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Space and investment solutions
for a sustainable future

MEDIA RELEASE

ESR Australia secures foothold in Western Sydney Aerotropolis, acquiring 85 Martin Road, Badgerys Creek, for A\$70 million.

- *ESR Australia has acquired a scalable 17-hectare site at Martins Road, Badgerys Creek*
- *The acquisition marks ESR Australia's entry into the Western Sydney Aerotropolis*
- *ESR Australia will develop c.82,000 sqm GFA of prime logistics product on the site*
- *Total investment c.A\$270million committed by ESR Australia Development Partnership II (EADP II)*

Sydney, Australia 20 September 2023 – ESR Australia has secured a scalable 17ha parcel in tightly held Badgerys Creek, marking its first foothold in the Western Sydney Aerotropolis.

Situated in the Liverpool City Council area, the site is zoned within Priority 1 Zone for Enterprise / Light Industrial development. It is located less than 3km from the entrance to the new Western Sydney Airport, the site fronts the main arterial of Martin Road.

ESR Australia will commit a total of c.\$270 million in the acquisition and development of the site, delivering a total gross floor area (GFA) of c.82,000sqm across four warehouses. In alignment with ESR's ESG commitments, there will be a focus on reducing energy consumption and incorporation of human-centric design in consultation with local communities.

ESR Australia CEO, Phil Pearce, said, "ESR Australia is pleased to secure the scalable Martins Road site and will exercise its robust development capability to ensure the delivery of premium facilities in line with the anticipated opening of Western Sydney Airport in 2026.

"Future customers at ESR's Martins Road site will have the ability to be operational as soon as Western Sydney Airport comes online. They will also have the benefit of leading-edge renewable energy infrastructure, which is an increasing concern for our customers with the rise of automation and electrified fleets," Mr Pearce said.

The deal was managed and negotiated by Harry Bui, Head of Asia Market, Australia, of Colliers who was acting as a trusted advisor on behalf of the private Vietnamese private family office.

Mr Bui said, "As this is one of the last remaining blocks of this size owned by the private family, the owner has previously been approached by several developers to acquire the site".

The record increase in industrial rents have bolstered the pricing of land in Western Sydney, with a further 27.5 per cent of rental growth seen in the first six months of 2023 alone, coming off a record year of 33 per cent in 2022. The long-term average is 4.9 per cent per annum.

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 approximately US\$150 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.

More information is available at au.esr.com

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