



ALTITUDE

BANKSTOWN AIRPORT

LOT 4B, 1 KIRBY PLACE

INFORMATION MEMORANDUM

A warehouse fit for the future



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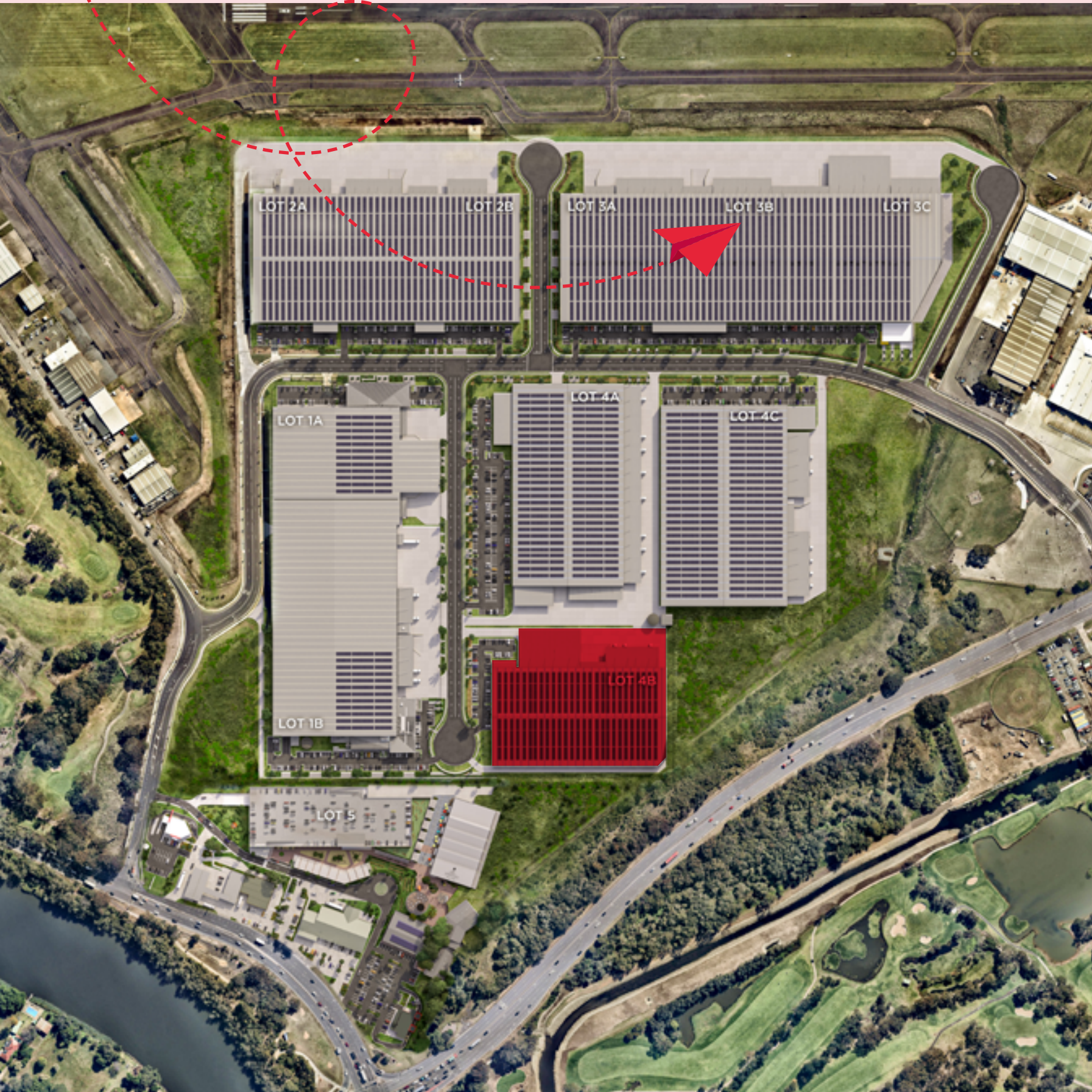
Lot 4B is the last available large format warehouse in the Altitude Estate. Comprising 14,615sqm of best in class warehouse and office accommodation, with the benefit of a 36m super awning and exclusive hardstand.



Altitude is the premier logistics gateway in Sydney's south western transport corridor, designed to take full advantage of its prime location integrating with major infrastructure routes including rail, sea, and air freight hubs.

Altitude will provide an unrivalled level of amenity within the precinct, including accommodation, supermarkets and convenient food outlets.

At Altitude, you can be assured that your facility will be tailored to the unique requirements of your business- today and into the future.



The Altitude precinct plan has been carefully developed to maximise its unique location and provide a high degree of flexibility and unparalleled amenities for future tenants.

Traffic flow through the site will aid the efficiency of operations, while landscaped open space and energy efficient design are key hallmarks of a precinct plan designed to create an enjoyable and cost-efficient place to operate.

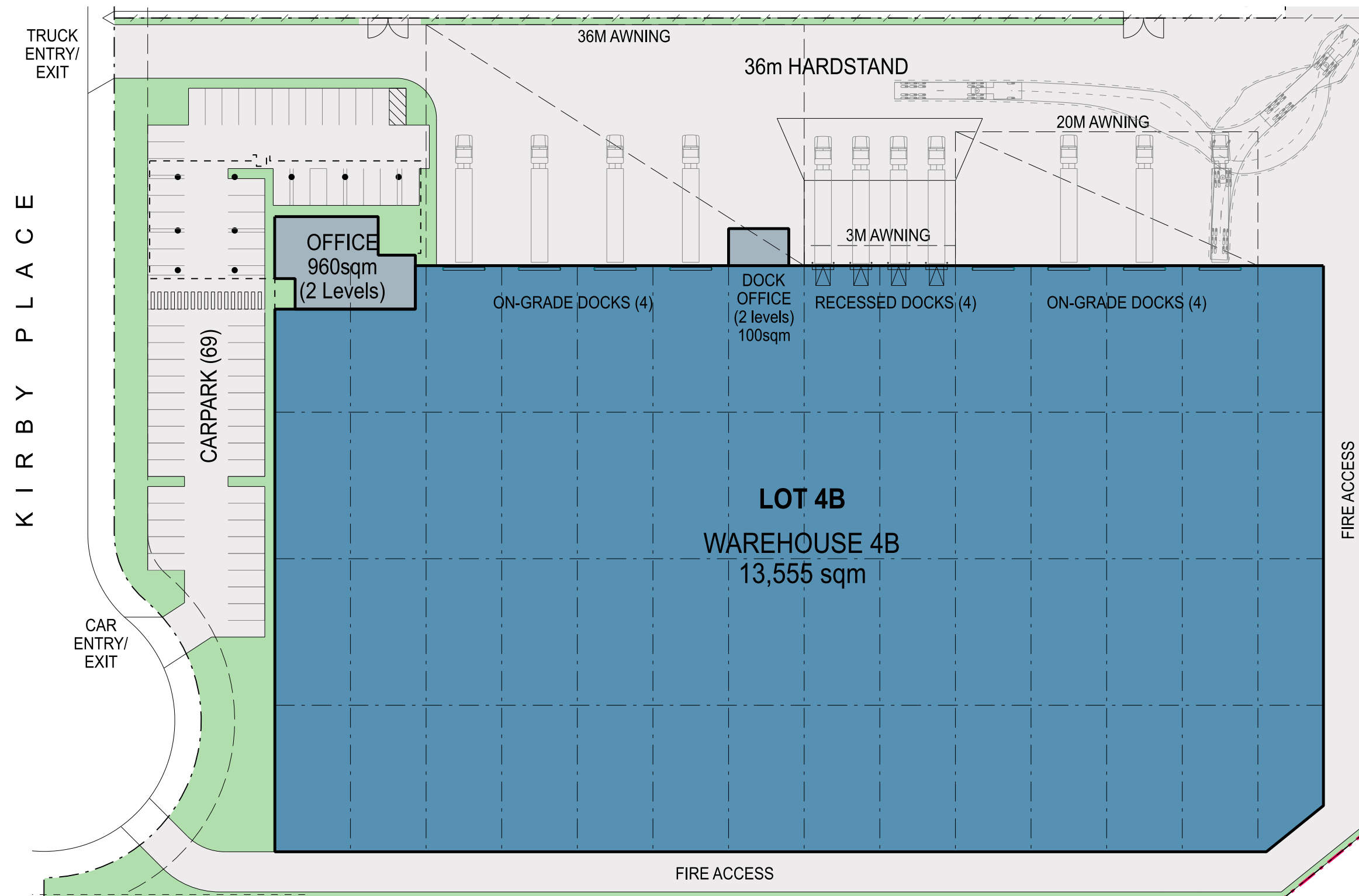
Altitude has been designed to accommodate a range of uses to suit a variety of businesses and operations.

Since securing Beijer Ref as the first tenant in December 2020, Altitude has experienced high demand and now boasts Hellmann Worldwide Logistics, Allied Express, eStore Logistics and Sydney Freezers as tenants. Featuring 164,551 sqm of best-in-class warehousing and office accommodation across the 46-hectare estate, there is now only one building left to lease in the entire estate.

Tenancies within the mixed-use precinct will suit retail amenities, health and wellness facilities, childcare and co-working hubs or serviced offices.

Designed by leading Sydney architects, SBA Architects, tenants will be guaranteed high quality built-form and urban architecture through appealing streetscapes, wayfinding signage and integration into the local community.

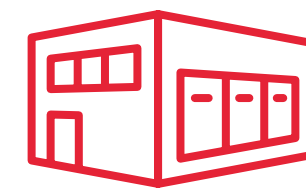
The precinct plan



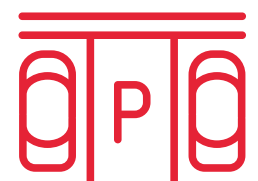
Lot 4B Site Plan



10,000 - 13,555m²
Flexible Warehouse Area



960m²
Office Over 2 Floors



65
Car Spaces

Delivery

Practical Completion July 2023

Altis has partnered with RCC for the delivery of Lot 4B. The project is being developed on a speculative basis with construction already underway. Practical completion is in July 23.

The internal road network is well established and will be supported by upgrades and the provision of a signalised intersection at Murray Jones Dr/Milperra Road.

Altitude is already home to

- Hellmann Worldwide Logistics
- Beijer Ref
- Allied Express
- Samsung SDS; and
- Yatsal Distributors

The project partners are excited to bring this development to market and to add another quality asset to the premier logistics estate.

SAMSUNG SDS



Location

Heart of the South West corridor

Centrally and conveniently located at the heart of Sydney's southwestern transport corridor, Altitude is close to major infrastructure routes including rail, sea and air freight hubs.

Situated within the Bankstown Airport precinct, its proximity to the M5 and links to all major hubs across the eastern seaboard, provides clients with up to 30% lower transport costs.

The Sydney CBD is just 35 minutes drive, while Port Botany and the Sydney Airport precinct are within 20 minutes of your doorstep at Altitude.

20_{min}
Port
Botany

17_{min}
Chullora
Rail Head

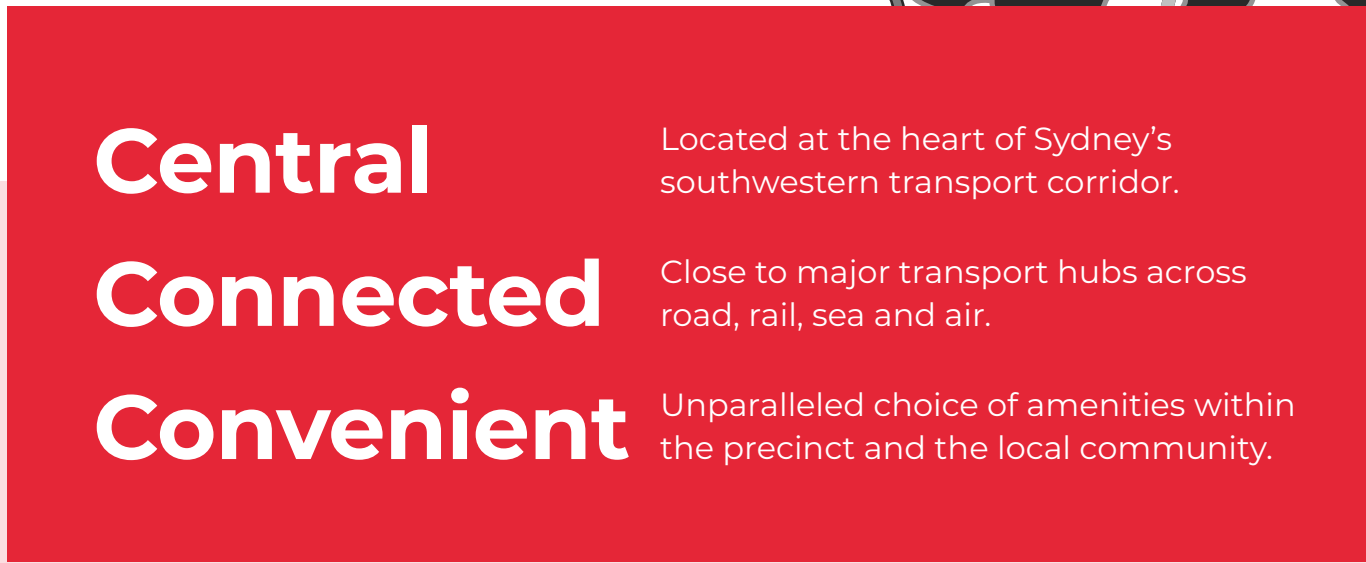
20_{min}
Sydney
Airport

11_{min}
Moorebank
Intermodal Hub

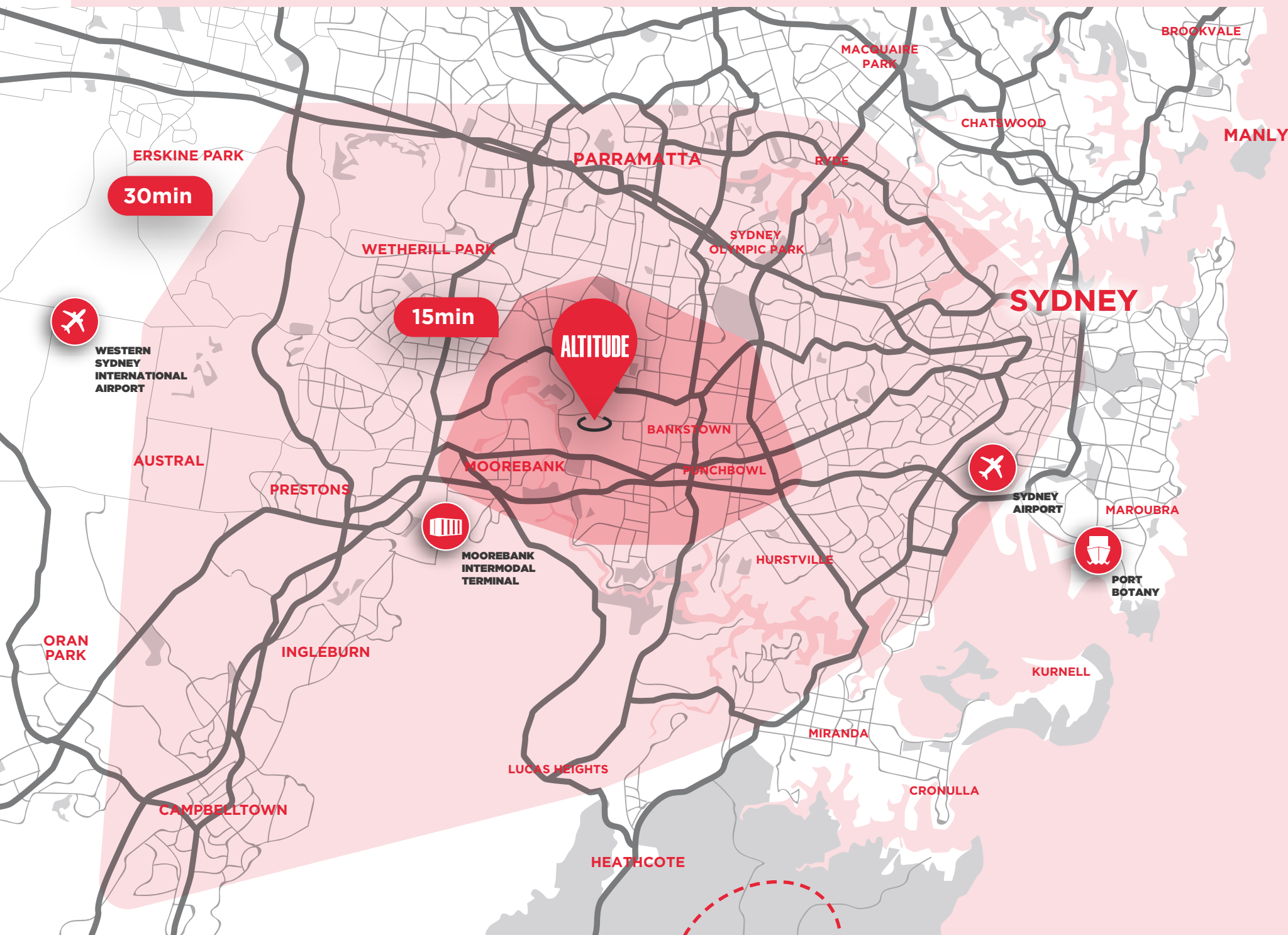
40_{min}
Sydney
CBD

18_{min}
M31/M5/M28
Intersection





Supply Chain



Ideal for blue chip logistics companies offering up to **30% lower annual transport costs**

Altitude is strategically located to maximise supply chain efficiency and reduce costs to provide tenants with a distinct competitive advantage.

More direct routing and less congestion provides greater speed to market, and reduced turnaround and downtime for freight movements.

It will provide superior access to key origin and destination points, being close to key transport nodes including the Moorebank Intermodal Hub, Port Botany and key road freight corridors in all directions.

Altitude provides the flexibility to easily integrate and adapt to changing multi-modal logistics and supply chain models.

Altitude's location also enables tenants to draw upon a large local labour force with 45% of Sydney's population living within 30 minutes of the site.

45% of Sydney's population is within a 30min drive of Altitude

Amenities

Altitude will enjoy an unrivalled choice of amenities both within the precinct and the local community.

Within Altitude, tenants will have direct access to food outlets, entertainment and supermarkets.

Meanwhile, tenants will find local train stations, healthcare and childcare services, restaurants and cafes, and sports and recreation facilities nearby.

Altitude is well serviced and located within 5km of:

- 3 schools
- 7 supermarkets
- 20 childcare centres
- Over 30 restaurants
- Bankstown Central

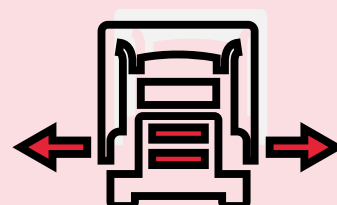




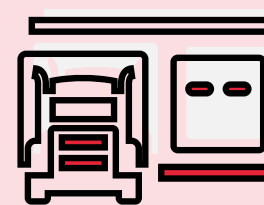
Warehouse Design



**LED Lighting
to Warehouse
and Office**



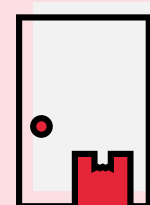
**Wide Heavy Duty
Hardstand Areas**



**On-grade and
Recessed
Dock Access**



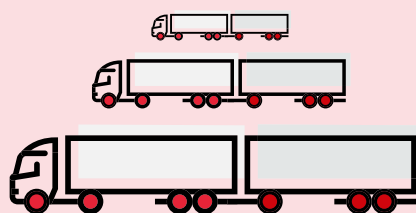
**24/7
Operations**



**11.1m Springing
Height**



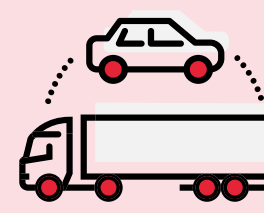
**ESFR Sprinkler
System**



**B-Double
Approved access**



**High Quality
Office Spaces**



**Separate Truck
and Car Circulation**



SBA Architects has incorporated a range of key features into the design of the warehouses to provide tenants with efficiencies, operational cost-savings and flexibility.

The design allows for a broad range of uses including storage premises, warehouse and distribution centres, transport depots and wholesale supplies.

Tenants will be assured of a high-quality and specification build, and a flexible tailored approach to provide a bespoke solution.



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BANKSTOWN AIRPORT

Altitude has been designed and developed to reduce future operating costs and its environmental impact.

Leading sustainability technologies will be incorporated throughout the precinct including a rooftop solar farm, energy efficient lighting, rainwater harvesting and smart metering.

Environmental Social Governance is a key priority for Altitude's project partners. That's why we're delivering an environmentally efficient development to protect the investment and reputation of our tenants – both now and into the future.

Lot 4B is targeting 6 Star Greenstar Design and As Built Certification.

Energy Efficiency

Altitude will adopt a range of measures to provide an energy efficient development and help reduce operating costs for tenants.

These include energy efficient design and construction, and the installation of energy efficient lighting.

Solar

Altitude will see the expansion of the Bankstown Airport Renewable Energy Precinct and the initial construction of a \$5.9 million, 2.9MW rooftop solar program.

The investment will provide cheaper energy costs and deliver environmental benefits to tenants.

Capacity exists to further expand the solar power generation in the future.

Other Sustainable Features

➤ **Rainwater Tank Harvesting**

➤ **Natural Ventilation**

➤ **Water Sensitive Urban Design**

➤ **Native Vegetation**

Partners Who Deliver

Altitude's project partners have an enviable track record of success and delivering strong investment and development outcomes for their clients.



AWARE SUPER

Aware Super is one of Australia's top performing and largest industry super funds with \$A155 billion FUM. We invest to achieve strong risk-adjusted returns over the long-term for more than 1 million members.

As one of the top 50 institutional investors globally, we take an active management approach to responsibly invest across alternative assets, including

www.awaresuper.com.au

infrastructure, real estate and private equity, as well as liquid markets.

Aware Super is also the only industry super fund with more than 100 qualified financial planners offering comprehensive financial advice on a fee-for-service basis, and a range of personalised help, financial education and general advice services.



AERIA MANAGEMENT GROUP

Formerly Sydney Metro Airports

Aeria Management Group (AMG) is the operator of the Aeria Precinct, Bankstown Airport and Camden Airport supporting over 180 businesses and contributing over \$1.5bn and 6,500 jobs to the NSW economy.

www.aeria.co

Formerly Sydney Metro Airports, AMG was acquired by Aware Super in 2015 and is based at Aeria, the home of Bankstown Airport. Our purpose is to create the ultimate gateway, becoming a thriving destination, that connects aviation, business and the community.

Developed by:



ALTIS PROPERTY PARTNERS

Founded in 2008, Altis Property Partners, a Barings Company is an independent, Australian real estate investment company.

It has extensive experience and expertise in industrial, office, retail warehouse, residential and other specialist real estate sectors across the risk spectrum including core, value-add and development.

www.altisproperty.com.au

Since inception Altis has acquired and developed over A\$8 billion of real estate with current assets under management of ~A\$6 billion.

Altis was acquired by Barings in August 2022.

Built by:

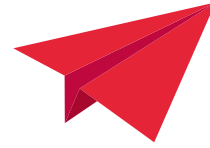


RICHARD CROOKES CONSTRUCTIONS

Richard Crookes Constructions is a family owned construction company that has been delivering projects as promised; on-time and budget, safely and to the highest quality since 1976.

www.richardcrookes.com.au

Operating in NSW and ACT, they offer a genuine commitment to a collaborative partnership, 'we do what we say'.



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