



METROPLEX

WESTGATE

metroplexwestgate.com.au

WELCOME TO BRISBANE'S WESTERN BUSINESS DISTRICT



This document provides general marketing information only and as far as possible is based on sources deemed reliable. The GPT Group, Metroplex and GPT Metroplex accept no liability nor responsibility for the consequences of any omissions or inaccuracies.

Information Memorandum

FROM CONCEPT TO REALITY - VOLVO GROUP AUSTRALIA HAVE COMMITTED TO THEIR NEW AUSTRALIAN HEAD OFFICE AND SERVICE CENTRE AT METROPLEX WESTGATE



Metroplex Westgate is a brand new 90 hectare master planned business and enterprise estate with multiple precincts and land use zones for a wide range of industrial, commercial, technology and logistics operations.

GPT – METROPLEX JOINT VENTURE

The ownership and development of the Metroplex Westgate estate is a **joint venture between the GPT Group and Metroplex.**

The joint venture leverages the combined capabilities and proven track record of both parties. Together, the GPT Group and Metroplex provide a solid financial foundation for the Estate and each project, along with unmatched experience in successfully delivering large scale industrial and business parks.

THE GPT GROUP

Listed on the Australian Stock Exchange since 1971, the GPT Group is one of Australia's largest diversified listed property groups. The Group has a substantial investor base, with more than 32,000 investors, is one of the ASX top 50 stocks by market capitalisation and has over \$25.3 billion of assets under management.

The GPT Group's strategy for Logistics & Business Parks is to deliver superior performance through active management of the portfolio and the development of existing pipeline. They have a solid track record of successful development most notably with projects such as:

- ◆ Toll NQX, Berrinba QLD.
- ◆ Goodman Fielder Erskine Park, NSW.
- ◆ Rosehill Business Park, NSW.
- ◆ Austrak Development Somerton, VIC

METROPLEX

Metroplex is a successful Queensland based private company with a strong background in industrial and business park development. Metroplex's credentials include the development of Metroplex on Gateway at Murarrie in Brisbane.

Metroplex Westgate will leverage the concept and design of its sister-project, Metroplex on Gateway, to the next level by doubling its size and amenity.

PROJECT DELIVERY TEAM

GPT Metroplex has assembled an integrated team of local engineers, consultants and builders each with a demonstrated ability to deliver excellent service and a quality project on completion.

GPT Metroplex is pleased to provide this Information Memorandum for Metroplex Westgate. We believe our latest and final release is exceptionally well suited, being:

- ✓ **15km south-west from the Brisbane CBD** with surrounding access to **three (3) major arterial roads including** the Ipswich, Logan and Centenary Motorways.
- ✓ Zoned for Mixed Industry Business Area (MIBA) which provides for **industry** and further allows for more **high-end uses with greater amenity**.
- ✓ Surrounded by natural amenity with **25 hectares of parkland** in and around the Estate.
- ✓ Adjacent the **proposed office/commercial/retail precinct**—‘The Etro’.
- ✓ Land that is **already developed, serviced and with title**.
- ✓ Land that is **flood free**.
- ✓ Roads within the Estate have been given NHVR approval for **B-Double access** to the surrounding B-Double approved road network.

ZONING

The Stage is zoned Specialised Centre (SC5) - Mixed Industry Business Area under the Brisbane City Plan 2014. The broad intent of this category is to provide for low and medium impact industry, service industry and warehouse uses throughout the precinct, along with additional uses outside the typical industrial designation to provide office, food and drink outlets and shops that support the traditional industrial function.

THE ETRO PRECINCT

Located in the same precinct of the Estate, this zoning has allowed the Metroplex Westgate masterplan to include an ‘ETRO’ – a retail, commercial and recreational precinct with approval for retail space, with facilities proposed to include a supermarket, cafe and other food choices, childcare, fitness club, medical centre, pharmacy and a ‘village square’ for gatherings, alfresco eateries and functions.

The proposed ‘ETRO’ precinct will become the region’s ‘town square’ and serve as a draw card for quality businesses and organisations who are looking for a modern, clean and well serviced working environment, with access to everyday convenience needs without leaving the Estate.

GREEN AREAS & NATURAL AMENITY

This precinct of the Estate is surrounded by 25 hectares of parkland, picnic spots, walking tracks, a bikeway and natural bushland reserve. A picturesque relaxation and break out environment for clients, staff, customers and locals.

Seedlings have been sourced from within the development area as part of an eight-year procurement and nursery program with over 300,000 native plants and shrubs planted within the Estate.

MASTER PLANNED WITH REGULAR MAINTENANCE & SECURITY

Established and professionally maintained with wide streets, turfed nature strips, concealed underground services, mature trees and manicured parks, Metroplex Westgate conveys a smart and professional impression. Furthermore, architectural and landscaping covenants ensure quality development with high visual integrity making it ideal for businesses and organisations that are attracted to the Metroplex ideal and where they are proud to present their corporate identity.

One of the services provided to all occupants in the Estate is a regular security patrol service by an authorised provider. In addition, the Estate features a security camera surveillance system with plans for a more extensive rollout as the Estate is developed.



Brisbane's CBD

CENTENARY MOTORWAY

IPSWICH MOTORWAY

BOUNDARY ROAD

ACCESSIBILITY

Metroplex Westgate offers...



CONNECTIVITY

Dual motorway access in eastern and western distributions



OPPORTUNITY

To be part of Brisbane's newest industrial hub



PRODUCTIVITY

New age working environment surrounded by existing industry



COMMUNITY

Retail and commercial hub surrounded by existing industry



FLOOD FREE

Not affected by flooding



ENVIRONMENT

Green and habitat corridors including walking trails



ASSET PROTECTION

Design and construction quality control



PUBLIC TRANSPORT

Wacol and Richlands train stations plus bus routes



EXPOSURE

Frontage to Ipswich Motorway

Located approximately **15 radial kilometres south west of the Brisbane CBD** with direct exposure to the Ipswich Motorway. Metroplex Westgate has surrounding access to three (3) major arterial roads including the **Ipswich, Logan and Centenary Motorways**.



The Estate comprises **four (4) distinct but interconnected precincts**, Metroplex South, East, West and the heart of the project, the “Etro”.

Metroplex West

Chosen as the location for the Australian headquarters of Volvo Commercial Vehicles and Aggreko Generators, a large format land estate for the more sizeable property user in the warehousing, workshop, logistics, transport and service sectors.

SOLD OUT

Metroplex East

MIXED INDUSTRY BUSINESS AREA

The enterprise and technology precinct - a commercial and industrial estate amongst the trees designed for small and large business.

AVAILABLE

Metroplex South

The first stage of Metroplex Westgate. Comprising 14 commercial – industrial lots and the chosen destination for several multinational names including Loscam, Ardex, Bidfood and Vadals. There is an existing approval for a service station and truck stop in this precinct.

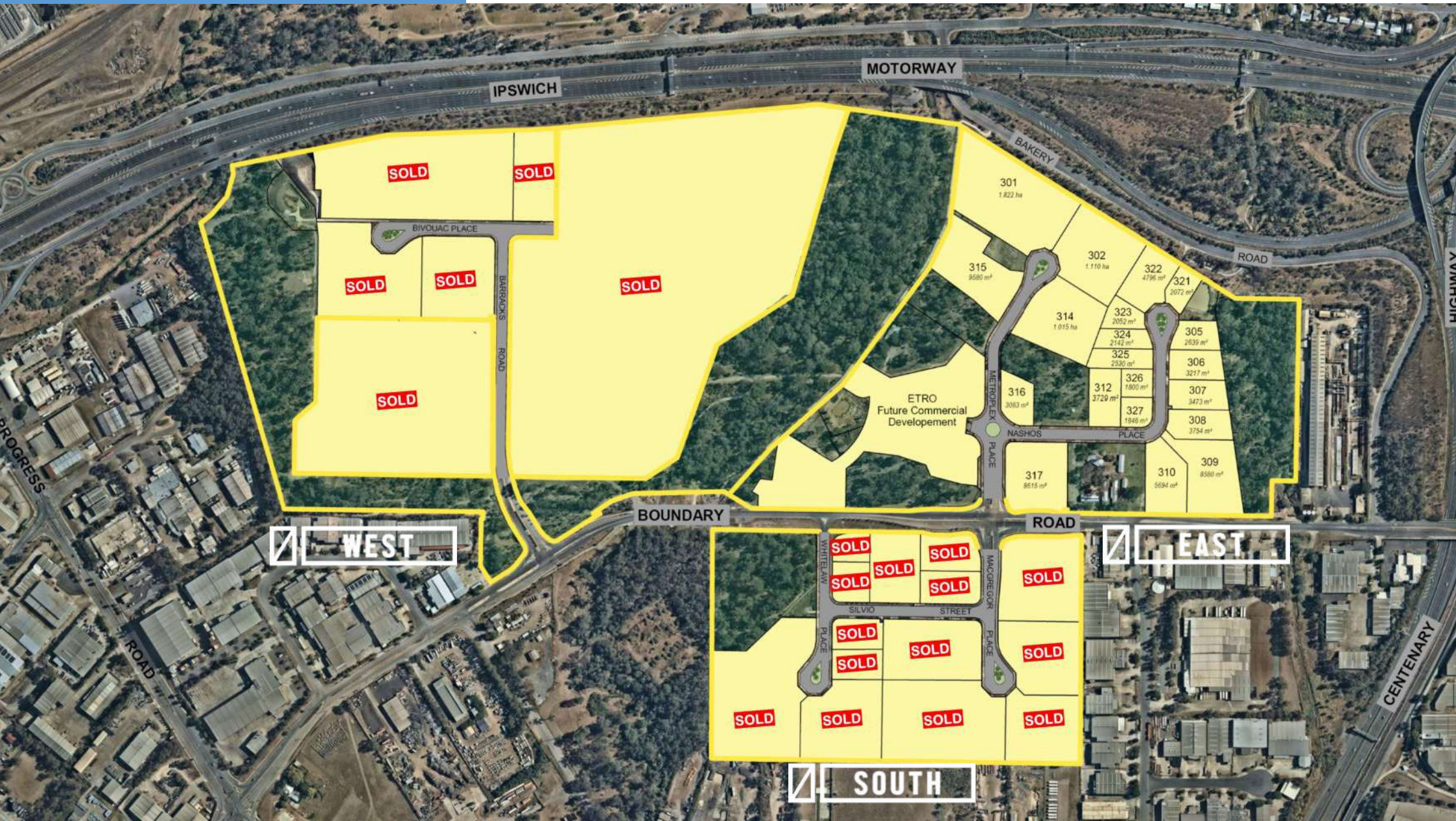
SOLD OUT

The Etro

Situated at the centre of **Metroplex Westgate**, the **ETRO** will be the lifestyle hub of the community where the Metroplex vision includes retail shops, cafes, professional suites, corporate offices, child care, fitness centre and hotel, all surrounded by 25 hectares of parkland, picnic spots, bikeways, walking tracks, natural waterways and bushland.



Metroplex East is our latest and final release for the Estate. A perfect opportunity for small and medium sized enterprise to create and build their own business premises on their own individual parcel of land or a larger occupant seeking a quality Estate with high-end uses.

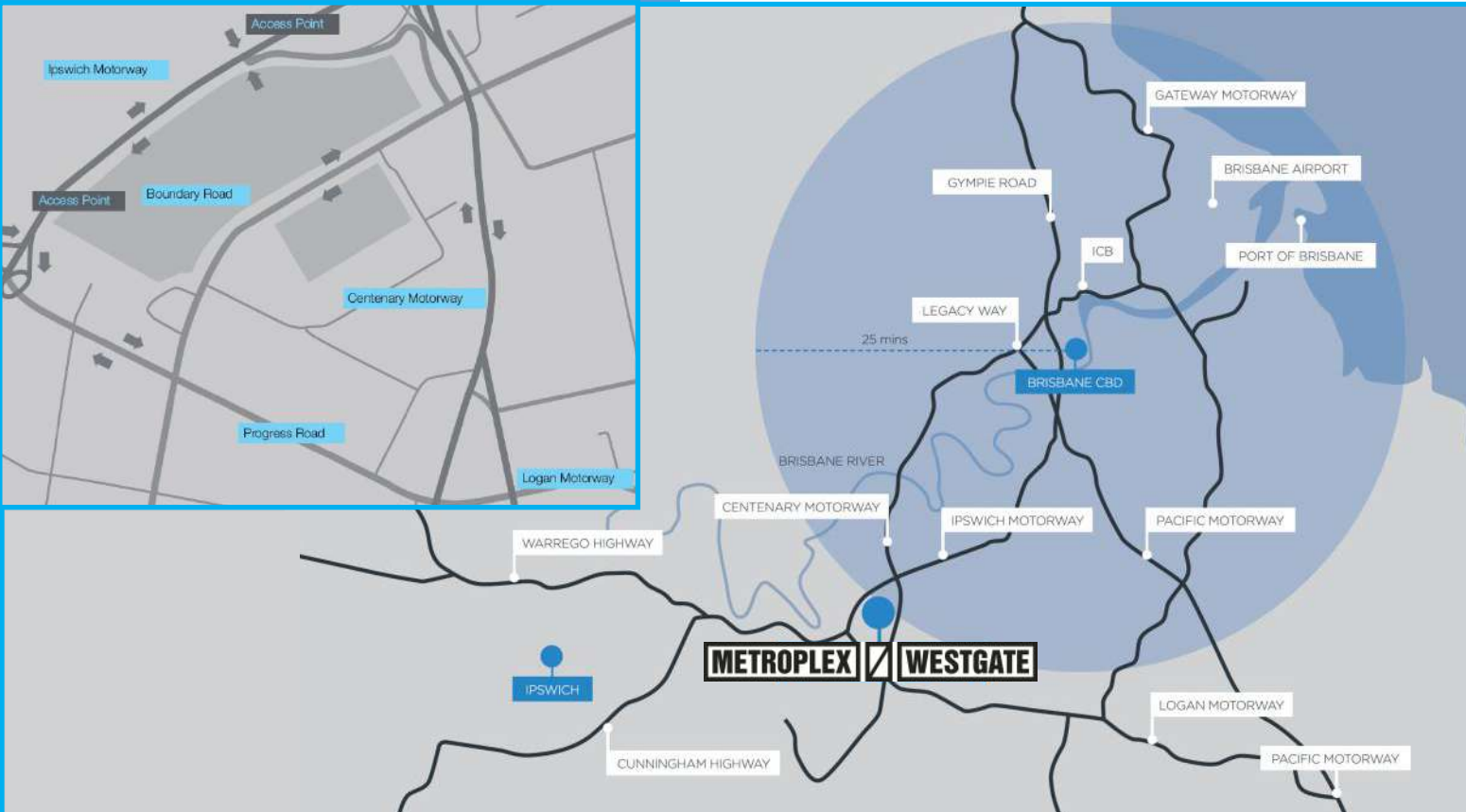




LOT SIZES

301	18,220 m ²
302	11,100 m ²
305	2,639 m ²
306	3,217 m ²
307	3,473 m ²
308	3,754 m ²
309	8,580 m ²
310	5,694 m ²
312	3,729 m ²
314	10,150 m ²
315	9,587 m ²
316	3,083 m ²
317	8,615 m ²
321	2,072 m ²
322	4,796 m ²
323	2,052 m ²
324	2,142 m ²
325	2,530 m ²
326	1,800 m ²
327	1,846 m ²

Our latest and final release is available now, fully serviced and ready to be developed with lots ranging from 1,800m² to a combined 3.8 hectares.



	
15 min IPSWICH	1 min IPSWICH MOTORWAY
25 min BRISBANE CBD	5 min LOGAN MOTORWAY
60 min GOLD COAST	5 min CENTENARY MOTORWAY
	10 min WARREGO & CUNNINGHAM HIGHWAYS
	
35 min AIRPORT VIA LEGACY WAY	45 min PORT OF BRISBANE

Located approximately 15 radial kilometres south west of the Brisbane CBD with direct exposure to the Ipswich Motorway, Metroplex Westgate has access to all major arterial roads including the Ipswich, Logan and Centenary Motorways.

Roads within the Estate have been given NHVR approval for B-Double access to the surrounding B-Double approved road network.

TRANSPORT INFRASTRUCTURE

Transport Infrastructure around Metroplex Westgate has been significantly upgraded including:

- Grade separation and additional lane capacity on the Centenary Motorway/Ipswich Motorway interchange.
- Opening of Legacy Way tunnel which directly connects the Centenary Motorway/ Inner City By Pass/ Airport Link tunnel to the Brisbane Airport and Port of Brisbane.
- Upgrade of Progress Road and the Progress Road/Boundary Road interchange.
- Ongoing upgrade of Ipswich Motorway to 6 lanes between Rocklea and Darra.



Metroplex Westgate is the only business park in the region to include a special zone known as Mixed Industry Business Area (MIBA).

Located in the eastern precinct, this zoning has allowed the Metroplex Westgate masterplan to include an 'ETRO' – a retail, commercial and recreational precinct with approval for retail space, with facilities proposed to include a supermarket, cafe and other food choices, childcare, fitness club, medical centre, pharmacy and a 'village square' for gatherings, alfresco eateries and functions. A hotel is also proposed in the approved master plan.

The area adjacent to this precinct can be developed for freestanding office buildings up to five stories in height.

The proposed 'ETRO' precinct will become the region's 'town square' and serve as a draw card for quality businesses who are looking for a modern, clean and well serviced working environment, with access to everyday convenience needs without leaving the site.

This precinct will be surrounded by 25 hectares of parkland, picnic spots, walking tracks, a bikeway and natural bushland reserve. A picturesque relaxation and break out environment for clients, staff, customers and locals.

ARTIST IMPRESSION



A growing number of businesses are seeking sustainable development as part of their responsibility to the environment and the wellbeing of their personnel. With this comes potentially improved commercial outcomes through reduced energy costs and healthier more motivated staff.

Metroplex Westgate's green credentials include a **25 hectare footprint of retained natural vegetation, wildlife corridors, parks and public open-space.**

Over 300,000 native plants and shrubs have been planted in the development, some of which were cultivated on the estate. The majority of the seedlings have been sourced from within the development area as part of an eight year nursery procurement program.

Every effort has been made to re-plant trees that were removed from areas zoned for development elsewhere on site. An extensive rehabilitation and management plan is in place for existing natural assets, including Bullockhead Creek, along with natural corridors which connect to underpasses to allow animals to safely navigate between areas.

The workforce on the estate will be encouraged to make use of the availability of **nature walkways, bicycle paths and green zones.**



Lot 301 from the Ipswich Motorway (Inbound) - a fantastic exposure and branding opportunity to over 120,000 daily commuters on this motorway.

INFRASTRUCTURE SERVICES

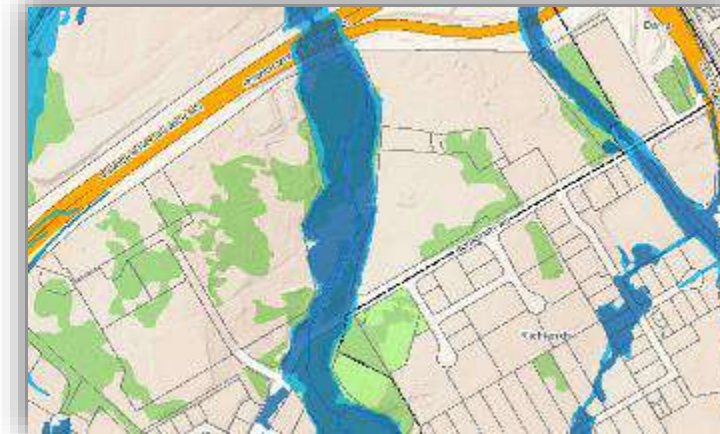
The estate is **fully serviced** with underground power reticulation, NBN, town water and town sewer. Each lot has its own storm water inlet collection point and is connected to the Council storm water drainage system .

FLOOD FREE DEVELOPMENT

The entire Metroplex Westgate site is highly elevated and was not affected by either the 1974 or 2011 Brisbane flood events.

The finished levels for the site proposed vary from approximately 23 to 27 metres AHD. The January 2011 flood event peaked in this area at approximately 15.5 metres AHD. Boundary Road at the main access point to the estate sits at approximately 35m AHD.

*AHD – Australian Height Datum



ZONING

Our latest release, Metroplex East, is zoned under the Brisbane City Plan 2014 as SC5 - Specialised Centre (Mixed Industry and Business).

This allows for uses **including low impact industrial development**, but also extends to uses outside the typical industrial designation to provide a limited amount of office, food and drink outlets and shops that support the traditional industrial function. This mixed industry and business precinct allows a support services area of retail, food & drink outlets, and shops.

The following uses are generally appropriate:

1. Low impact industry and warehouse;
2. Office (up to 5 storeys in height may be permitted);
3. Supermarket;
4. Shops;
5. Indoor Sport and Recreation;
6. Medical Centre;
7. Restaurants including outdoor dining; and
8. Car wash, child care , community facilities, display and sale activities, emergency services, garden centre, hotel, industry, office, service station, utility installation, veterinary facility, warehouse, youth club.



GENERAL INDUSTRY A

SPECIALISED CENTRE (MIBA)

COMMUNITY MANAGEMENT SCHEME

Ownership of land at Metroplex Westgate is established within a Community Title Scheme under the Body Corporate and *Community Management Act 1997* (QLD). This is very common with master planned developments that span several stages over a period of time and incorporate a diversity of land uses.

Each land owner still owns their block of land on a freehold basis with all the normal rights of ownership, however in addition all land owners are also a member of the 'community'. This community may jointly own such things as common areas, facilities and services on the community land. These can include common car parks, parks & gardens, recreation areas, shared driveways and land for community infrastructure – e.g. security surveillance equipment, antenna, storm water overflow catchment.

It should be noted that some Community Management Schemes can be quite complex (and expensive to manage) particularly where the community or the original developer owns basic infrastructure such as roads, underground services and utilities. This is not the case with Metroplex Westgate. All roads and footpaths in the estate are public and owned by Brisbane City Council. All services are typically owned by the Government or supply authorities – Energex, QUU, NBN, Telstra etc. This best describes the Metroplex Westgate scheme as a light scheme, with the 'community' responsible for minimal property. Any common property is owned and shared amongst all members of the community and generally is not exclusive to any one member.

The primary advantage to owners and lessees in a community scheme such as Metroplex Westgate is the potential for lower rates and taxes. Historically, our local government area has had lower rates than neighboring local government areas. Our current research has shown substantive savings in overall holding costs when compared to our competitors. As with all privately owned land throughout the State, municipal rates and land tax are charged to owners based on the market value of their land. This value is assessed by property valuers for the State Government on an annual basis. Land held in a Community Title Scheme is not valued on an individual owner or individual lot basis. All of the land held by all owners in the scheme is theoretically combined and valued as an undivided whole - as if it were owned by a single owner.

For example say there are 10 owners of lots in a CTS and each lot is 1ha in size, the Govt. valuer values all that land collectively on the basis that it is a single 10 ha parcel. Normal valuation principles suggest that it is reasonable to expect that the market value of one 10ha parcel is somewhat less than what it might be for the aggregate of 10 x 1ha parcels. Council rates and land tax are calculated on the single value and apportioned between all owners in accordance with the entitlements contained in the CTS Management Statement.

Other benefits of a Community Title Scheme include:

1. Security;
2. Estate Maintenance; and
3. Architectural Code.

All of this is intended to establish a superior quality of development and a regime for maintenance and upkeep to ensure the Estate retains its reputation as a high quality, attractive, safe, green development where occupants are proud to be based, customers are impressed, staff are content, values are enhanced and investment is protected.





Maintained Estate Streetscapes

Green space walking paths

Featured is the surrounding natural amenity with walking paths throughout the green space and Body Corporate professionally maintained Estate streetscapes.

Brisbane CBD



Bike path connecting to the greater Brisbane bike network

Parklands with walking-tracks

Featured is the **proximity to Brisbane CBD**, the natural amenity of **parklands with walking-tracks**, and access to an Estate **bike path that connects to the greater Brisbane network**.

90 hectare Master Planned Estate

3 major Motorways in the vicinity

15 kilometres south-west of Brisbane's CBD

25 hectares of Green Space and Habitat Corridors

3^{1/2} hectares of approved Retail Precinct and Community Hub

MetroplexWestgate.com.au

For further information please contact

Alex Pradella
Managing Director
GPT Metroplex Pty Ltd

T: 0488 184 889

E: sales@metroplexwestgate.com.au

In Partnership with

GPT
The GPT Group

METROPLEX  **WESTGATE**