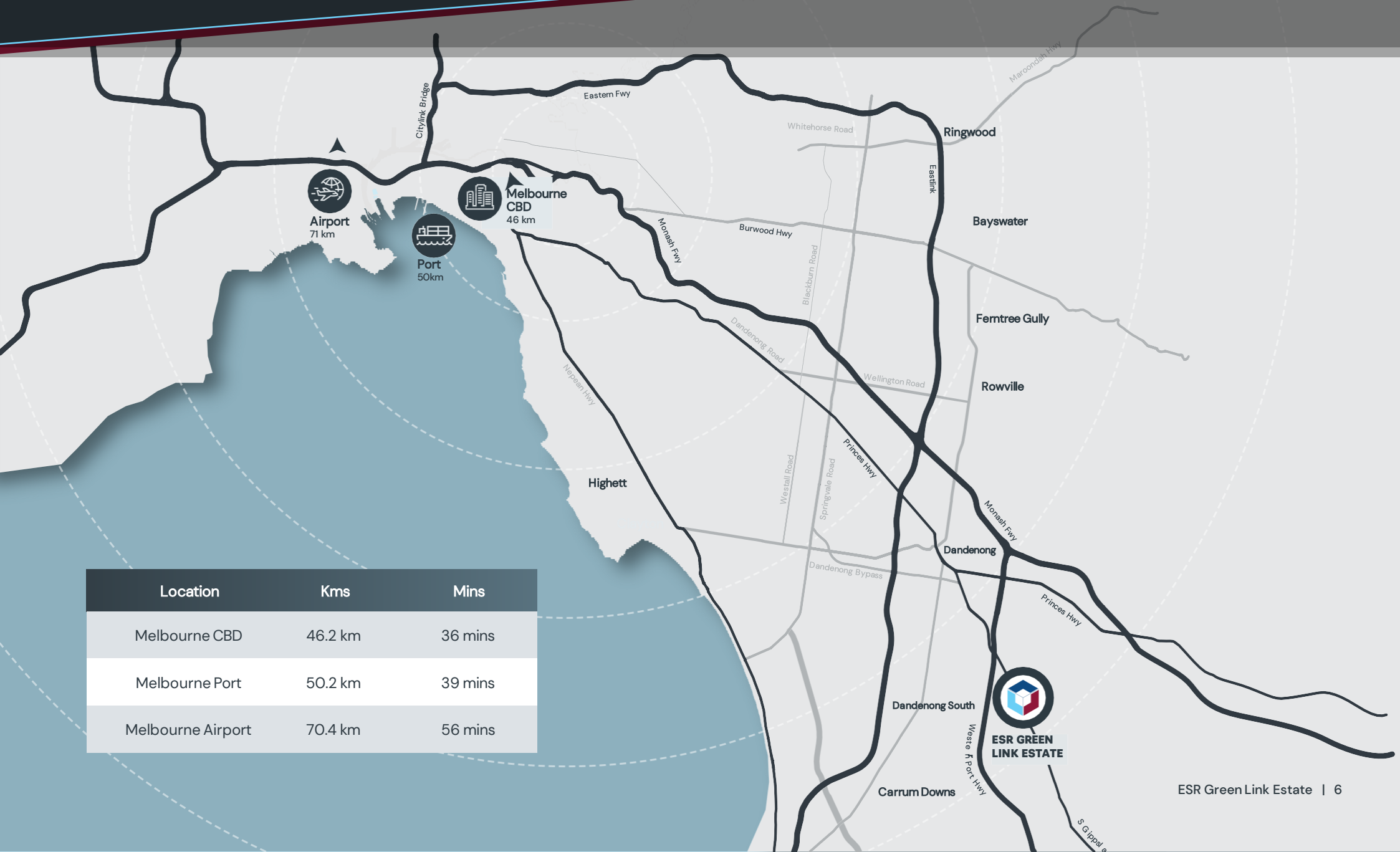
Key Features



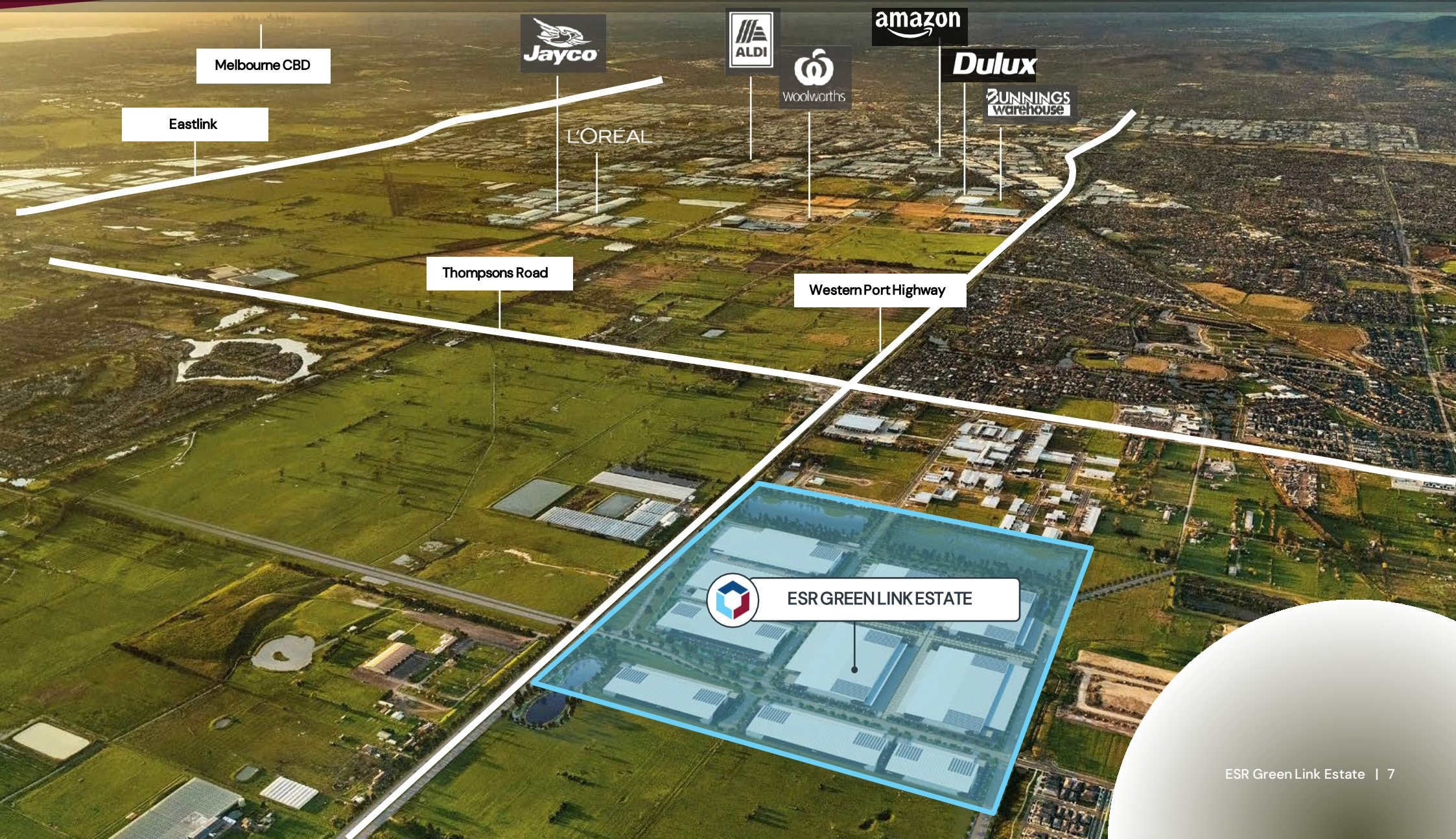
All facilities within the estate will feature:

- ✓ Electric Vehicle Charging Stations
- ✓ Energy Consumption Management Systems
- ✓ LED lighting
- ✓ Facilities designed with low-emission, environmentally sustainable materials
- ✓ Rainwater tanks linked to restrooms and landscape irrigation
- ✓ Roofing installation with a high Solar Reflective Index (SRI) value of 55 to reduce the heat island effect

Location



Location Aerial



Estate Amenities

ESR Green Link Estate will offer extensive onsite recreational spaces and facilities to enhance wellbeing.



Wellbeing

Running, walking and cycling tracks.



Green Spaces

Green spaces including the relocation and preservation of an existing Scar tree with cultural and heritage value.



Wetland Reserves

Wetland reserves will be home to a variety of native fauna and flora.



Native Vegetation

Native vegetation lining streets and footpaths.



Estate Café

High end fit-out providing indoor and outdoor dining and decking overlooking wetland with seating for approximately 200 people.



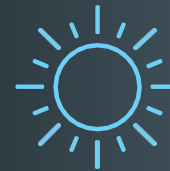
Outdoor Seating

Rotundas and outdoor seating and eating areas.



Wider Estate Roads

Wider than typical estate roads allowing for ease of traffic movement.



Natural Sunlight

High levels of natural sunlight to all occupied spaces.

Nearby Amenities

Shopping

Within 10 mins

- Marriot Waters Shopping Centre
- Cranbourne Park Shopping Centre
- Sandhurst Centre
- Cranbourne Shopping Centre

Nearby Amenities

- 4.1 km to Kool Kidz Childcare Cranbourne West
- 3.5 km to Snap Fitness 24/7 Cranbourne West
- 3.1 km to Cranbourne West Medical Centre
- 7 mins to Australia Post
- 5 km to M1 Hub

Cafes & Restaurants

Within 10 mins

- On site Cafe
- Arco Restaurant
- Café Cibo Bar
- Pacific Eats
- Subway
- Earthy Eating Café
- Drips Pizzeria Café

Connectivity

- 850m of frontage and direct access onto Western Port Highway
- 5 mins to EastLink
- 6 mins to Dandenong Intermodal Terminal
- 8 mins to M1 Monash Freeway
- 5 mins to Merinda Park Station

Sustainability

ESR Green Link Estate's vision is to provide an industrial estate that establishes a new benchmark for sustainable premium logistics estates in Victoria, that is sustainable, energy efficient and eco-friendly.



Minimum 5 star green star

certified facilities throughout the estate



Green spaces

including the relocation and preservation of an existing Scar tree with cultural and heritage value



Native Vegetation

All landscaping provided will be native vegetation



Natural Sunlight

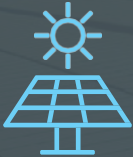
High levels of natural sunlight to all occupied spaces



Glare Control

The warehouse roof will comprise over 10% translucent daylight strips, with the office spaces having extensive external glazing for daylight, with internal blinds for glare control.

Sustainability



Solar PV Arrays

will be installed on the roof to offset energy demand



Rainwater Harvesting & Reticulation

An appropriately sized Rainwater harvesting tank will be provided, with reticulation of rainwater to all toilets, urinals, and local landscape irrigation



Energy Consumption Tracking

A Management system will be installed to monitor and track energy consumption and establish trends and profiles to assist building energy management



Drip Irrigation System

Drip irrigation system will be installed to all landscaping to minimise water use, with appropriate native low water demand plantings selected



LED Lighting

All lighting will be LED to Warehouse and Office



Water Efficient Fittings

Selected water efficient fittings of a minimum WELS rating of 4 Star for taps, 4 Star for Urinals, 3 Star for showers, and 4 Star for WCs



Electric Car Charging Stations

Electric Car Charging stations with a designated parking bay and clear signage



Reduction of Heat Island Effect

A light colour roof (zincalume), with a high Solar Reflective Index (SRI) value of 55, will be installed to the Warehouse/Office roof which will reduce the heat island effect

Sustainability



Metering

Metering will be provided for lighting, power, and HVAC, with separate sub-metering for warehouse and office spaces



Low Off-gassing Properties

Paints, sealants, adhesives, carpets, coverings and furniture which have low off-gassing properties (low VOC, low formaldehyde)



Stormwater Management Plan

Facilities will comply with a Stormwater Management Plan in accordance with Casey City requirements



Composite Timbers

Composite timbers which have low formaldehyde emissions levels.



Waste Management

Facilities will have dedicated areas for waste which include separate bins for general, recycle and organic waste



Environmental Management Plan

All construction activities will be managed via the implementation of an approved Environmental Management Plan

Innovative Design



Innovative Design



Innovative Design



Unrivalled Access



Master Plan

ESR Green Link Estate

Lot1	58,790 m ²
Warehouse 1	35,882 m ²
Lot2	1,949 m ²
Café	432 m ²
Lot3	57,220 m ²
Warehouse 3	30,000 m ²
Lot4	66,185 m ²
Warehouse 4	36,860 m ²
Lot5	53,479 m ²
Warehouse 5	29,220 m ²
Lot6	64,100 m ²
Warehouse 6	33,280 m ²
Lot7	40,290 m ²
Warehouse 7	24,550 m ²
Lot8	31,856 m ²
Warehouse 8	15,534 m ²
Lot11	65,320 m ²
Warehouse 11	37,080 m ²
Lot12	38,590 m ²
Warehouse 12	21,458 m ²

Available
Committed



0 20 50 100 200m

WESTERN PORT HIGHWAY



About ESR Group – New Economy

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⁽¹⁾

Assets Under Management



US\$ 12 bn⁽²⁾

Development Work In Progress



>26.1 m^{sqm}⁽³⁾

Development Pipeline

(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

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\$149¹ 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 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.



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

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^{sqm}

Gross Lettable Area



A\$6.6 bn

Development Pipeline



2.1 m^{sqm}¹

Development Pipeline



450+

Customers



120+

Inhouse Experts

*as at July 2022. Includes ARA Australia portfolio

Space and
Investment
Solutions for
a Sustainable
future.



Contact Us

Nick Napoli

Development Manager

M +61 497 806 920

E nick.napoli@esr.com

Simon Sayers

General Manager – VIC

M +61 482 852 766

E simon.sayers@esr.com



au.esr.com

Disclaimer: The information in this document has been prepared by ESR Real Estate (Australia) Pty Ltd ABN 64 625 761 962 (ESR) and is subject to change at any time without notice.