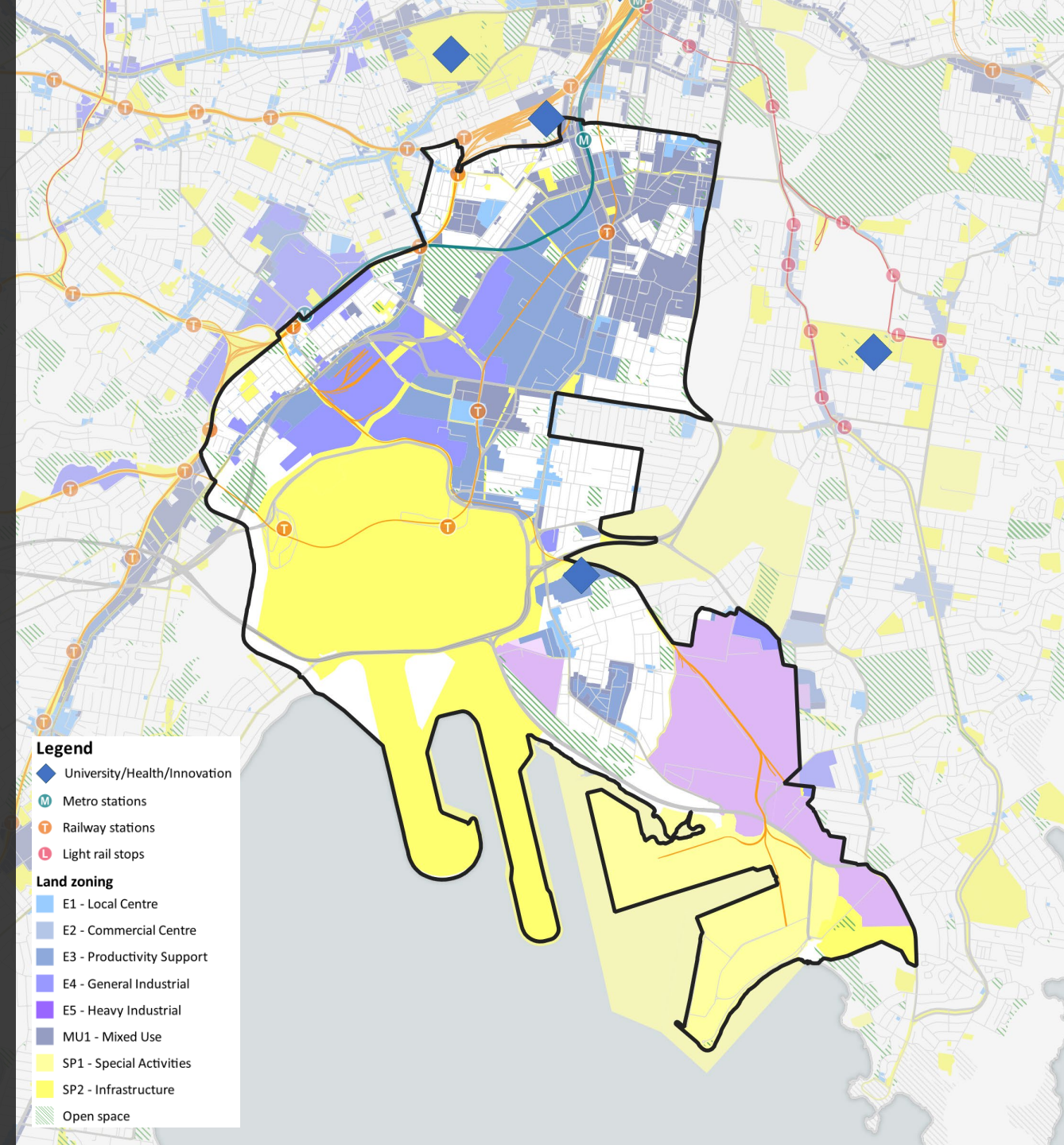


The Southern Enterprise Corridor

SYDNEY'S QUIET ECONOMIC GIANT

The Southern Enterprise Corridor is Sydney's quiet giant.

1. Economically significant
2. Home to a diverse mix of industries embedded in place
3. Under pressure from population growth, housing and structural changes

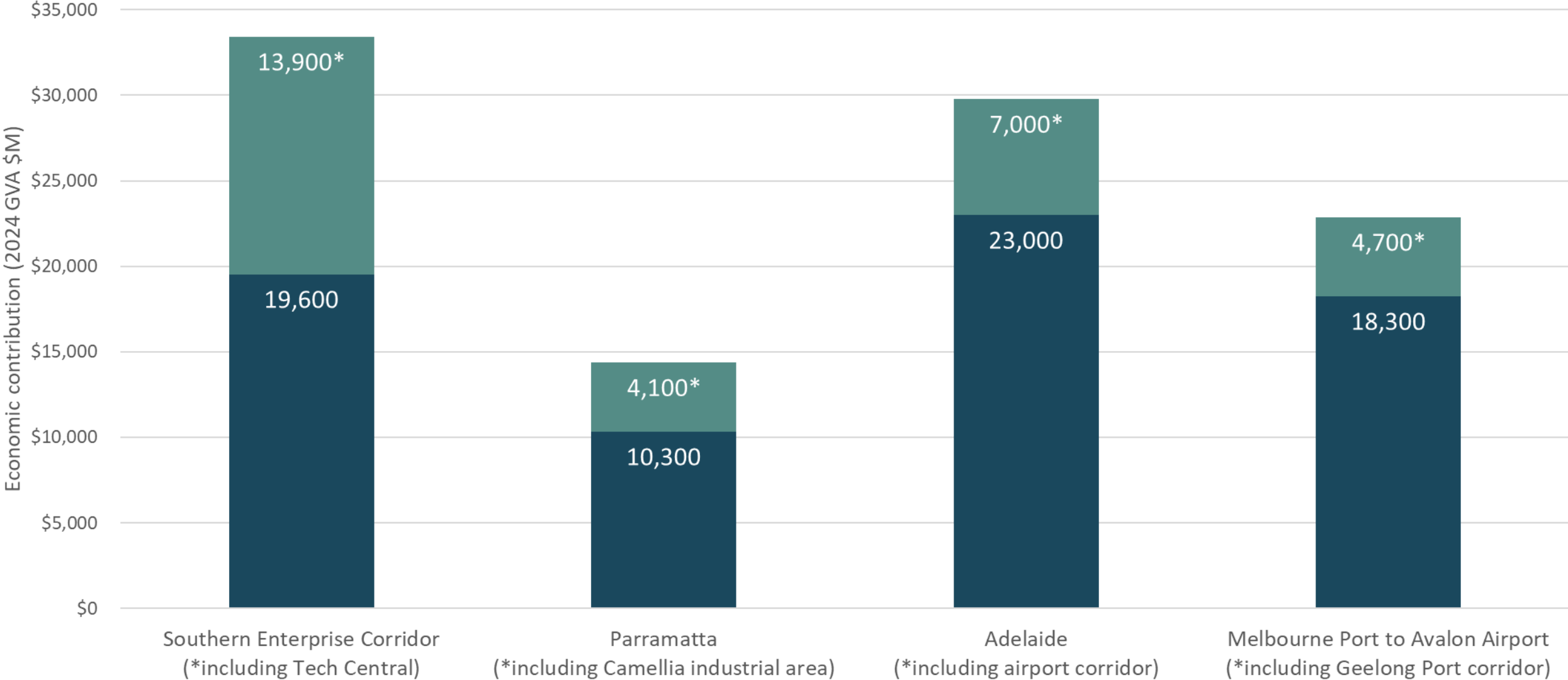


01

Economically
significant corridor

Sydney's Southern Enterprise Corridor
contributes more economic value than
Adelaide or Parramatta CBD.

Economic productivity (GVA \$M) of the SEC and the comparison economic corridors .

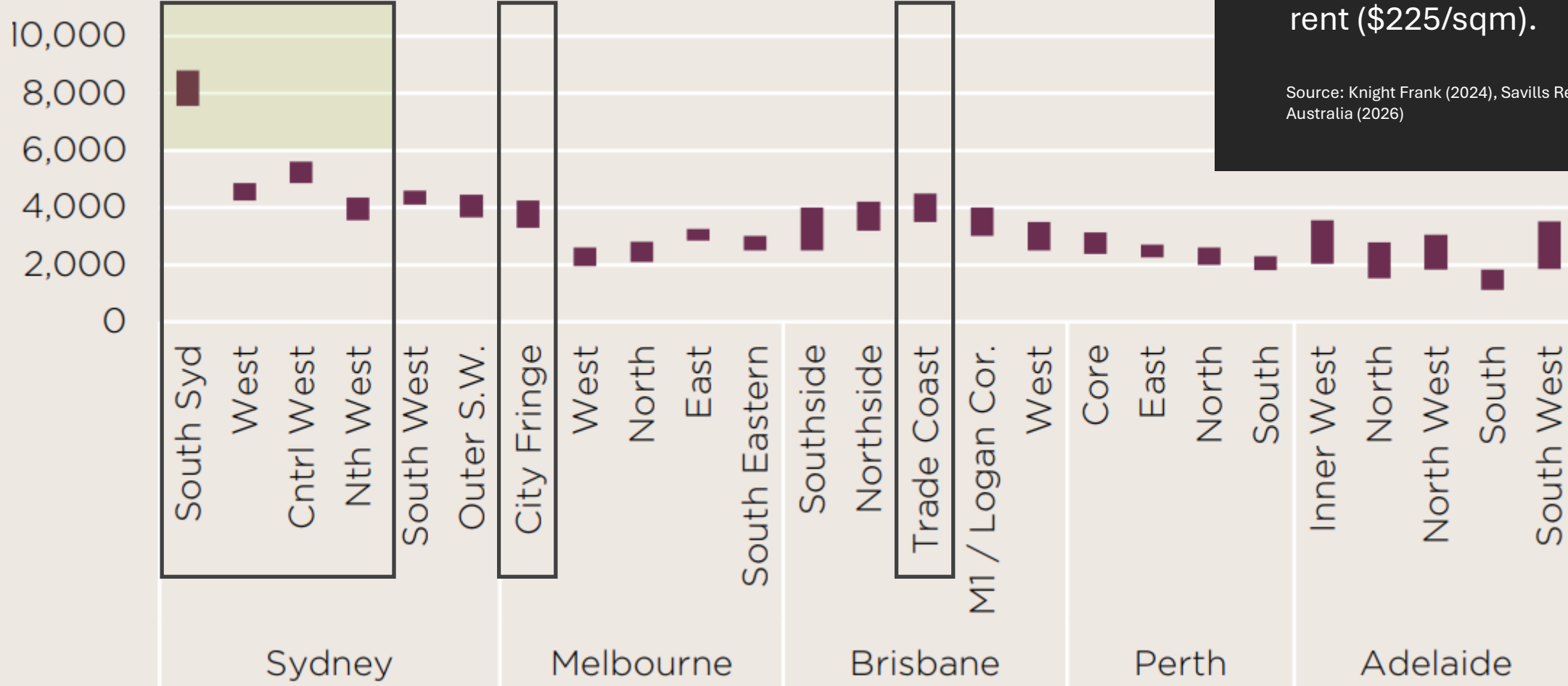


SGS Economic and Planning, 2026, using ABS National Accounts and Census data, 2024

More valuable (reflected in rents) than any other Australian market.

South Sydney's **secondary** industrial net face rent (\$268/sqm) **exceeds** Melbourne City Fringe's **prime** industrial net face rent (\$225/sqm).

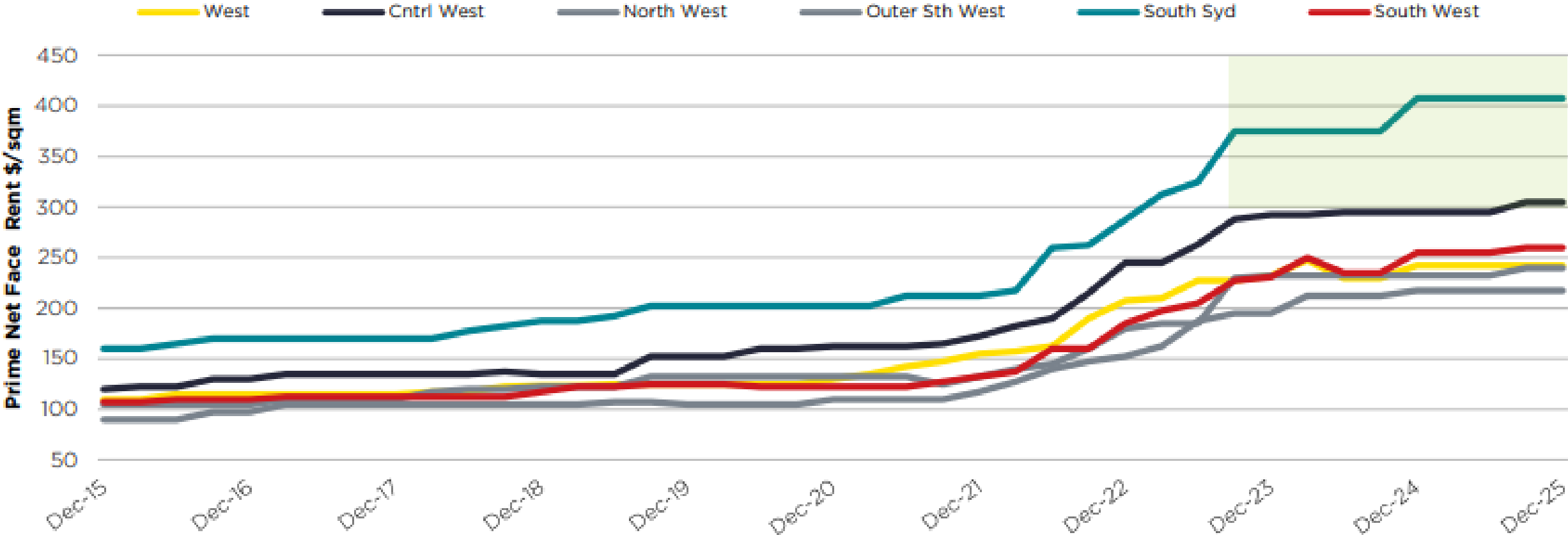
Typical capital value range (\$/sqm), prime average by sub-market



Source: Knight Frank (2024), Savills Research Australia (2026)

Largest increase in value across Greater Sydney, driving a structural shift.

Prime Net Face Rent (\$/sqm), Sydney (2015-2025)



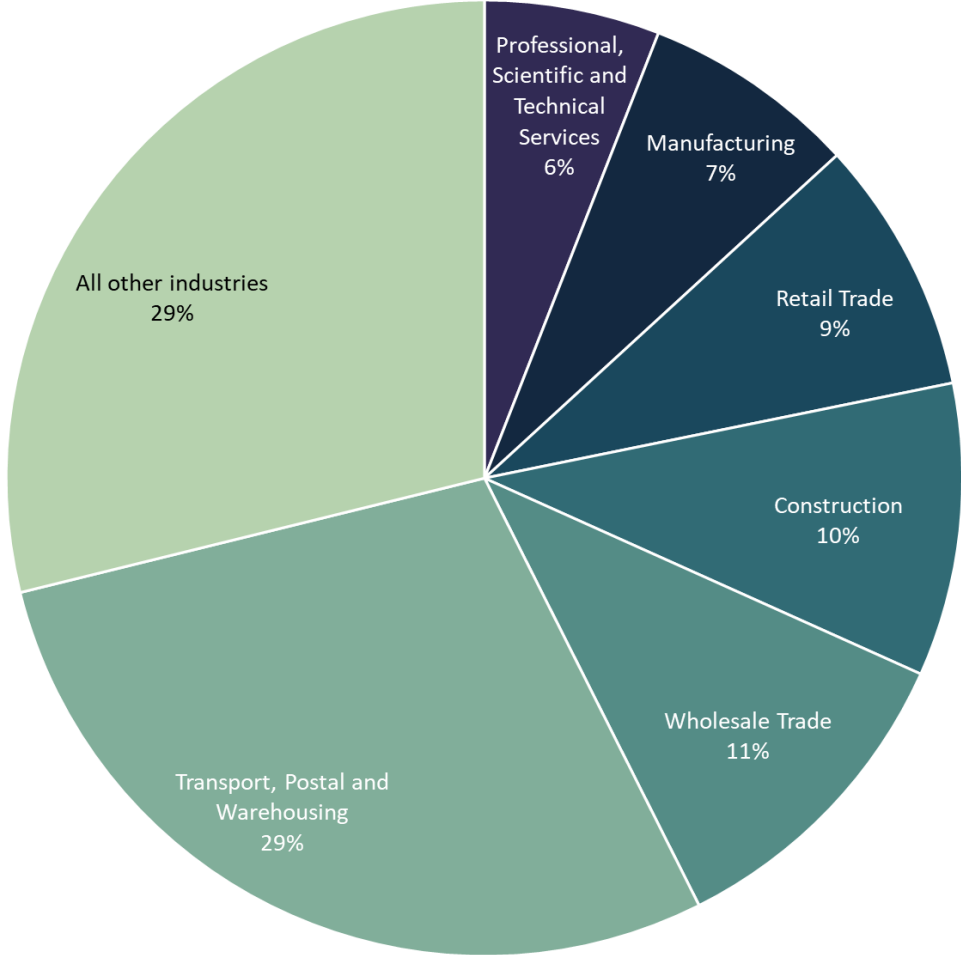
Source: Savills Research Australia (2026)

Value is created through a diverse mix of industries.

50%	Industrial uses
29%	Transport, Postal and Warehousing
10%	Construction
9%	Retail
7%	Manufacturing

Top 6 industries by GVA (2024) in SEC

A diverse industrial economy underpins the SEC's economic significance.

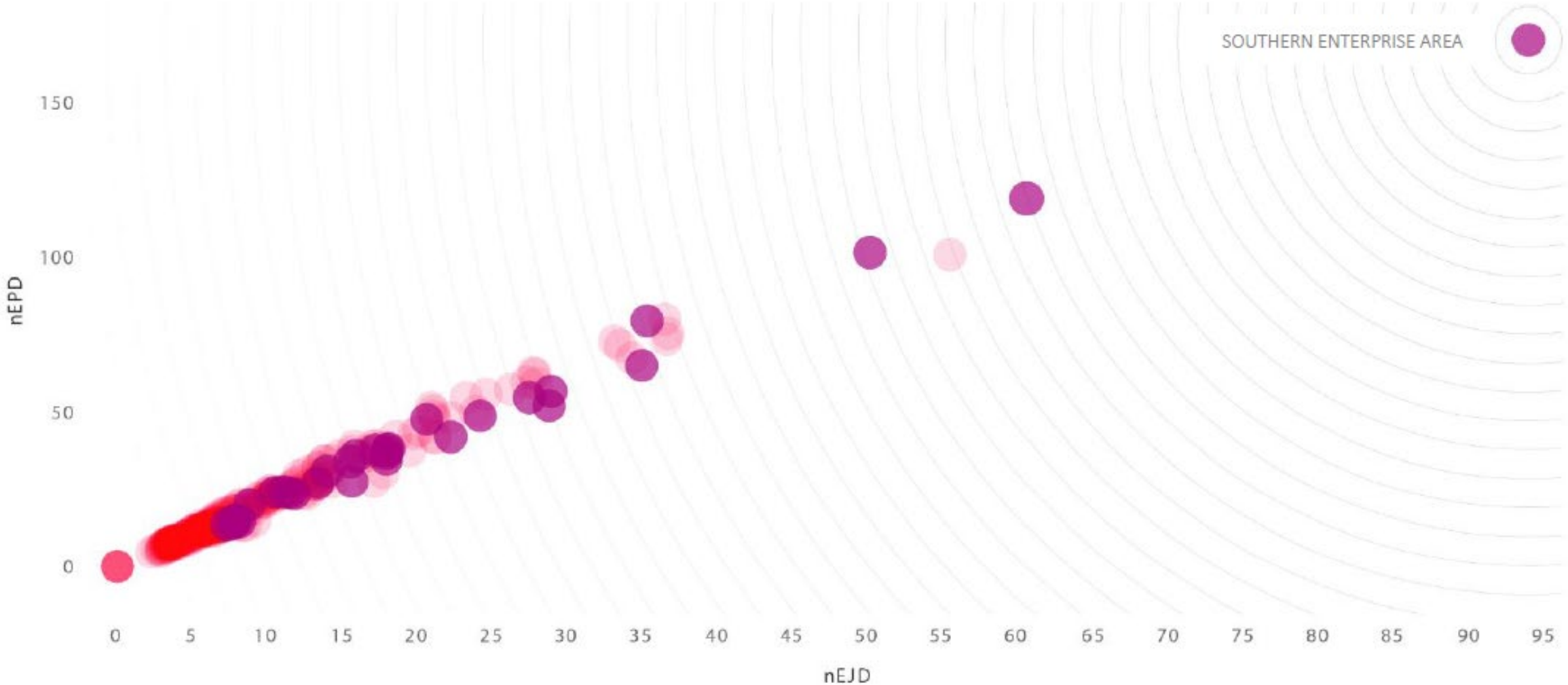


02

A diverse mix of industries,
embedded in place

Driving this value is the **unparalleled connectivity** to jobs and labour.

Comparison of Effective Job Density (EJD) and Effective Population Density (EPD) of Greater Sydney Employment Land Precincts



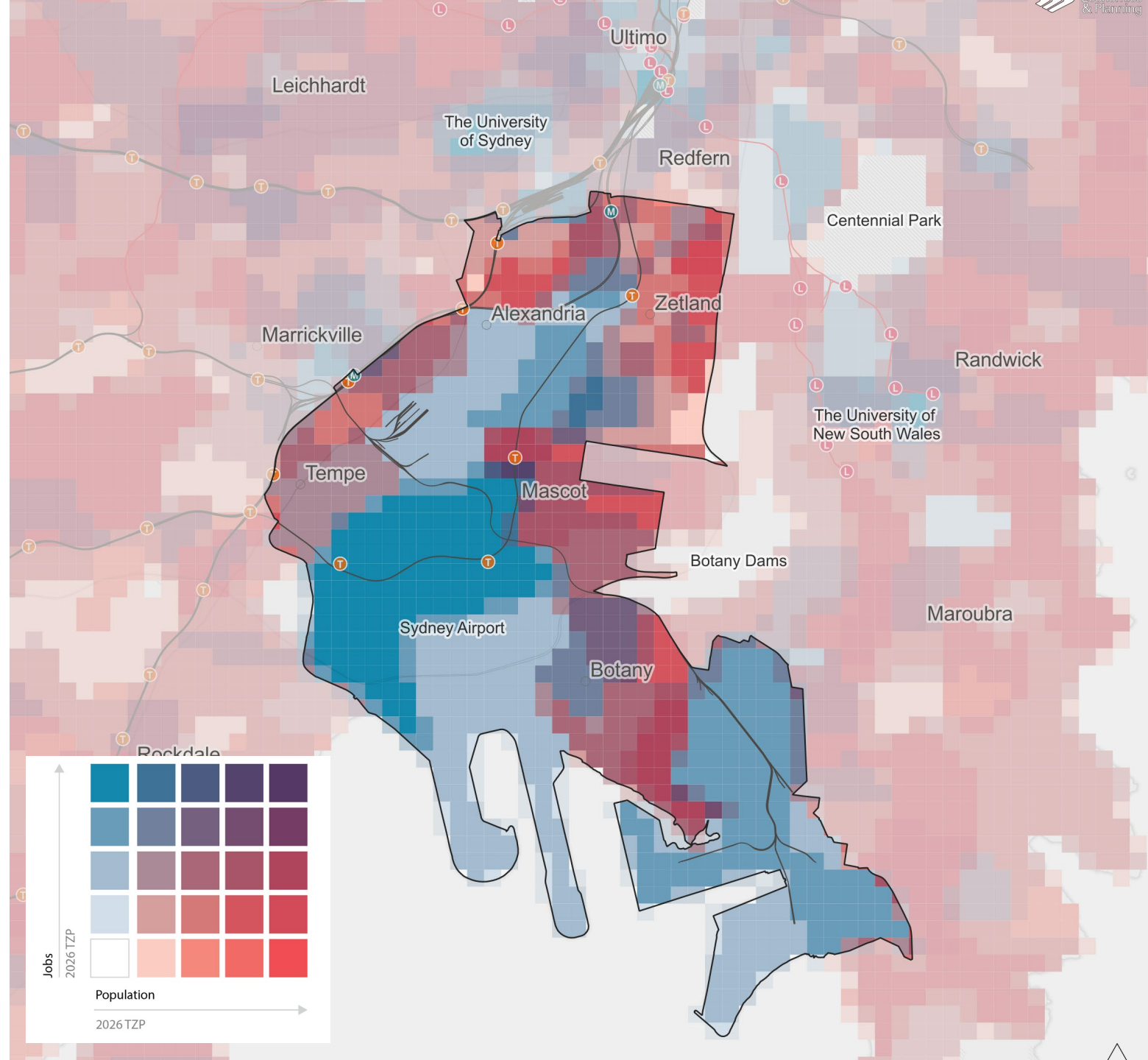
● = Greater Sydney employment land precincts

Connectivity to jobs and labour

A clear north-south spine of **employment**.

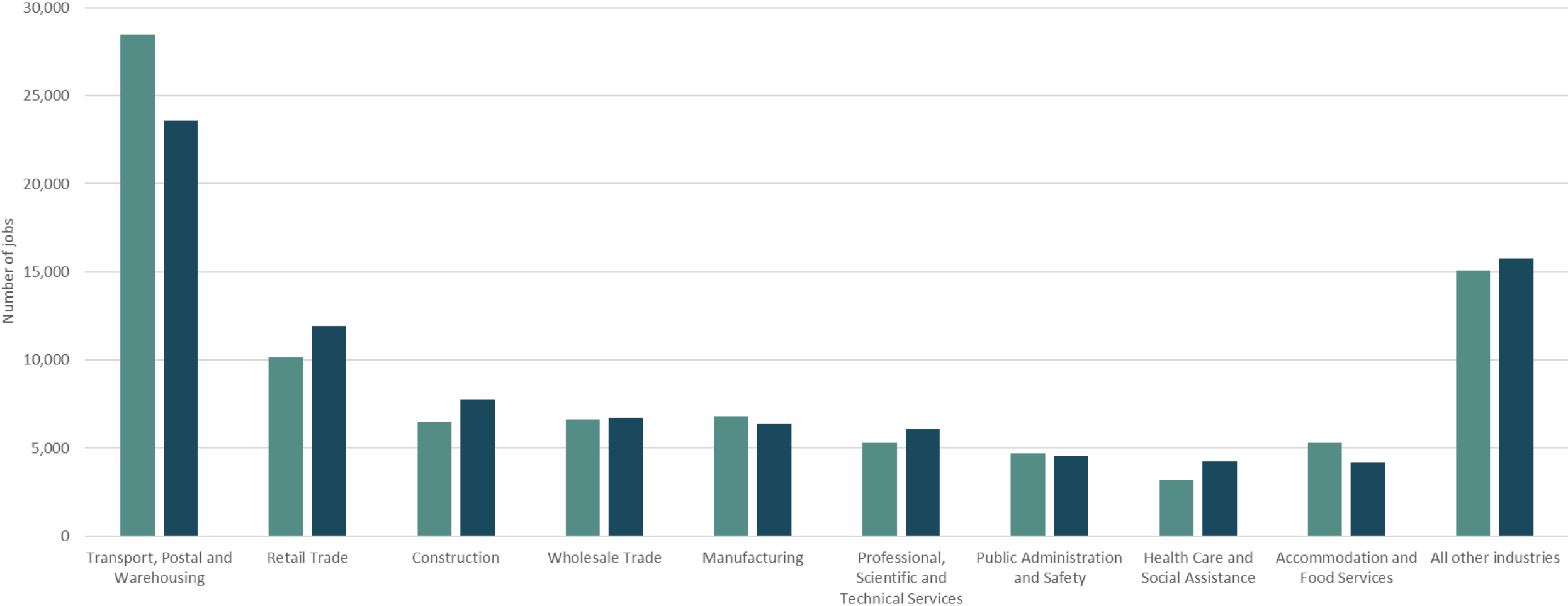
Proximity to the **city centre, universities and health precincts**.

Housing growth concentrated around **rail stations**.



Strong mixed-use precinct

Number of jobs Industry of Employment (INDP), 2016 & 2021



Source: ABS TableBuilder, 2021

■ 2016 jobs ■ 2021 jobs

The SEC is evolving **beyond traditional industrial uses**

- **1 in 4 jobs** are in transport, postal and warehousing
- Logistics employment **declined 17%** between 2016 and 2021
- Retail growth reflects **rising last-mile demand**
- Start-ups and innovation industries are **reshaping occupier demand**
- Diverse building typologies remain a **key competitive advantage**

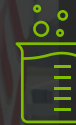
Freight and logistics

- TfNSW's Strategic Freight Model forecasts **~47,000 kt of freight destined for Greater Sydney** originating from the SEC in 2026
- Botany and the Sydney Inner City are the **largest receivers** of locally freighted goods
- The SEC has **strong supply chain linkages** with inner-city jobs and population centres
- **44% of freight** delivered to Sydney's Inner Eastern suburbs originates from the SEC

Top 5 commodities freighted out from Southern Enterprise Corridor (2026)



1. **13%** Machinery and equipment



2. **10%** Chemical product



3. **8%** Fuel



4. **8%** Food Products



5. **8%** Aggregate and sand

**SA3s in the Southern Enterprise Corridor include Botany, Sydney Inner City, and Marrickville – Sydenham – Petersham*

Source: TfNSW Strategic Freight Model Forecast (2022)

03

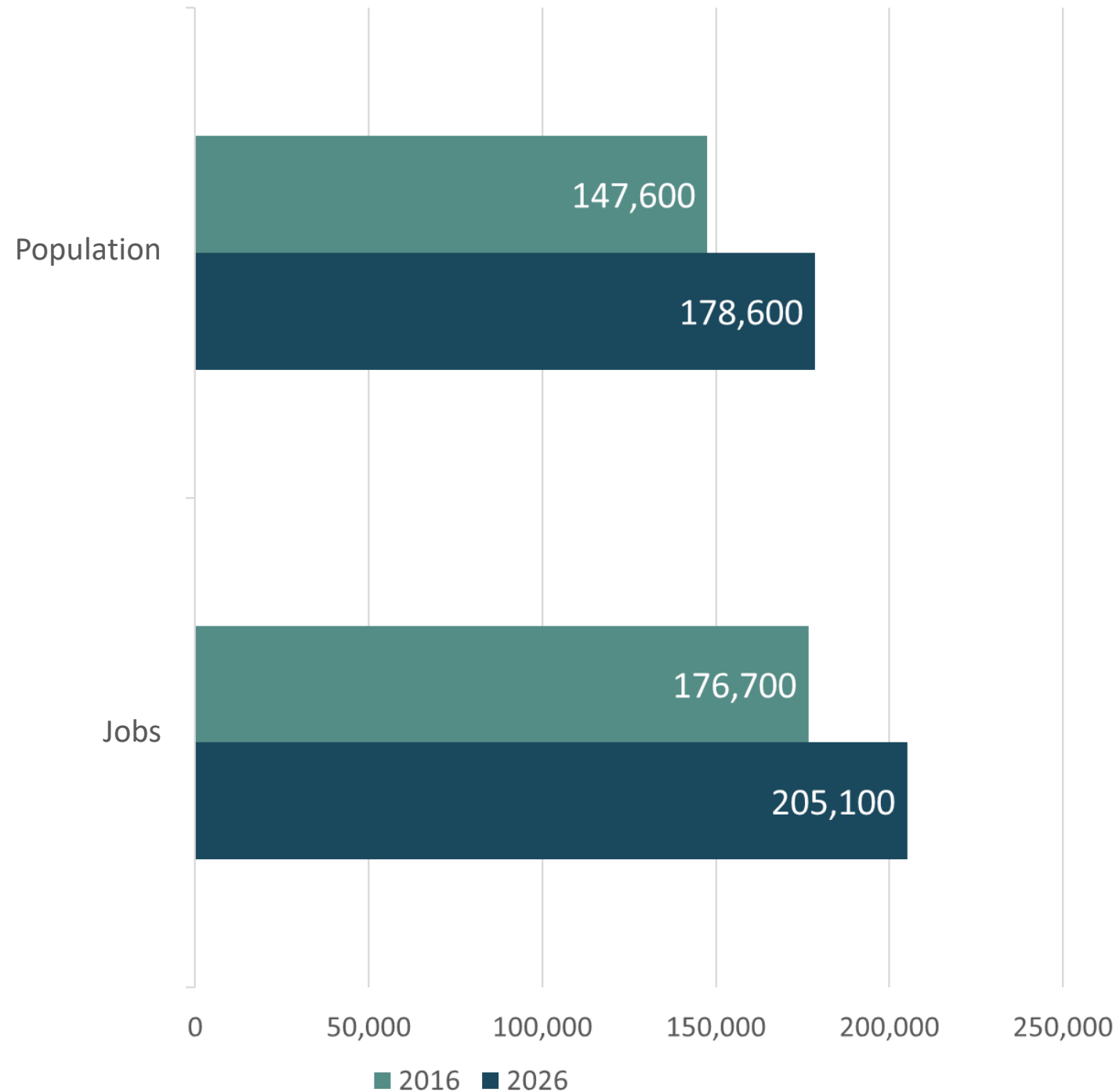
Pressure is building

Increasing pressure from growing population, housing and jobs...

- The SEC generates **more jobs** than it has residents, putting pressure on transport connectivity
- Draws workers from well beyond corridor

Growing pressure...

- Population has grown by **21%**
- Housing has grown by **24%**
- Jobs have grown by **16%**



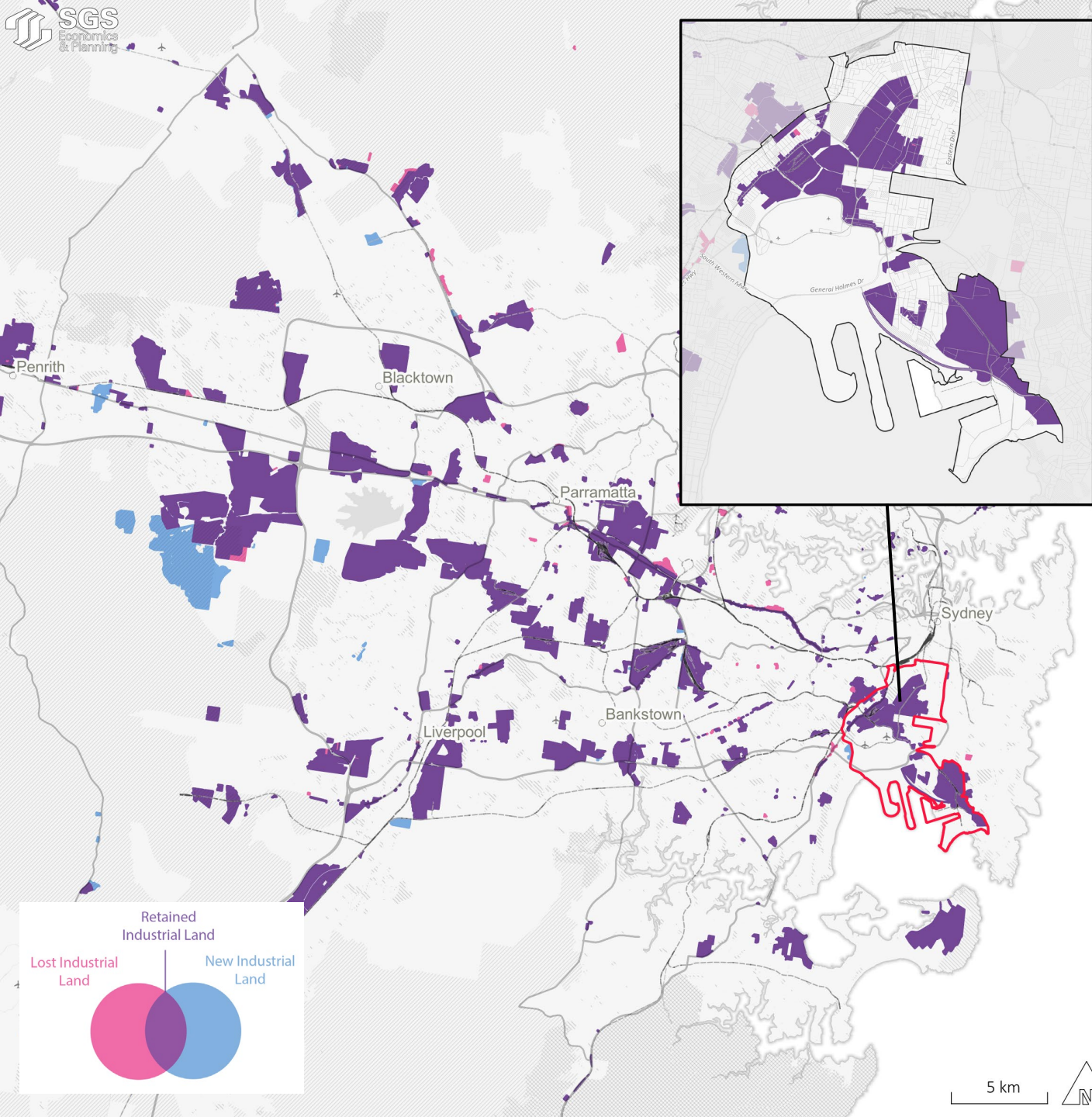
Sources:

Population and Jobs (2016 – 2026): TfNSW Travel Zone Projections 2024 (TZP24)

Dwellings (1996-2021): ABS Census

More people. More housing. More jobs.

More pressure.



State and Regionally Significant industrial lands

- Regionally significant industrial lands are protected from non-industrial use
- Most industrial land in the corridor has been retained since 2016
- The 2019 Greater Sydney Region Plan's 'retain and manage' policy appears to have held ground.
- Identified as *State and Regionally Significant* in 2026 draft Sydney industrial lands categorisation map

Future focused. Place focused.

Strategic land use planning.

Infrastructure planning.

Industry investment.

The Southern Enterprise Corridor

SYDNEY'S QUIET ECONOMIC GIANT