



ESR Greenlink

Information Memorandum

Lots 6 & 7, 590-620
Western Port Highway
Cranbourne West VIC





Creating a new benchmark in industrial estates

Unlocking potential

A New Benchmark in Industrial Estates

ESR Greenlink is an industry-leading 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 master-planned estate includes parkland, walking tracks, rich landscaping, and spaces for recreation whilst maintaining a strong focus on sustainability, featuring 5 & 6 Star Green Star Design & As Built rated facilities.


Competitive Advantage

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


Key Features

All facilities within the estate will feature:

 **850m frontage** to Western Port Highway

 **Direct access** to major arterial road 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


 **Electric Vehicle** Charging Stations

 **Energy Consumption** Management Systems

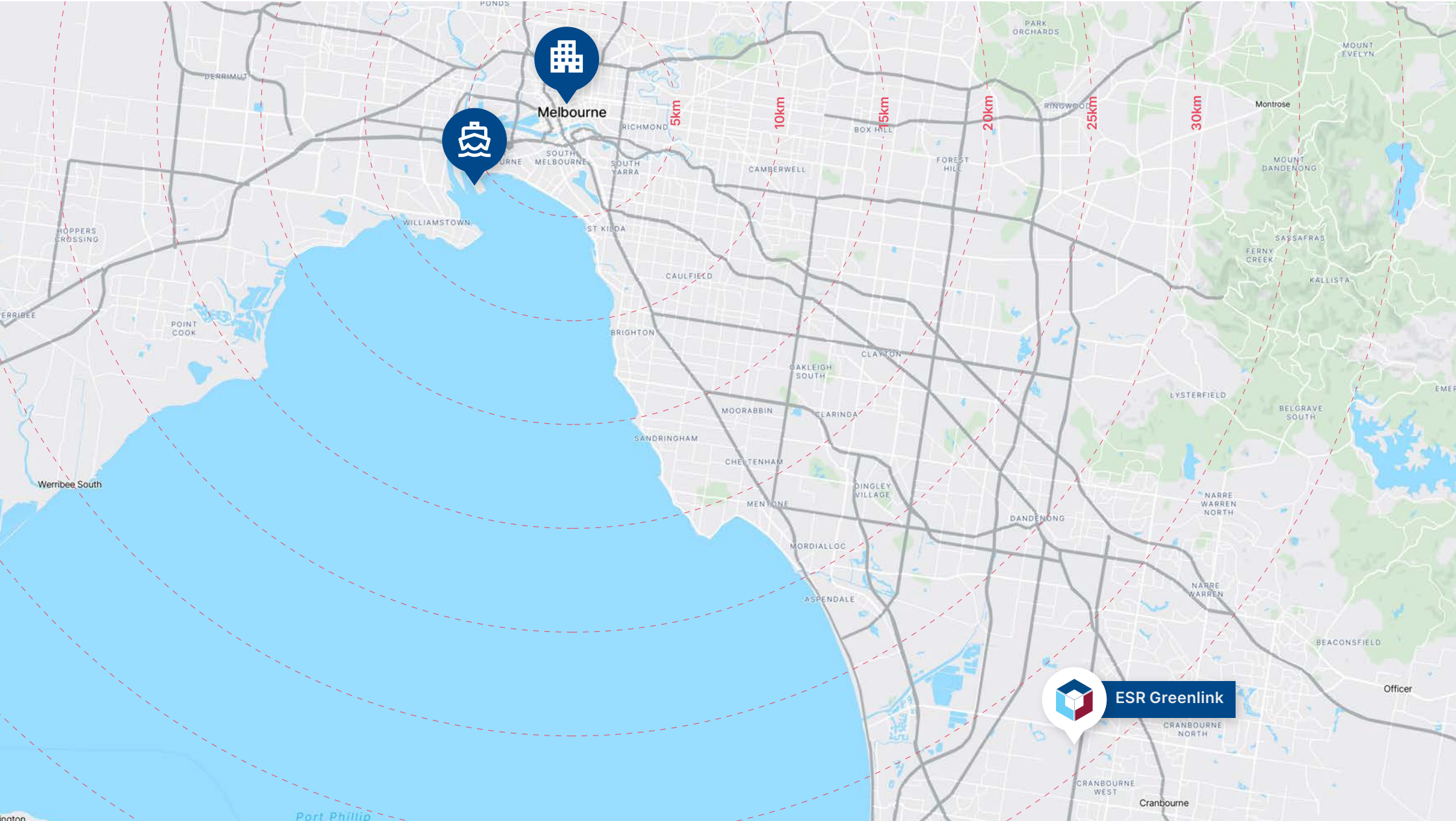
 **LED lighting**

 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



Aerial Location



Melbourne CBD

Eastlink

Thompsons Road

Western Port Highway



L'ORÉAL
PARIS

woolworths

amazon

Dulux

BUNNINGS
warehouse



ESR Greenlink

Lot 6

Lot 7

Nearby amenities



Cafes & Restaurants Within 10 mins

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



Shopping Within 10 mins

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



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



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

Estate amenities

ESR Greenlink offers 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

Sustainability



Renewable Energy Solutions

Through our partnership with Solar Bay, customers have easy access to renewable energy infrastructure and e-mobility solutions that can be tailored for the customer's needs



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



LED Lighting

All lighting will be LED to Warehouse and Office



Electric Car Charging Stations

Electric car charging stations with a designated parking bay and clear signage



Rainwater Harvesting & Reticulation

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



Drip Irrigation System

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



Water Efficient Fittings

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



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

Concept perspective

Eastern elevation



Artist's impression only

Concept perspective

Warehouse 6B office



Artist's impression only

Concept perspective

Warehouse 7A office



Artist's impression only

Concept perspective

North eastern elevation

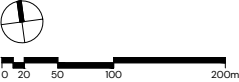


Artist's impression only

Master plan

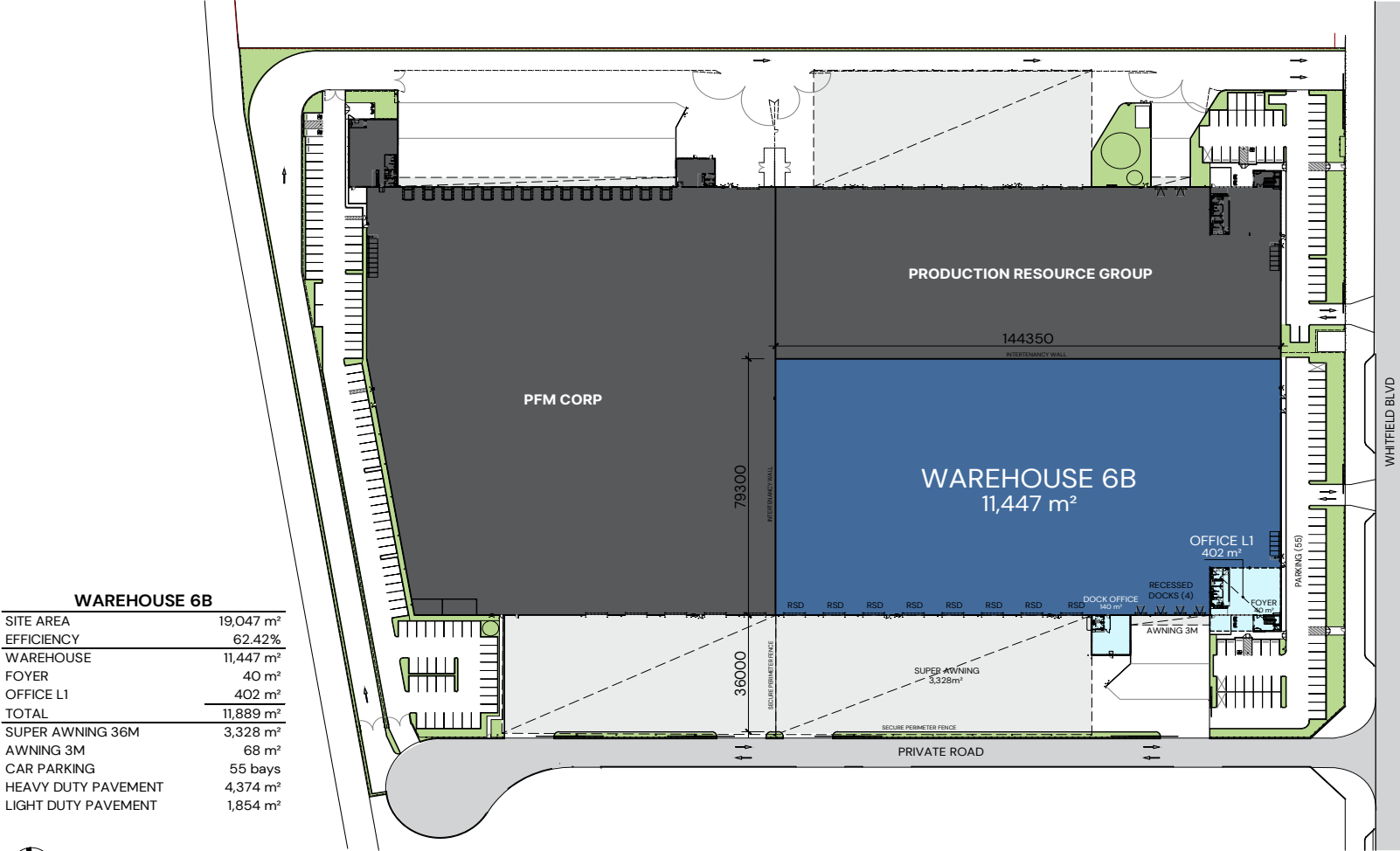
ESR Green Link Estate

Lot 1	58,790 m ²
Warehouse 1	35,882 m ²
Lot 2	1,949 m ²
Café	432 m ²
Lot 3	57,220 m ²
Warehouse 3	30,000 m ²
Lot 4	78,654 m ²
Warehouse 4	50,080 m ²
Lot 5	53,740 m ²
Warehouse 5	29,220 m ²
Lot 6	64,100 m ²
Warehouse 6	33,346 m ²
Lot 7	40,290 m ²
Warehouse 7	24,550 m ²
Lot 8	31,525 m ²
Warehouse 8	15,236 m ²
Lot 11	58,469 m ²
Warehouse 11	35,686 m ²
Lot 12	38,580 m ²
Warehouse 12	22,334 m ²



- Warehouse Space
- Office Space
- Awning
- Committed Space

Lot 6 B Configuration



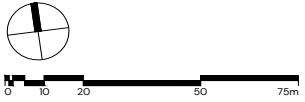
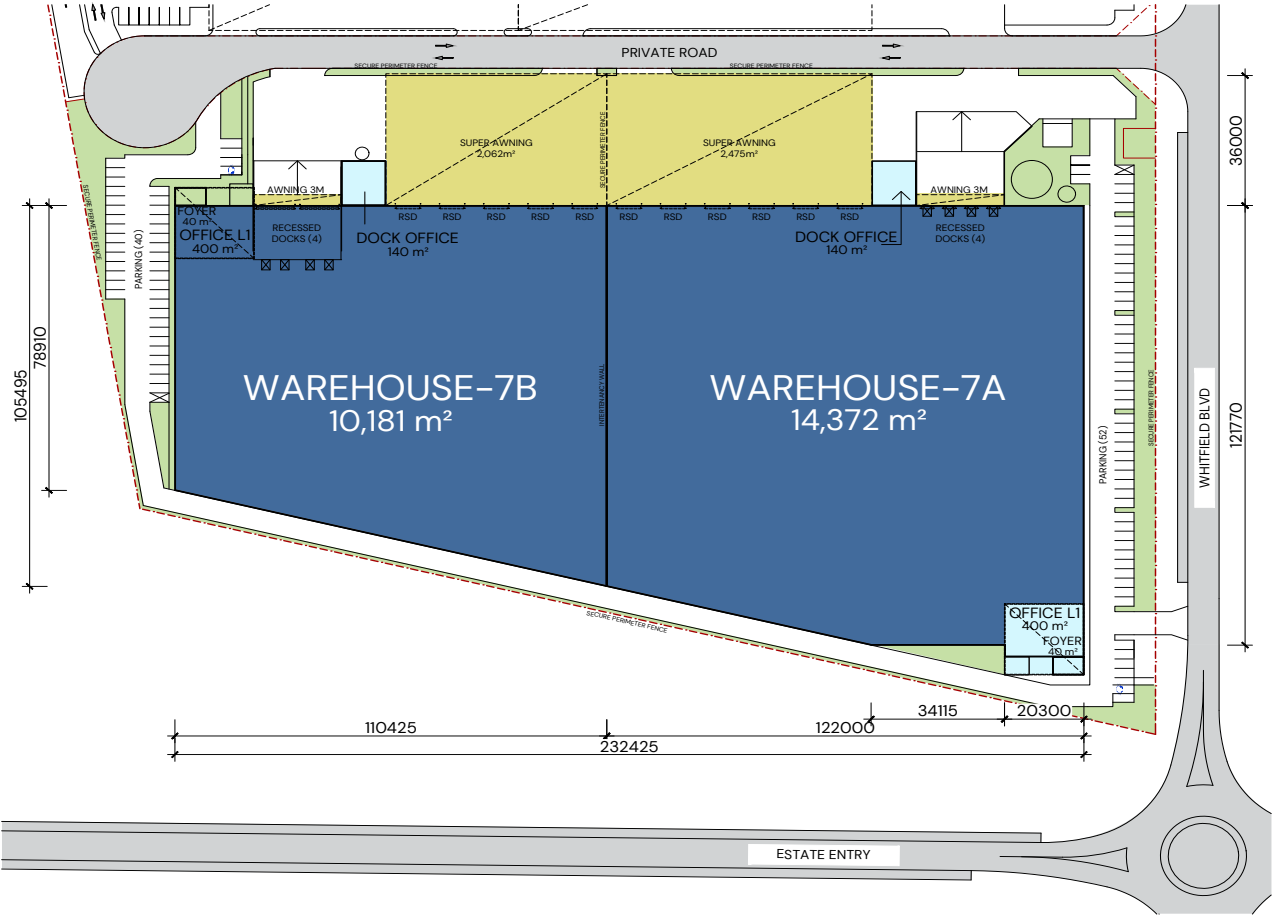
Lot 7, Configuration Option 1

WAREHOUSE 7A

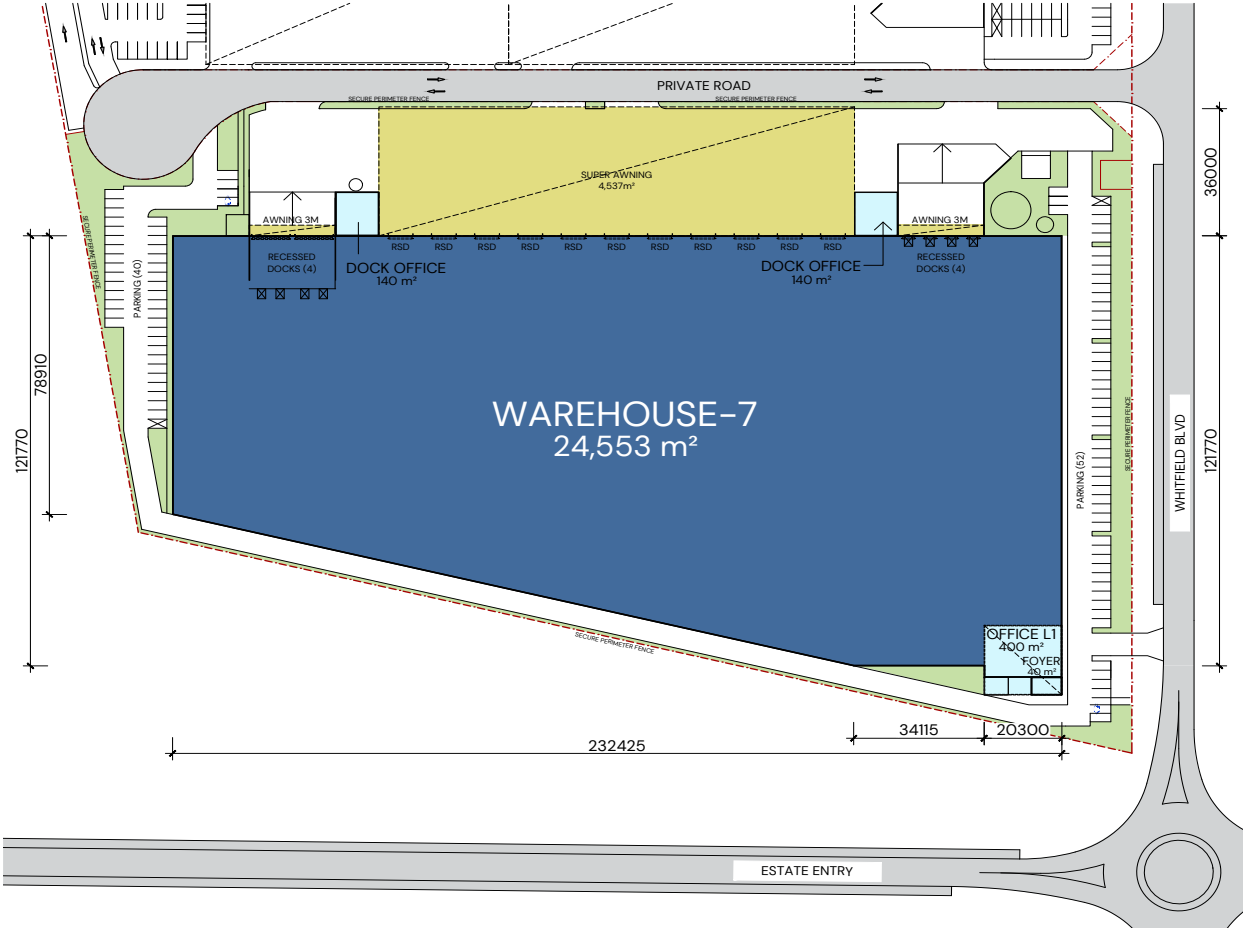
SITE AREA	23,463 m ²
WAREHOUSE	14,372 m ²
OFFICE (MAIN+DOCK)	580 m ²
TOTAL	14,952 m ²
SUPER AWNING 36M	2,475 m ²
AWNING 3M	68 m ²
CAR PARKING	52 spots
HEAVY DUTY PAVEMENT	4,002 m ²
LIGHT DUTY PAVEMENT	2,562 m ²

WAREHOUSE 7B

SITE AREA	16,827 m ²
WAREHOUSE	10,181 m ²
OFFICE (MAIN+DOCK)	580 m ²
TOTAL	10,761 m ²
SUPER AWNING 36M	2,062 m ²
AWNING 3M	68 m ²
CAR PARKING	40 spots
HEAVY DUTY PAVEMENT	3,168 m ²
LIGHT DUTY PAVEMENT	2,058 m ²

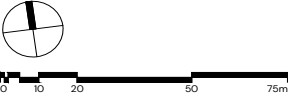


Lot 7, Configuration Option 2



WAREHOUSE 7

SITE AREA	40,290 m ²
WAREHOUSE	24,553 m ²
OFFICE (MAIN+DOCK)	720 m ²
TOTAL	25,273 m ²
SUPER AWNING 36M	4,537 m ²
AWNING 3M	136 m ²
CAR PARKING	92 spots
HEAVY DUTY PAVEMENT	7,170 m ²
LIGHT DUTY PAVEMENT	4,620 m ²



Design Specifications

ESR Greenlink's vision is to provide an industrial estate that establishes a new benchmark for sustainable premium logistics estates in Victoria.



14.6m

Ridge height at APEX

11.3m

Portal spacing and 25m prop spacing

Concrete dado wall panels

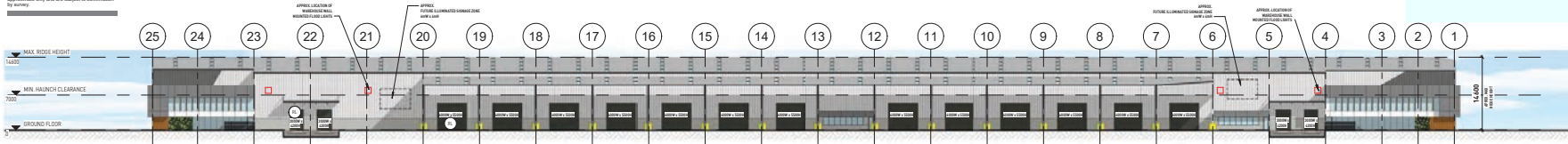
to a height of 2400mm above the finished floor level with metal clad walls above

Floor loadings

Post load of 8 tonnes, UDL 35kPa, forklifts unlimited repetitions of 2.5 tonne S.W.L. forklift with 5.85 tonne maximum front axle load

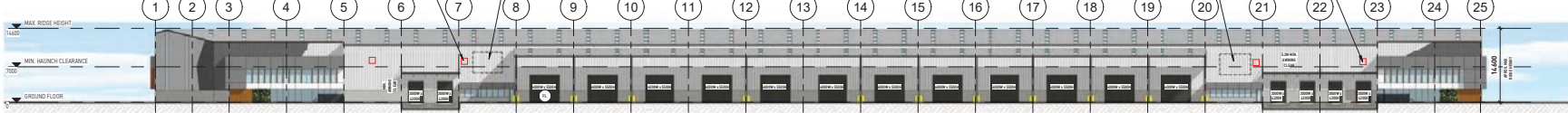
Lot 6 Elevations

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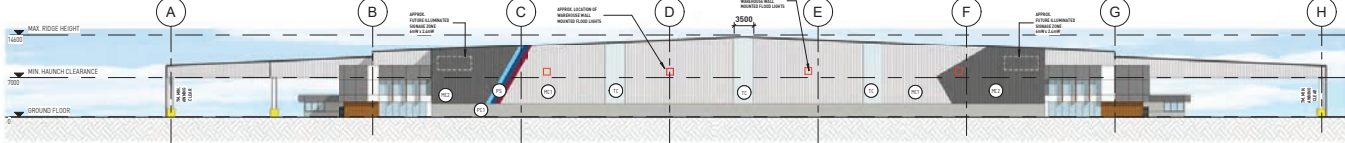
1 NORTH WAREHOUSE ELEVATION

1 : 400



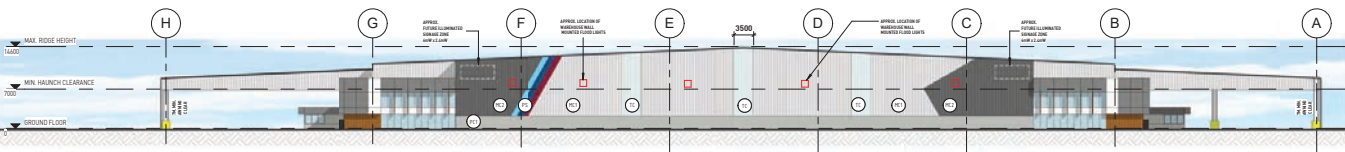
2 SOUTH WAREHOUSE ELEVATION

1 : 400



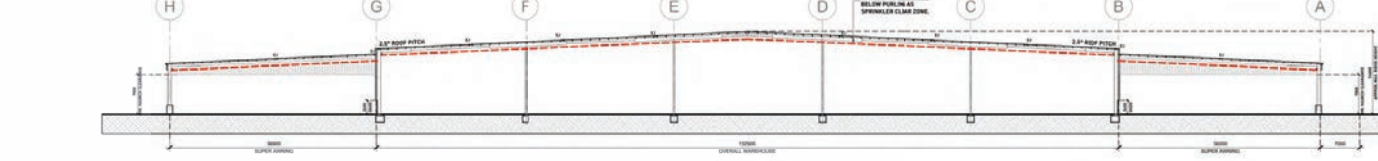
3 WEST WAREHOUSE ELEVATION

1 : 400



4 EAST WAREHOUSE ELEVATION

1 : 400



5 WAREHOUSE SECTION

1 : 400



6 AERIAL PERSPECTIVE

MATERIAL AND COLOUR SCHEDULE			
Material Code	ITEM/LOCATION	MATERIAL DESCRIPTION	FINISHES
BT	OFFICE BATTENS	FEATURE ALUMINUM VERTICAL FINIS. 200 x 50 POWDER COATED TIMBER LOOK FINISH FIXED TO GLAZING SUITE	
FN	OFFICE VERTICAL FINIS	FEATURE ALUMINUM VERTICAL FINIS. 600 x 100 POWDER COATED TIMBER LOOK FINISH FIXED TO GLAZING SUITE	
GL	GLAZING PANELS	ALUMINUM FRAMED OFFICE GLAZING SUITE IN SELECTED POWDERCOAT FINISH	
GR	GREEN WALL	FEATURE GREEN WALL ON OFFICE FACADE TO FUTURE DETAILING	
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'MONUMENT' FINISH OR EQUIVALENT	
MC3	OFFICE CLADDING	STEEL FRAME OFFICE FEATURE IN NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD WHITE FINISH	
MC4	OFFICE CLADDING	STEEL FRAMED OFFICE FEATURE BOX-OUT IN NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD COLORBOND 'MONUMENT' OR EQUIVALENT	
OD	OUTDOOR AREA	180mm HIGH SCREENING IN SELECTED 'WOODWOOD' TIMBER SLATS OR EQUIVALENT	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GREY' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
PS	WALL PAINTED STRIPES	PAINT FINISH IN SELECTED CORPORATE COLOURS	
RF	METALLIC ROOF SHEETING	IN ZINCALUME FINISH WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA	
RL	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOORS IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
TC	WALL CLADDING (VERTICAL)	TRANSLUCENT WAREHOUSE WALL CLADDING	
W1	METALLIC WALL CLADDING	METALLIC WALL CLADDING IN TIMBER LOOK FINISH OR EQUIVALENT	

NOTE:

- This concept plan is intended for Development Application purposes only. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

CLIENT:

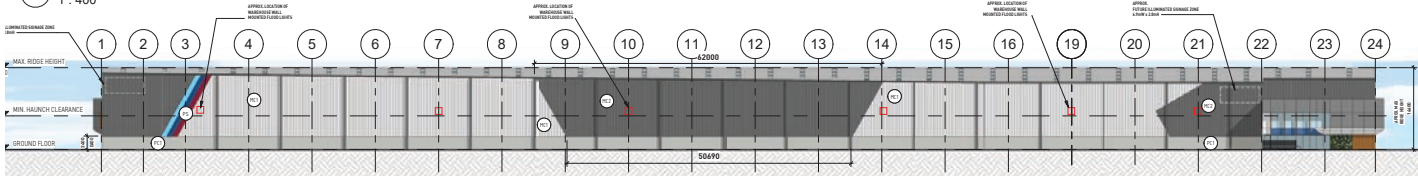


Lot 7 Elevations

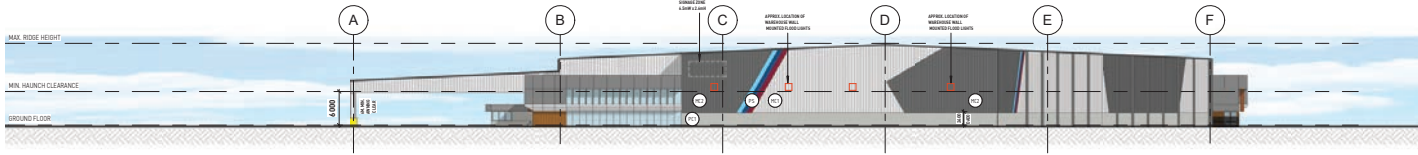
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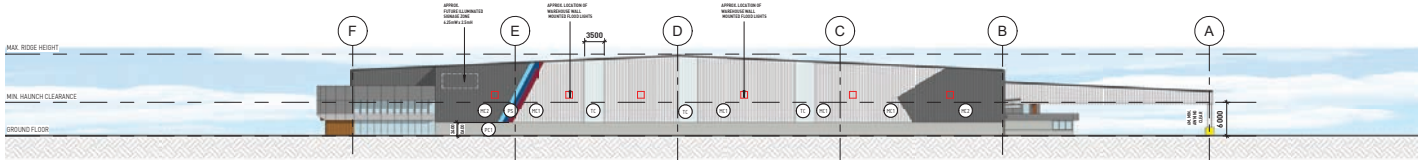
1 NORTH WAREHOUSE ELEVATION
1:400



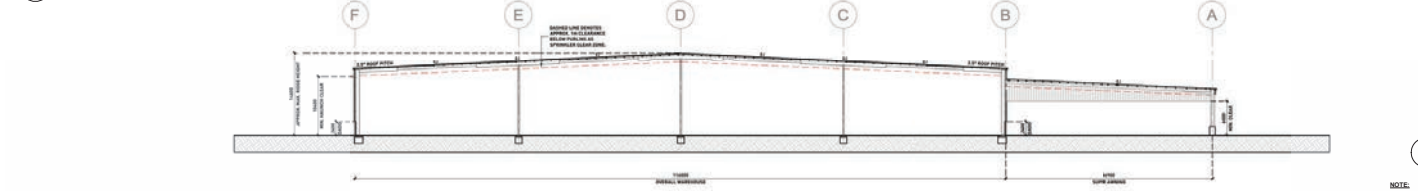
2 SOUTH WAREHOUSE ELEVATION
1:400



3 WEST WAREHOUSE ELEVATION
1:400



4 EAST WAREHOUSE ELEVATION
1:400



5 WAREHOUSE SECTION
1:400

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Material Code	ITEM LOCATION	MATERIAL DESCRIPTION	FIN
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FN	OFFICE VERTICAL FINIS	FEATURE ALUMINIUM VERTICAL FINIS, 800 x 100 POWDER COATED TIMBER LOOK FINISH FIXED TO GLAZING SUITE	
GL	GLAZING PANELS	ALUMINIUM FRAMED OFFICE GLAZING SUITE IN SELECTED POWDERCOAT FINISH	
GR	GREEN WALL	FEATURE GREEN WALL ON OFFICE FACADE TO FUTURE DETAILING	
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MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'MONUMENT' FINISH OR EQUIVALENT	
MC3	OFFICE CLADDING	STEEL FRAME OFFICE FEATURE IN NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD WHITE FINISH	
MC4	MONUMENT - DULUX POWDERCOAT RANGE	STEEL FRAMED OFFICE FEATURE BOX-CUT IN NON-COMBUSTIBLE METALLIC CLADDING IN MANUFACTURER'S STANDARD COLORBOND MONUMENT OR EQUIVALENT	
OD	OUTDOOR AREA	1800mm HIGH SCREENING IN SELECTED 'MODWOOD' TIMBER SLATS OR EQUIVALENT	
PC1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GREY' OR EQUIVALENT.	
PC2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'MONUMENT' OR EQUIVALENT.	
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RL	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOORS IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SP	SPANDREL GLAZING SUITE	ALUMINIUM FRAME IN BLACK POWDERCOAT FINISH	
TC	WALL CLADDING (VERTICAL)	TRANSLUCENT WAREHOUSE WALL CLADDING	
W1	METALLIC TIMBER CLADDING	METALLIC WALL CLADDING IN TIMBER LOOK FINISH OR EQUIVALENT	



6 AERIAL PERSPECTIVE

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Space and investment solutions for a sustainable future



At ESR Australia, sustainability is built into the spaces we create and the services we provide. For us, it encompasses the natural environment, social wellbeing, business success, economic prosperity and cultural richness.

Our best-in-class real-estate developments, property management, investment solutions and customer-first approach help to build sustainable growth for businesses, employees, investors and communities.

Whether you're looking to develop, expand or invest, we're here to help you create a sustainable future, today.

ESR Australia. Global experience, local expertise.

We're a part of the ESR Group, APAC's largest real asset manager powered by the New Economy, which has US\$156bn¹ in assets under management.

1. As at June 2023. Based on constant FX translation as of 31 December 2023 for a like-for-like comparison.



Acacia Ridge Business Park
Artist's impression only



Clayton Business Hub



ESR Australia is a leading manager of industrial, business park and office real estate with assets under management of more than A\$15.4 billion, and a robust pipeline of developments underway.

We have established funds management capabilities and long-term relationships with global institutional investors.

We're the third largest listed real-estate investment manager globally. Together, our global strength and local know-how help to make a real difference for businesses, investors, communities and our world.

And we're committed to creating growth for our customers and investors, offering best-in-class services, development and investment solutions that are good for the planet, the people and the economy.

A\$ 15.4bn **Assets Under Management**

SQM 4.2m **Gross Lettable Area**

A\$ 8.9bn **Development Pipeline**

SQM 2.6m **Development Pipeline Area**

520+ **Customers**

130+ **In-house Experts**

ESR Group. APAC leader, global impact.



ESR Group’s 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.

ESR is APAC’s largest New Economy real estate platform with industry-leading AUM, development work-in-progress, development pipeline, market position and presence in 10 countries.

The impact of ESR's New Economy investments

Our asset investment solutions and New Economy development opportunities allow capital partners and customers to capitalise on the most significant secular trends in APAC.

US\$ **69bn**¹ **Assets Under Management**

US\$ **14.1bn**² **Development Work In Progress**

SQM **24.5m**³ **Development Pipeline**

1. New Economy AUM by management estimates as of 30 June 2023, based on constant FX translation as of 30 June 2023 for a like for like comparison
2. New Economy Development Work in Progress as of 31 December 2023
3. Development Pipeline as at 31 December 2023

Our partnerships



Making a positive impact to communities

Working towards a sustainable future includes making a difference to people's lives today. By supporting charities and putting the wellbeing of people first, we can help communities thrive.

Championing mental health and wellbeing within the industry

Through an ongoing partnership with Healthy Heads in Trucks & Sheds (HHTS) we're helping to actively support the health and wellbeing of workers within the road transport, warehousing and logistics industries.

Helping to fuel Aussie school kids in need

As a proud sponsor of Eat Up Australia, ESR is helping to provide lunches to schools for vulnerable children at events throughout the year to fuel their growth and wellbeing.





ESR x Solar Bay Partnership

ESR have partnered with Solar Bay to accelerate the provision of renewable energy and e-mobility solutions to our customers.

Through this partnership, Solar Bay is able to support ESR's customers on their decarbonisation journey by providing access to cleaner, more affordable energy at no upfront cost.

About Solar Bay

Solar Bay is a leading Australian manager of distributed renewable energy generation assets and enabling infrastructure, with 800MW of greenfield investments, including 50MW of rooftop Solar PV and 150MW of Battery Storage on commercial and industrial properties.

As ESR's renewable energy partner, they allow ESR to offer a broad suite of innovative renewable energy solutions to our customers.

What We Offer

Power Purchase Agreements

ESR customers can purchase renewable energy via Power Purchase Agreements, a simple, low-cost solution that provides long-term price certainty and reduces carbon emissions, at no upfront cost.

Electricity Supply Agreements

Customers of Solar Bay-managed embedded networks will have access to cost competitive, 100% renewable energy via Electricity Supply Agreements.

Additional Service Offerings

Additional services, including battery storage, electric vehicle charging infrastructure and demand response services are also available at no upfront cost for customers within embedded networks.

Why Work With Us



One-Stop Shop

All your needs will be looked after by Solar Bay, from design, installation, financing, maintenance and trouble shooting.



Reduced Energy Prices

Enjoy significantly reduced energy costs versus traditional service providers. Recent examples have seen customers save between 20% to 50% on their energy bills.¹



Peace of Mind

With an end-to-end solution maintained by experts, you can focus on running your business, and we will make sure it runs on clean energy.

1. Bespoke offerings tailored to customer needs can be provided once energy consumption and invoice data is shared with us.

ESR & Solar Bay have significant experience in delivering clean energy to tenants



6.2MW

Current Solar PV installed in Australia

100MW

Current Solar PV installed across ESR Group

4 Star 

Minimum Green Star Buildings¹ on all new developments

70MW

2030 Target Solar PV installed in Australia

1,000MW

2030 Target Solar PV installed across ESR Group

Carbon Neutral Target

Climate Active Standard by 2024



7yr

Track record of renewable energy investment

50MW

Commercial & Industrial rooftop Solar PV Installed

>60

Assets in operation across Australia and NZ

800MW

Greenfield assets in Australia & NZ

150MW

Greenfield Commercial & Industrial batteries

100%

100% renewable energy services provider to leading domestic and international organisations

1. Green Star Buildings supersedes Green Star Design & As Built, with 4 stars in the new tool approximately equivalent to 5 stars in the old.



Space and investment solutions
for a sustainable future



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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.