






Proposed Acquisition of a Nine-Property Portfolio in Australia

CACHE LOGISTICS TRUST

ENDURING. EVOLVING. GROWING.

31 January 2018

MANAGED BY:

ARA CWT

ARA-CWT Trust Management (Cache) Limited








Agenda

01	Overview
02	Benefits of the Acquisition
03	Funding Structure and Financial Impact
04	Australian Market Overview
05	Portfolio Details

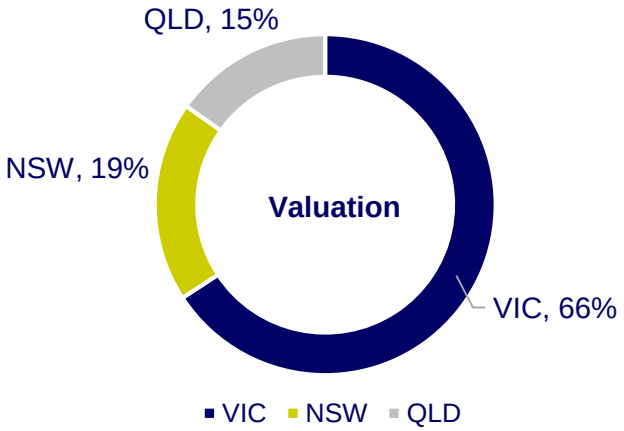
Agenda

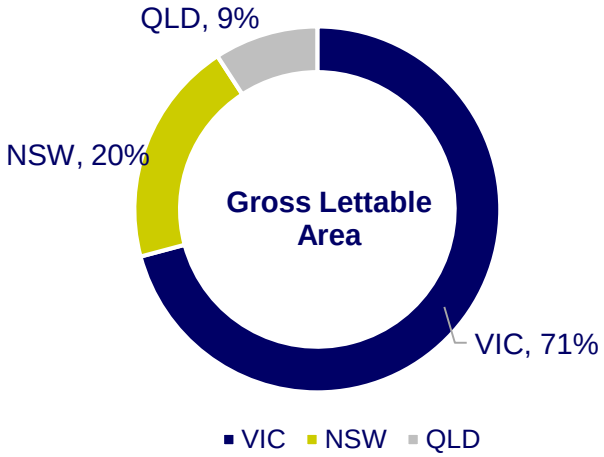
01	Overview
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04	Australian Market Overview
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01 Transaction Overview

Acquisition of 9 Logistics Warehouses in Australia

Portfolio Overview	
Locations	9 logistics warehouse assets located in Australia's Eastern Seaboard States: • Victoria – 6 properties • New South Wales – 1 property • Queensland – 2 properties
Land Area	328,000 sqm (3.53 million sqft)
Land Tenure	All properties are freehold in nature
Purchase Consideration	A$177.6 million (S$188.3 million)
Total Acquisition Cost	A$191.0 million (S$203.0 million)
Initial Net Property Yield	6.4%
Gross Lettable Area	142,103 sqm (1.53 million sqft)
Occupancy	98.1%
Number of tenants	13
WALE by Rental Income	5.0 years (as at 31 December 2017)
Aggregate Leverage	From 36.3% to 39.3% post acquisition



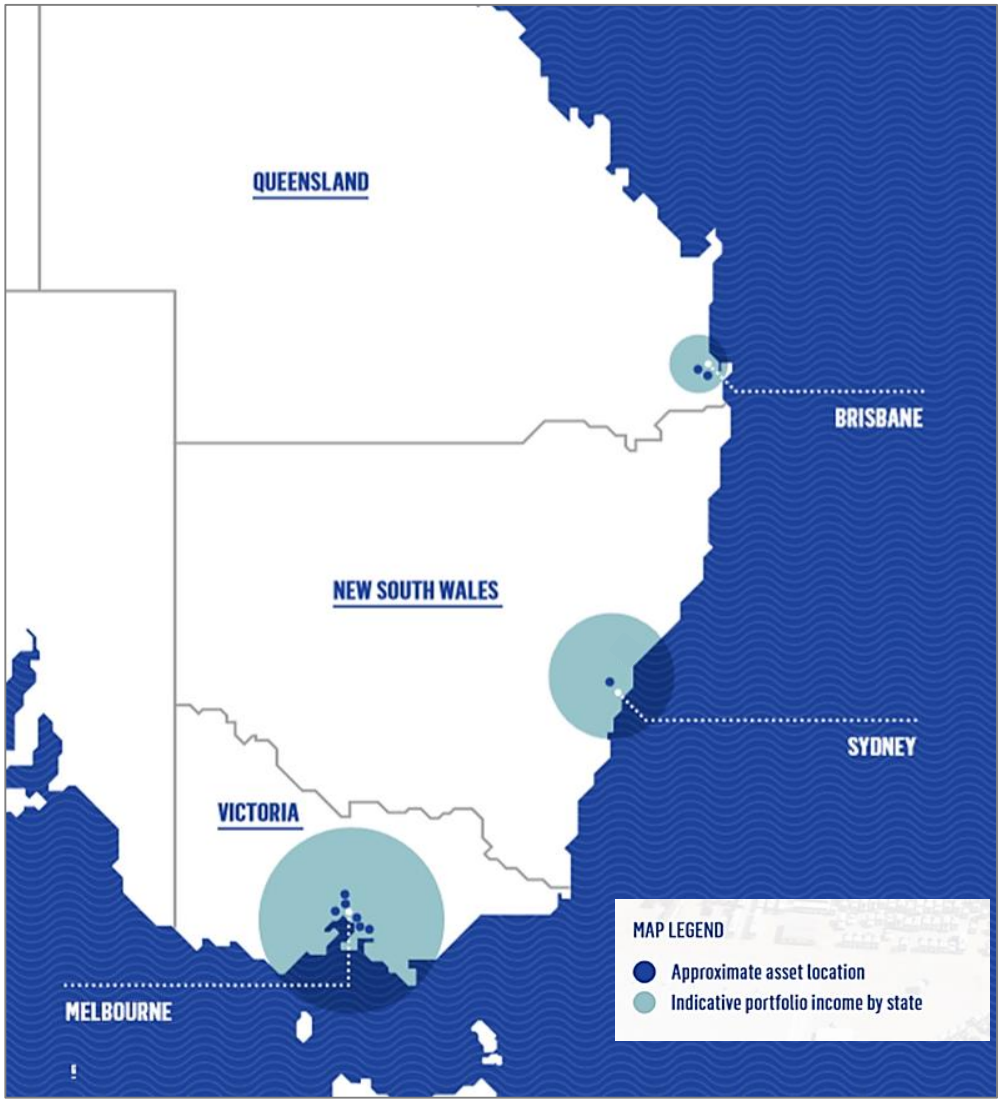


01 Transaction Overview

Acquisition of 9 Logistics Warehouses in Australia

No.	State	Property	GLA (sqm)	Land Area (sqm)	WALE by Income (years)	Year Built	Occupancy	No. of Tenants	Valuation (A$)
1	VIC	16-24 William Angliss Drive, Laverton North	16,324	32,000	3.4	Early 2000's (refurbished mid 2008)	100.0%	3	$18,700,000
2	VIC	151-155 Woodlands Drive, Braeside	11,074	24,000	8.3	Early 2000's	100.0%	1	$16,000,000
3	VIC	41-51 Mills Road, Braeside	32,053	53,000	3.0	1985 (extended in 1996)	91.5%	2	$29,400,000
4	VIC	67-93 National Boulevard, Campbellfield	22,608	51,000	4.8	2007	100.0%	2	$27,900,000
5	VIC	41-45 Hydrive Close, Dandenong South	8,720	30,000	6.1	1999	100.0%	1	$11,900,000
6	VIC	76-90 Link Drive, Campbellfield	10,441	21,000	9.7	Original Warehouse: 2002 New Warehouse: 2007	100.0%	1	$12,600,000
7	NSW	3 Sanitarium Drive, Berkeley Vale	27,762	65,000	5.8	2001	100.0%	1	$34,000,000
8	QLD	11-19 Keller Street, Berrinba	7,412	17,000	1.9	2008	100.0%	1	$12,200,000
9	QLD	196 Viking Drive, Wacol	5,709	34,000	4.5	2008	100.0%	1	$14,900,000
		Total	**142,103**	**328,000**	**5.0**		**98.1%**	**13**	**$177,600,000**

01 Transaction Overview
Locations



Melbourne Vicinity, Victoria

1. 16 - 24 William Angliss Drive, Laverton North
2. 151 - 155 Woodlands Drive, Braeside
3. 41 - 51 Mills Road, Braeside
4. 67 - 93 National Boulevard, Campbellfield
5. 41 - 45 Hydrive Close, Dandenong South
6. 76 - 90 Link Drive, Campbellfield

Sydney Vicinity, New South Wales

7. 3 Sanitarium Drive, Berkeley Vale

Brisbane Vicinity, Queensland

8. 11 - 19 Keller Street, Berrinba
9. 196 Viking Drive, Wacol

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02 Benefits of the Acquisition

Sizable Portfolio with Strong Fundamentals

1. **Well-located high-quality properties** within established, core industrial precincts of Melbourne, Sydney and Brisbane

2. **Income and geographical diversification**

3. **Strong property portfolio fundamentals**:
   - (i) Freehold land tenure,
   - (ii) Longer WALE of 5.0 years(1),
   - (iii) Healthy occupancy rate of 98.1%

4. **Strengthens Cache's existing portfolio** for long-term growth and earnings sustainability

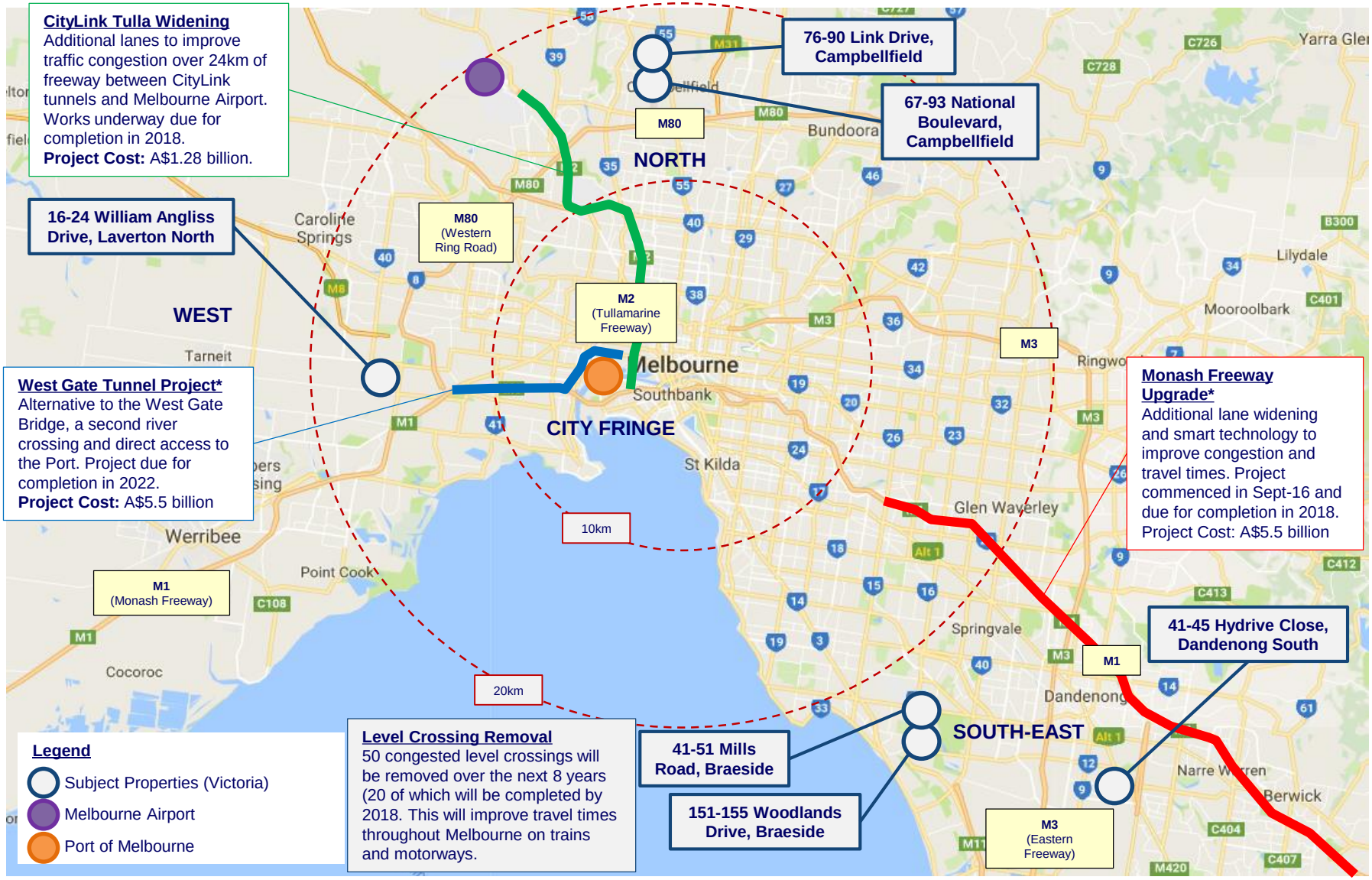
5. **Attractive Initial Net Property Yield of 6.4%**
   Income growth through the rental escalations of 2.0 - 3.5% p.a.

6. **Greater Scale in Australia, Enlarged Quality Portfolio**
   Sizable portfolio of 9 properties for approx. A$177.6 million

Note: (1) As of 31 December 2017

02 Benefits of the Acquisition

VIC: Well-located properties with access to good infrastructure

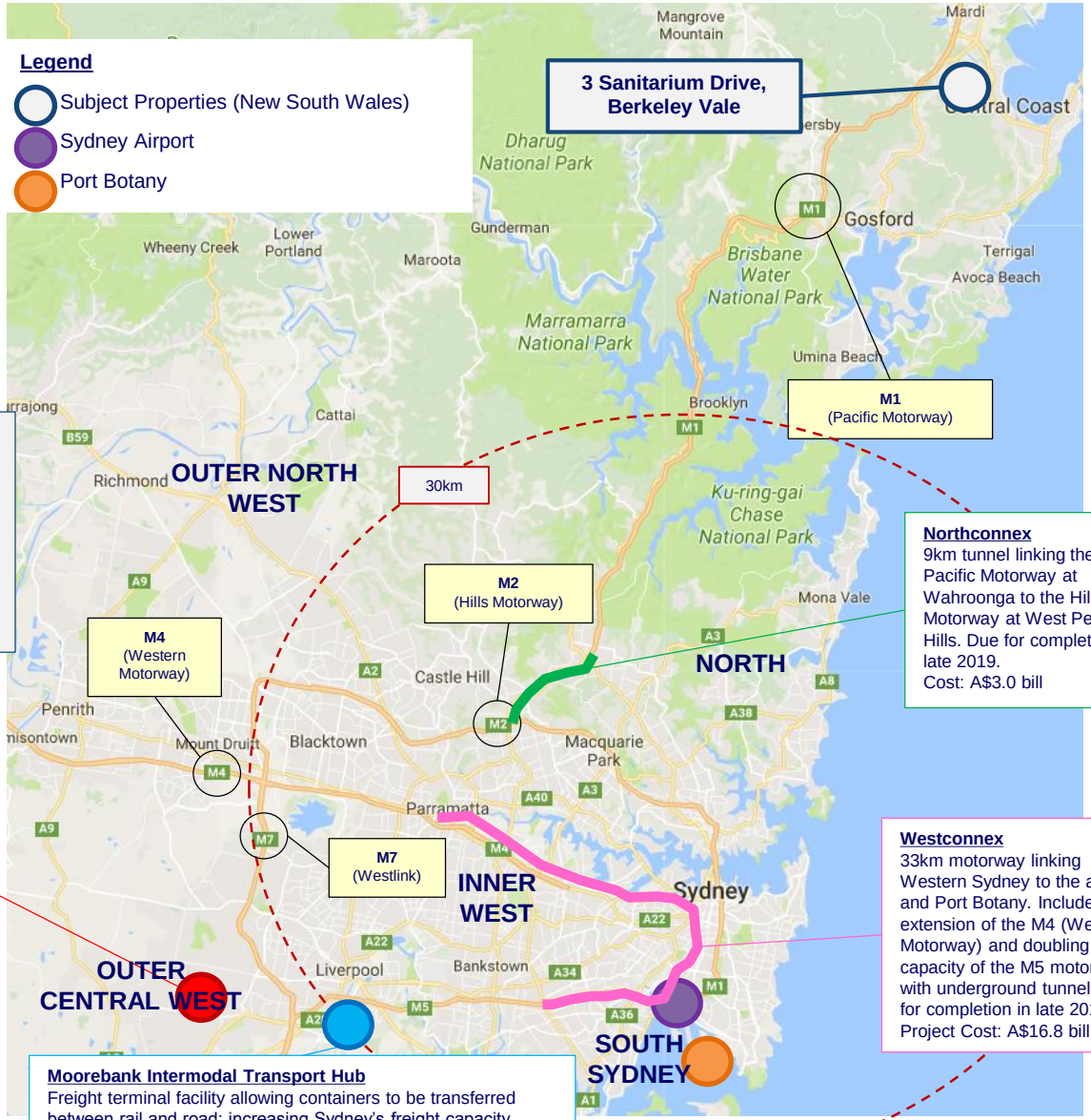


* West Gate Tunnel Project and Monash Freeway Upgrade forms part of the greater Western Distributor Project with a combined total project cost of A$5.5 billion.

02 Benefits of the Acquisition

NSW: Well-located properties with access to good infrastructure

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Western Sydney Infrastructure Plan
10 year infrastructure plan funded by the Australian and NSW governments to deliver major infrastructure road upgrades. **Refer image above** detailing infrastructure projects. Works have commenced and all projects anticipated to be completed over a 10 year timeframe.

Northconnex
9km tunnel linking the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at West Pennant Hills. Due for completion in late 2019.
Cost: A$3.0 bill

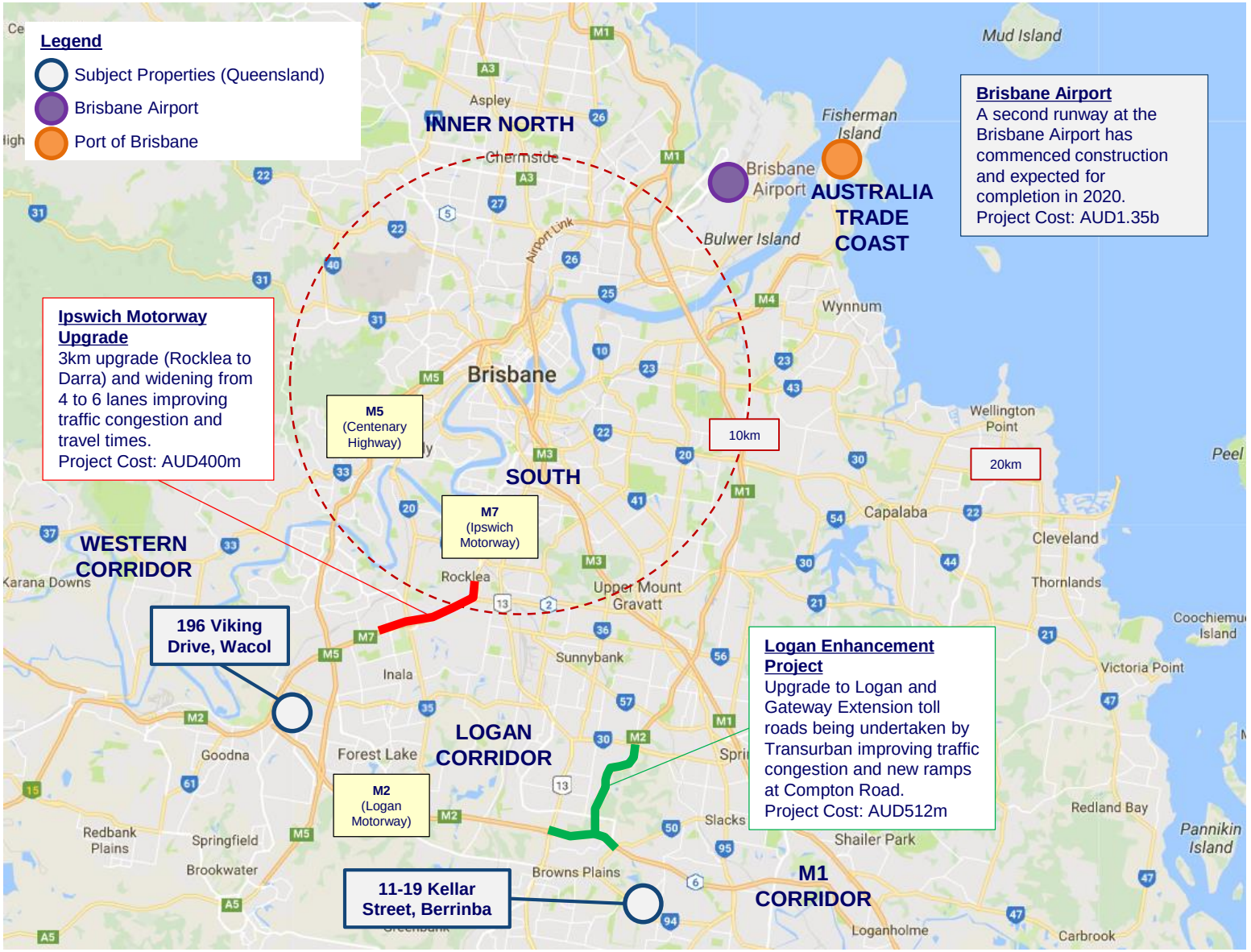
Western Sydney Airport (Proposed)
New airport located in Badgerys Creek due to open in 2026. Stage 1 will comprise terminal and runway areas suitable for 10 million passengers per year. Other facilities will include cargo facilities, dedicated maintenance areas, public transport hub and dedicated areas for future business parks. Project Cost: A$5.3 billion

Westconnex
33km motorway linking Western Sydney to the airport and Port Botany. Includes extension of the M4 (Western Motorway) and doubling capacity of the M5 motorway with underground tunnels. Due for completion in late 2019.
Project Cost: A$16.8 bill

Moorebank Intermodal Transport Hub
Freight terminal facility allowing containers to be transferred between rail and road; increasing Sydney's freight capacity. Completion of Stage 1 due in mid 2017 and stage two in 2019.
Project Cost: A$1.5 billion

02 Benefits of the Acquisition

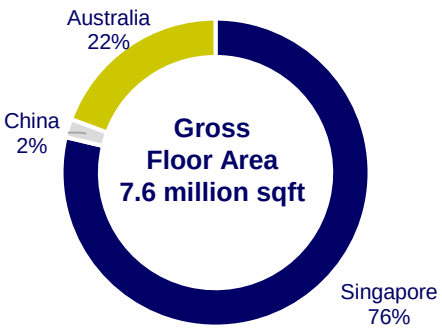
QLD: Well-located properties with access to good infrastructure

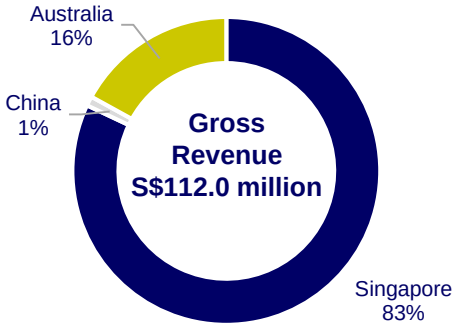


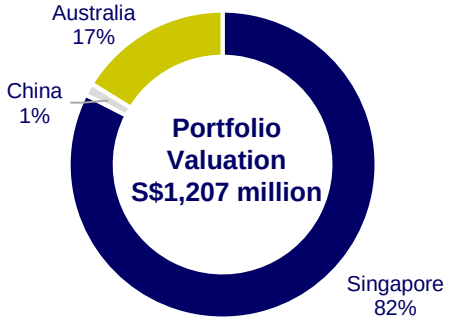
02 Benefits of the Acquisition

Income Diversification & Stronger Tenant Base

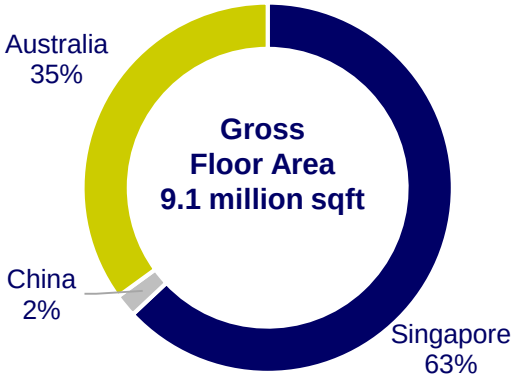
Pre-Acquisition (as at 31 December 2017)(1)

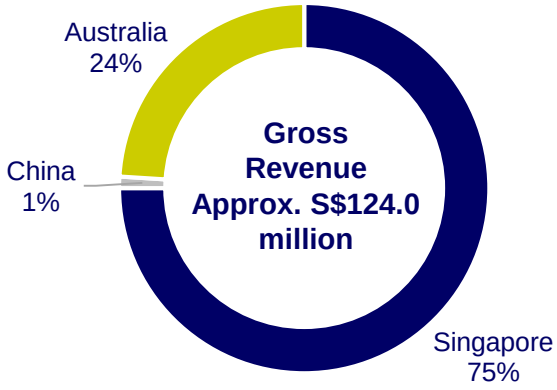


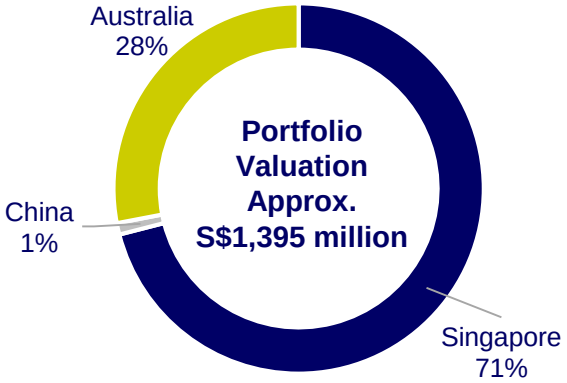




Post-Acquisition(1)







Note:
(1) Includes Hi-Speed Logistics Centre located at 40 Alps Ave. The proposed divestment of 40 Alps Ave, Singapore was announced on 18 January 2018.

02 Benefits of the Acquisition

Income Diversification & Stronger Tenant Base

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1 Mars Australia

Mars is a leading food manufacturer selling high quality chocolate, pet care, beverage, confectionary and food products to more than 30 countries around the world. Mars commenced operations in Australia in 1954 and currently have a turnover exceeding A$1.0 billion.

2 Toll Transport

Toll Transport Pty Ltd is part of the Toll Group which operates a global logistics network providing transportation solutions across road, air, sea and rail supporting businesses to meet their global supply chain requirements. Toll Group was acquired by Japan Post in 2015 and currently employ over 40,000 staff in more than 50 countries and across 1,200 locations.

3 AJAX Fasteners

Ajax Fasteners is Australia's largest manufacturer of mining and earthmoving nuts and bolts, and traced its heritage back to 1900 when the Acme Bolt Company was established in West Melbourne, Victoria. The property in Braeside was purpose-built for Ajax Fasteners where the company has been in operations since 1997.

4 Penske Power Systems

Penske Power Systems is fully-owned by international transportation services company Penske Automotive Group, Inc (listed in NYSE). The company is a leading distributor of the world's finest diesel, gas engines and power systems for the trucking, mining, power generation, C&I, rail, marine, agriculture, oil and gas and defence industries.

5 Kadac

Kadac is Australia's largest distributor & supplier of organic health food & ingredients, and the business has been operating for over 40 years and distributes over 3,500 SKUs to over 2,000 customers and 6,000 stores nationally.

6 DHL Supply Chain Australia

DHL Supply Chain is a division of Deutsche Post DHL and is the largest contract logistics company in the world. It employs approx. 500,000 employees worldwide in over 50 countries. DHL Supply Chain offers specialist, proven expertise within the Automotive, Consumer, Chemicals, Energy, Engineering & Manufacturing, Life Sciences & Healthcare, Retail and Technology sectors.

7 Ball & Doggett

Ball & Doggett Group Pty Ltd engages in the sale, distribution, and wholesale supply of paper and packaging products, inks, and chemicals to the packaging, printing, and plastics industries in Australia. It also distributes spray power products; and offers printing supplies.

8 Kitchen Innovation

Kitchen Innovations (KI) design, manufacture, supply and install the highest quality kitchens, bathrooms and joinery with an annual production capacity of over 2000 manufactured kitchens. It offers a total solution by providing cabinetry, stone bench tops and glass splash backs to major Domestic Home Builders, as well as private builders and renovators.

9 Carter Holt Harvey Wood Products

Carter Holt Harvey Wood Products is the nation's leading wood products business, producing and distributing a comprehensive range of wood-based building products. It manufactures particleboard, flooring, LPM, LVL, Plywood as well as treated and untreated timber and decorative wood products.

10 Cummins South Pacific

Cummins South Pacific Pty. Ltd. engages in the sale and service of diesel engines, power generation equipment, and related parts. It serves customers in automotive, mining, power generation, marine, defense, rail, agriculture, construction, and oil and gas markets, as well as government entities in Australia, New Zealand, Papua New Guinea, and Pacific Islands.

11 Melbourne Transport and Warehouse

Melbourne Transport and Warehousing was established by two professionals with over 12 years of transport and distribution knowledge combined. MTAW has been servicing well-known and reputable Australian and international companies with transport, warehouse & mechanical services since their inception.

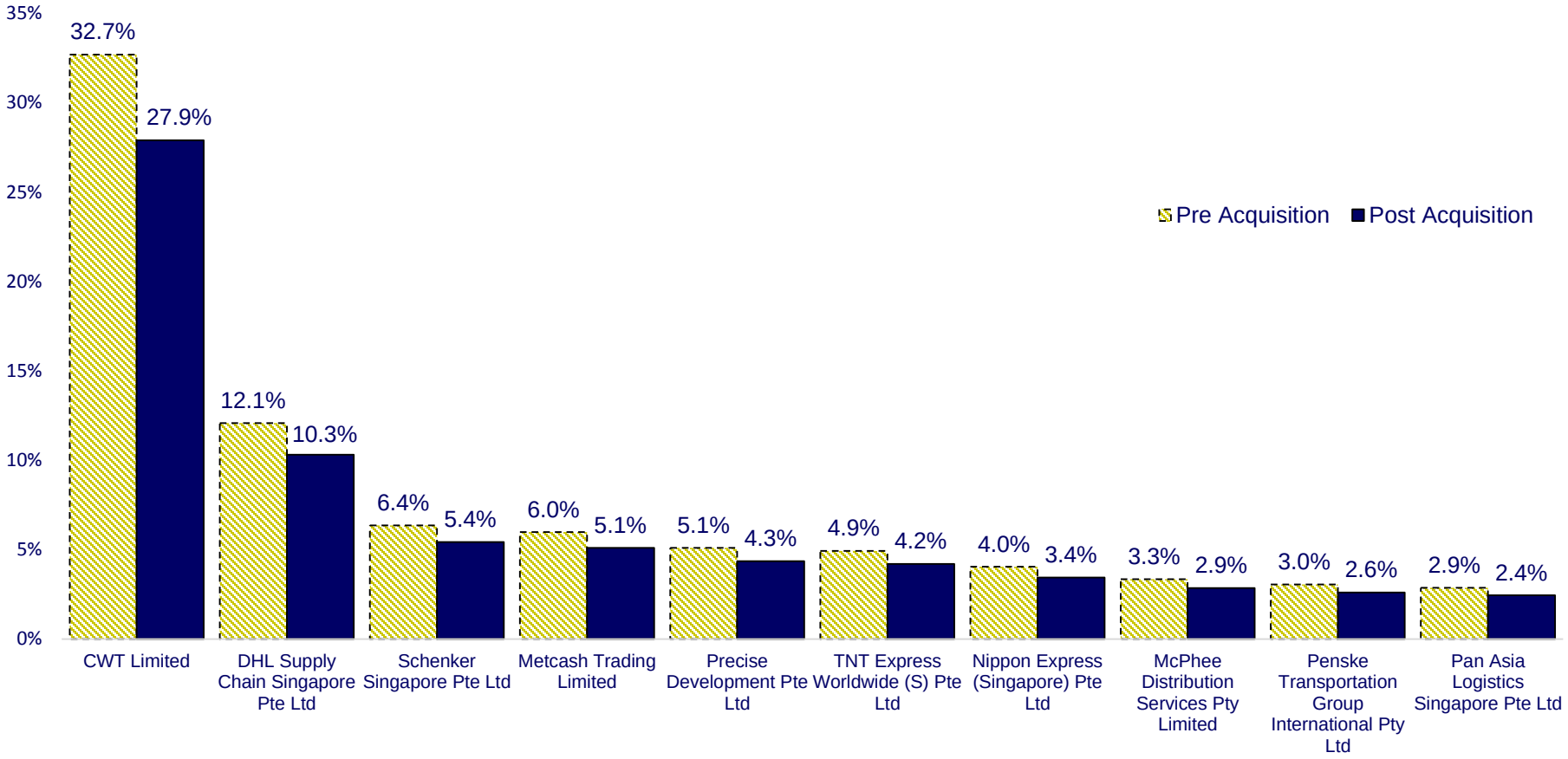
12 AJ Baker & Sons

AJ Baker & Sons Pty Ltd is a family-owned West Australian company, which has been involved in the commercial refrigeration and air conditioning industry in Australia since 1931. With a national presence, the company offers installation and maintenance services to the supermarket, commercial food service, entertainment, hospitality and mining industries.

02 Benefits of the Acquisition

Income Diversification & Stronger Tenant Base

Top 10 Tenants by Gross Rental Income(1)

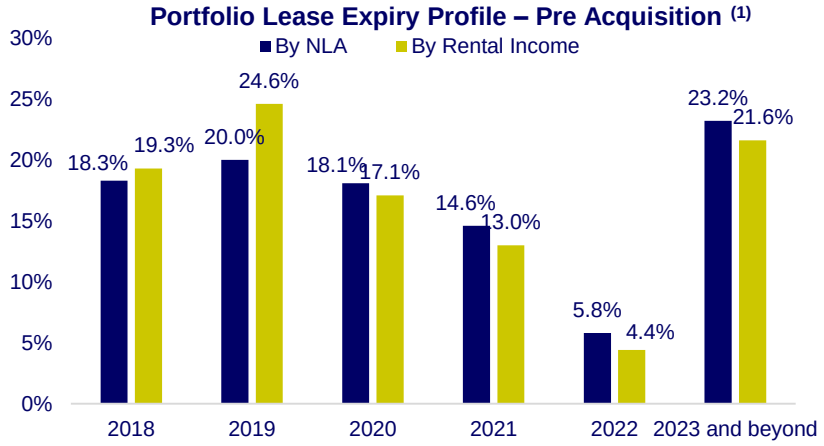


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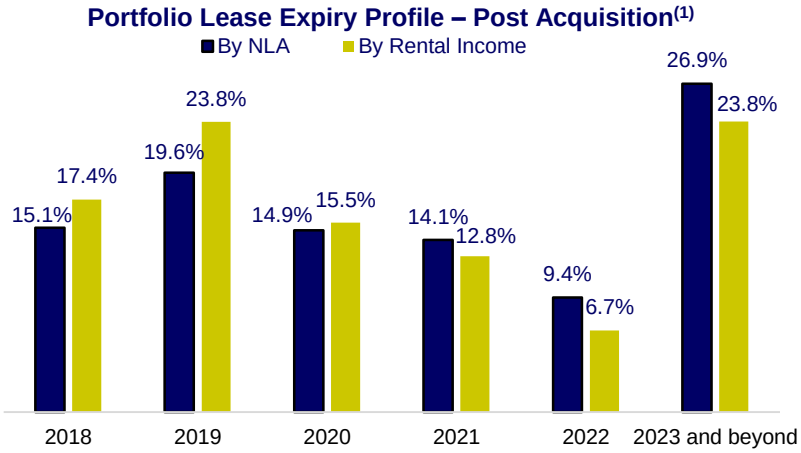
02 Benefits of the Acquisition

Strengthens the Portfolio: WALE, Occupancy, Freehold Assets

- Portfolio WALE extends from 3.2 years (as at 31 December 2017) to 3.4 years

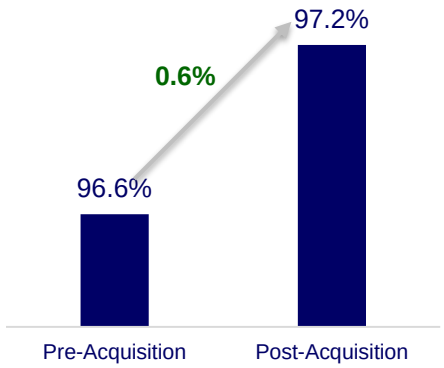


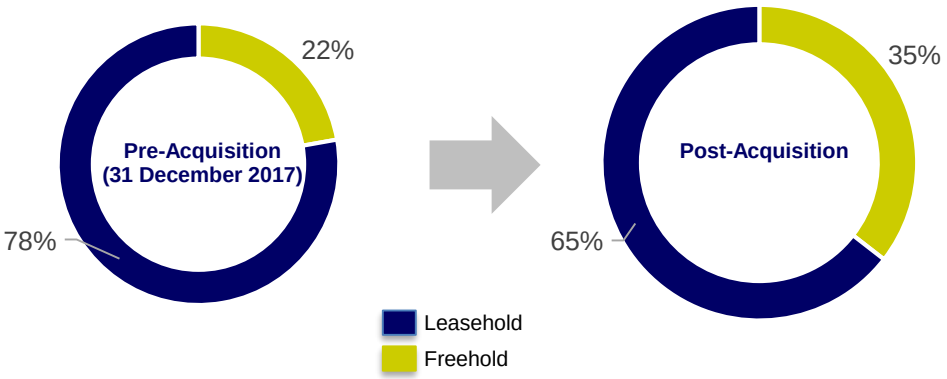
Portfolio WALE (by Gross Rental Income) = 3.2 years(1)



Portfolio WALE (by Gross Rental Income) = 3.4 years(1)

- Portfolio occupancy increases from 96.6% to 97.2%(1)





Note:
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02 Benefits of the Acquisition

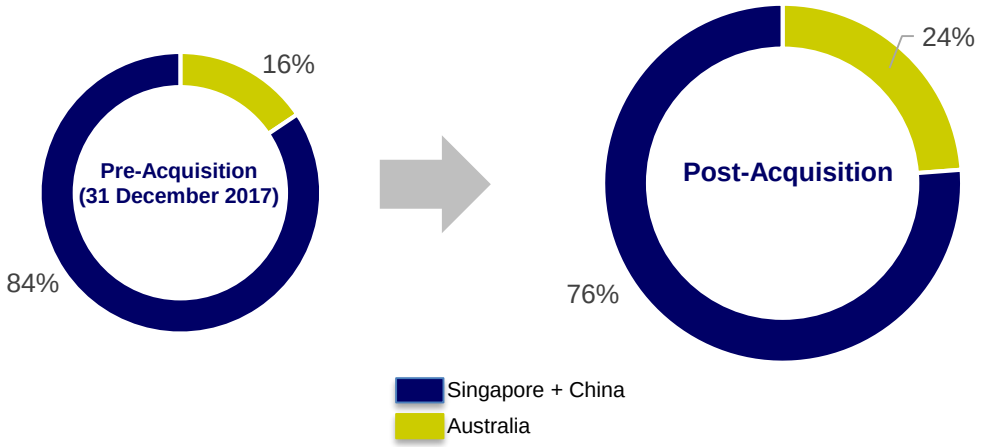
Greater scale in Australia, Enlarged Portfolio

- Sizable portfolio of 9 properties valued at A$177.6 million increases total portfolio by 15.6%
- Post completion, Australia will contribute approx. 24% of gross revenue

Portfolio Valuation (S$ million)(1)



Contribution to Gross Revene(1)



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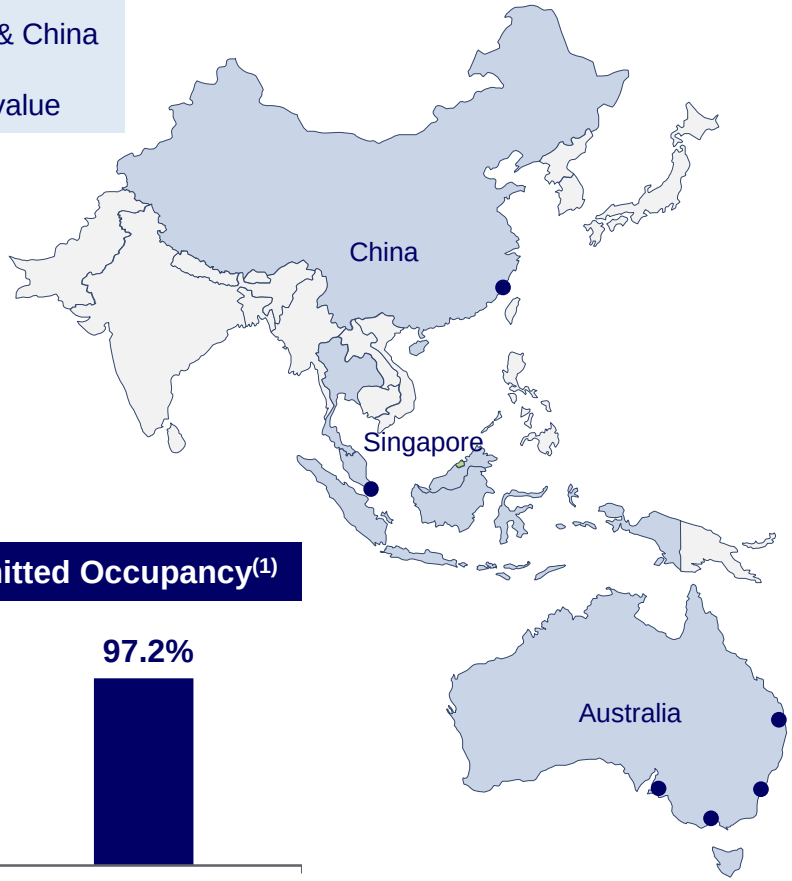
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Greater scale in Australia, Enlarged Portfolio

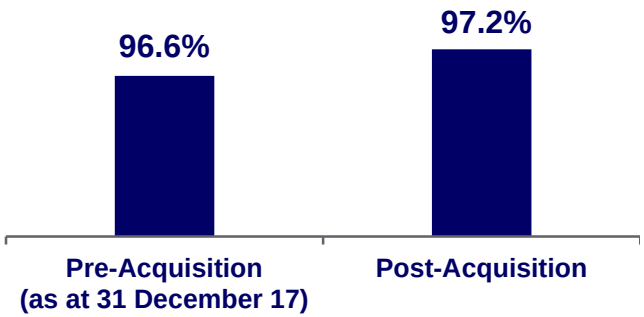
Quality, Resilient Portfolio in Singapore, Australia and China

Portfolio Statistics(1)

- ✓ 28 Properties
- ✓ Singapore, Australia & China
- ✓ 9.1 mil sf GFA
- ✓ S$1.4 bil in property value



High Portfolio Committed Occupancy(1)



Singapore

1. CWT Commodity Hub
2. Cache Cold Centre
3. Pandan Logistics Hub
4. Precise Two
5. Hi-Speed Logistics Centre
6. Schenker Megahub
7. Cache Changi Districentre 1
8. Cache Changi Districentre 2
9. Pan Asia Logistics Centre
10. Air Market Logistics Centre
11. DHL Supply Chain Advanced Regional Centre

China

12. Jinshan Chemical Warehouse, Shanghai

Australia

13. 127 Orchard Road, Chester Hill, NSW
14. **3 Sanitarium Drive, Berkeley Vale, NSW**
15. 404 – 450 Findon Road, Kidman Park, SA
16. 51 Musgrave Road, Coopers Plains, QLD
17. 203 Viking Drive, Wacol, QLD
18. 223 Viking Drive, Wacol, QLD
19. **11-19 Keller Street, Berrinba, QLD**
20. **196 Viking Drive, Wacol, QLD**
21. 16 – 28 Transport Drive, Somerton, VIC
22. 217 – 225 Boundary Road, Laverton North, VIC
23. **16-24 William Angliss Drive, Laverton North, VIC**
24. **151-155 Woodlands Drive, Braeside, VIC**
25. **41-51 Mills Road, Braeside, VIC**
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Funding Structure and Financial Impact

Acquisition Cost and Funding Structure

Illustrative Uses	
Acquisition Cost	• Purchase Consideration: S$188.3 million (A$177.6 million) • Stamp Duties: S$10.4 million (A$9.8 million) • Total Transaction Cost: S$3.8 million (A$3.6 million) (1) • Total Acquisition Cost: S$203.0 million (A$191.0 million) (2)

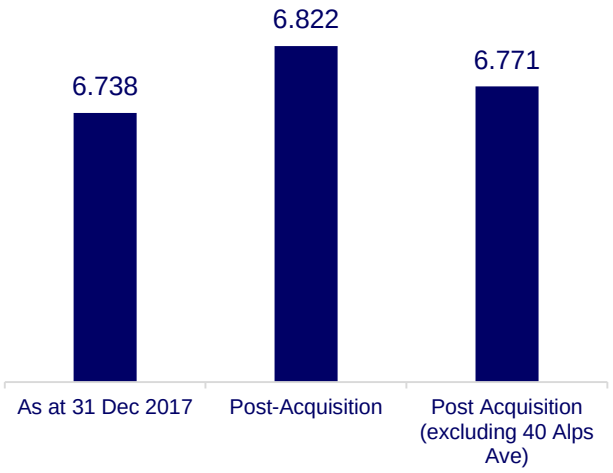
Illustrative Sources	
Proposed Funding Structure	• A 5-year unsecured term loan facility with the quantum of S$110.0 million • A S$100.0 million non-call 5-year perpetual security issued under the MTN Program established on 30 Nov 2017

Notes:
(1) Includes Manager's acquisition fee, professional fees and other transaction fees and expenses incurred on the Acquisition.
(2) Excludes perpetual securities issuance cost

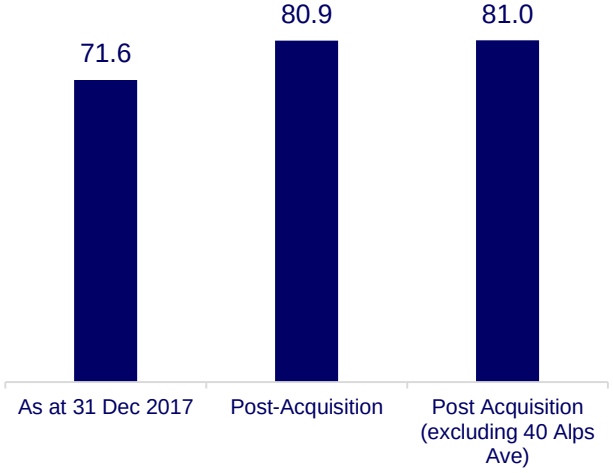
Funding Structure and Financial Impact

Acquisition Cost and Funding Structure

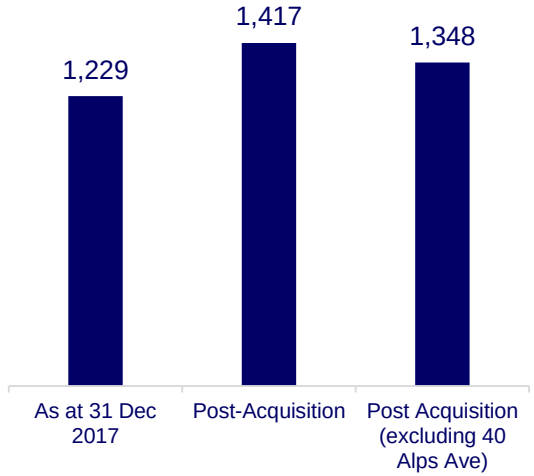
Distribution Per Unit (DPU) (cents)



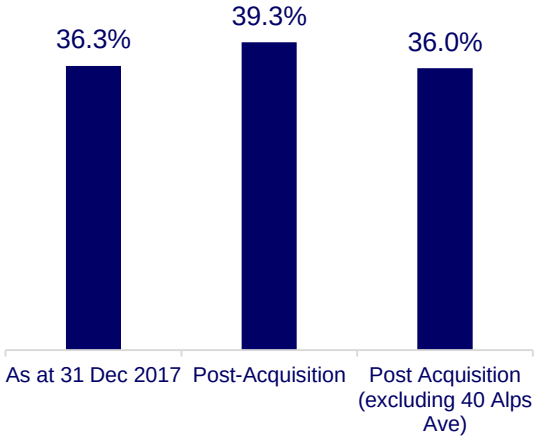
Net Asset Value (NAV) Per Unit (cents)



Total Deposited Property (S$ million)



Aggregate Leverage (%)



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04 Australian Market Overview
Economic Fundamentals

Metric	Australia	NSW	VIC	QLD	SA	WA
Cash Rate	1.5%					
Exchange Rate	USD0.76					
Trade Weighted Index	64.3					
Household Saving Ratio	3.2%					
Consumer Price Index	1.8%	1.9%	2.2%	1.5%	1.8%	0.8%
GDP/GSP	2.0%	2.9%	3.3%	1.8%	2.2%	-2.7%
Unemployment Rate	5.4%	4.6%	5.5%	5.9%	6.1%	6.6%
Wage Growth	2.0%	2.0%	1.9%	2.0%	2.1%	1.4%
Population (million)	24.598	7.861	6.323	4.929	1.724	2.580
Population Change (y-o-y)	1.6%	1.6%	2.3%	1.6%	0.6%	0.8%

Source: RBA, ABS

National Forecast	2018	2019	2020	2021	2022
GDP	2.9%	2.9%	3.1%	3.0%	2.8%
Inflation	1.6%	2.1%	2.3%	2.5%	2.6%
Unemployment	5.4%	5.2%	5.1%	5.2%	5.3%
Disposable Income	2.8%	2.8%	3.0%	3.0%	2.8%
Export Volumes	5.9%	5.1%	5.0%	5.0%	5.1%
Import Volumes	3.2%	3.5%	3.6%	4.0%	3.9%

Source: KPMG

GDP Growth

June 2017

A$1.693 trillion

Increased of 2.2% from June 2016

Population Growth

March 2017

2.41 million

Increased of 1.6% from March 2016

Unemployment Rate

Sept 2017

5.5%

0.2% decrease from Sept 2016

Consumer Price Index

Sept 2017

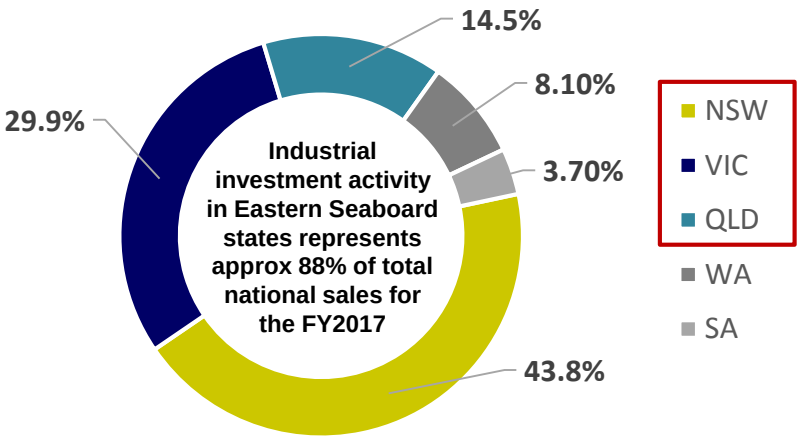
112.5

Increase from 111.7 in Sept 2016

Source: ABS, OEDC, RBA

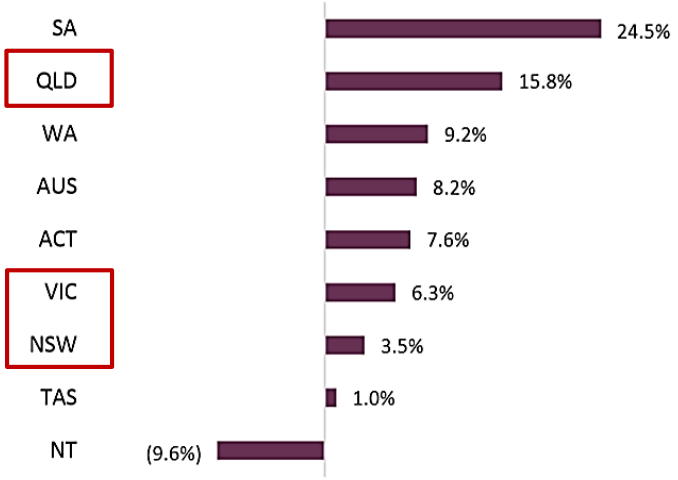
04 Australian Market Overview
Economic Indicators

Industrial Sales by State – 2017



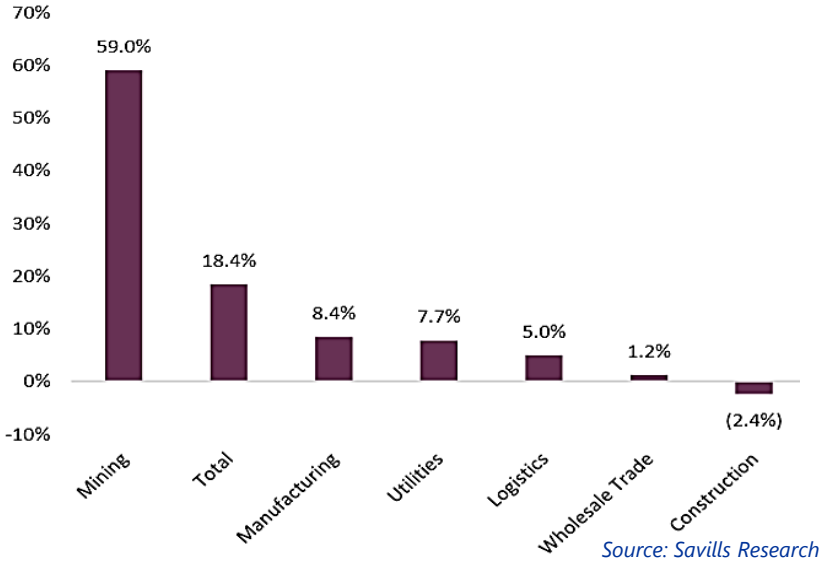
Source: Colliers International

Logistics Job Advertisements – 12mth Growth to Jun-17



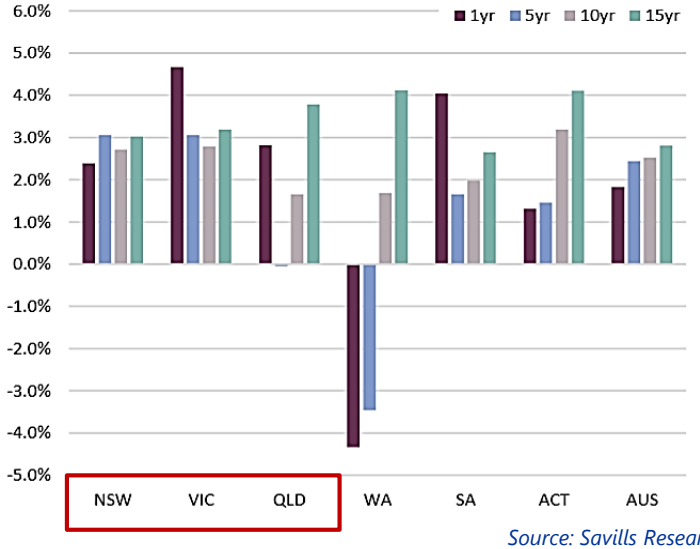
Source: Savills Research

Company Profits (Industrial Sectors) – 12mth Growth to Jun-17



Source: Savills Research

State Final Demand – Compound Growth % (to Jun-17)

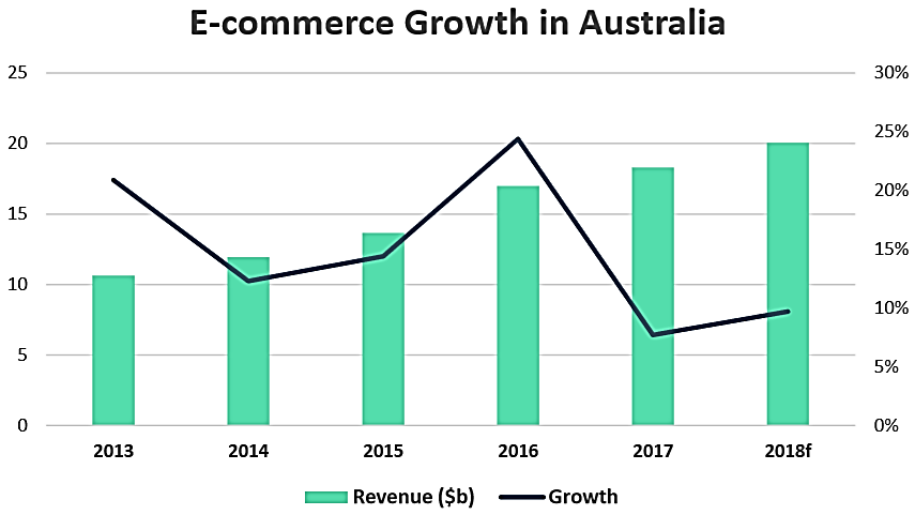


Source: Savills Research

Australian Market Overview

Growth Drivers

- **Strong growth in Ecommerce** will be an important industry driver for the industrial and logistic sector
- **Major transport infrastructure projects** such as WestConnex, Melbourne Metro Rail and Sydney Rail Project will continue to support growth in the near future
- **Further yield compression** expected for Sydney, Melbourne and Brisbane
- Focus on Transport Infrastructure will ease supply constraints by **enabling connections to developable land**



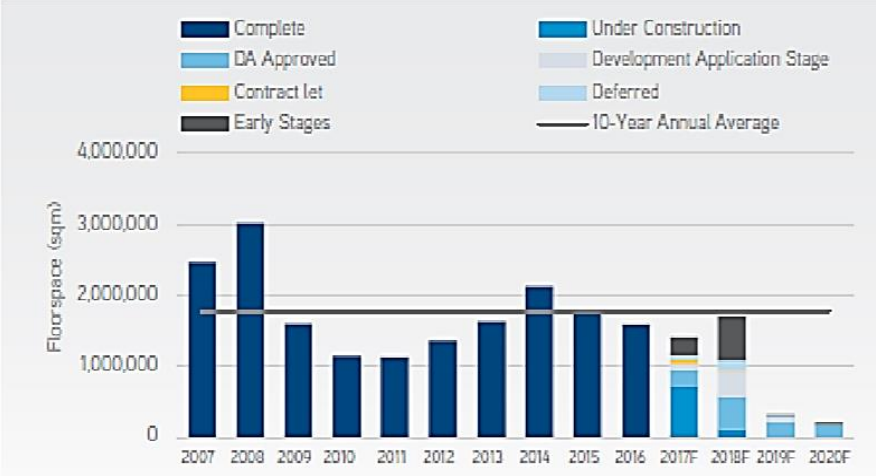


Source: Colliers Edge, CBRE, IBISWorld

04 Australian Market Overview

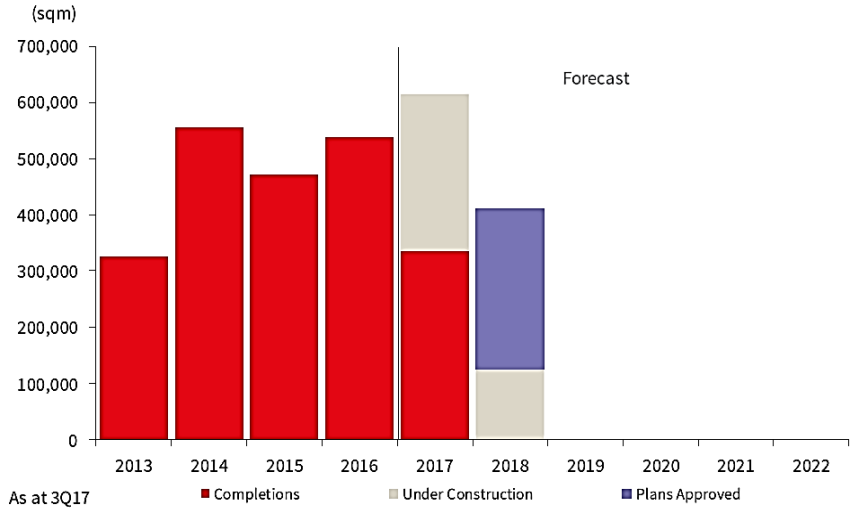
Low Supply Pipeline

National Industrial Supply



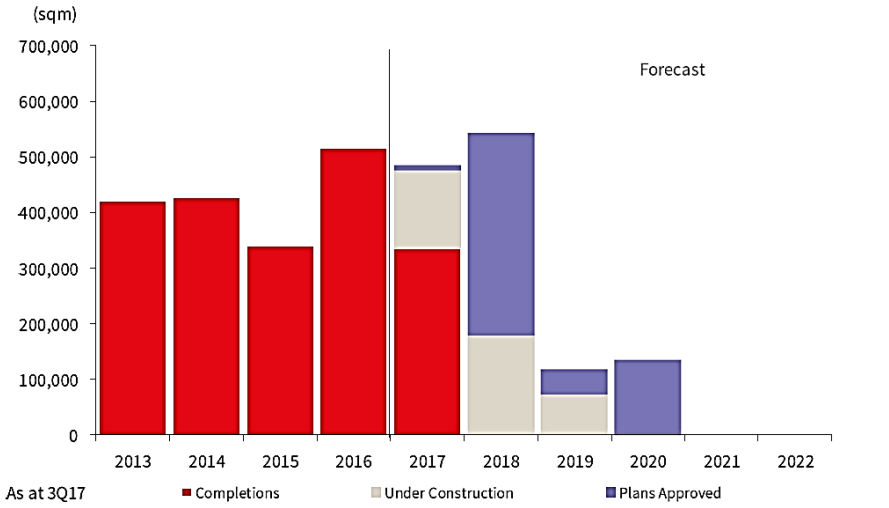
Source: Colliers Edge

Melbourne Industrial Supply



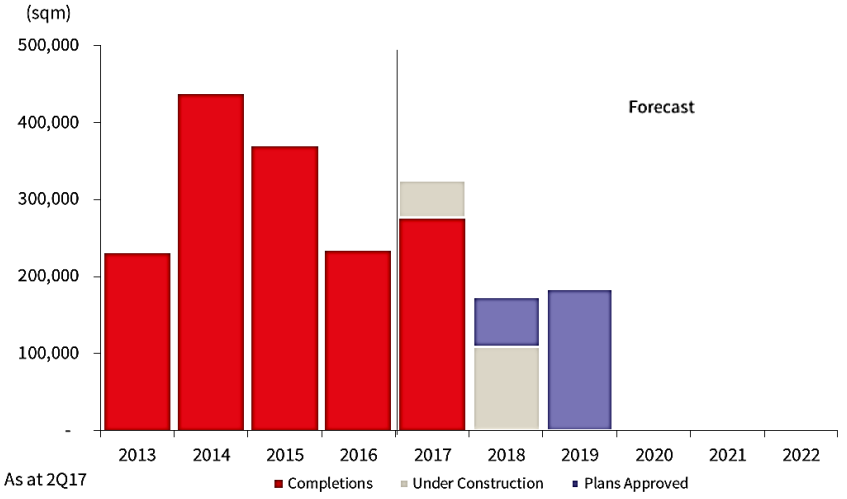
Source: JLL Research

Sydney Industrial Supply



Source: JLL Research

Brisbane Industrial Supply



Source: JLL Research

Agenda

01 Overview

02 Benefits of the Acquisition

03 Funding Structure and Financial Impact

04 Australian Market Overview

05 **Portfolio Details**

05 16-24 William Angliss Drive, Laverton North, VIC

Property Overview

- Located in the west Victorian industrial suburb of Laverton North approx. 15 km from the Melbourne CBD.
- Enjoys close proximity to the Western Ring Road (M80) and Princes Freeway (M1).
- Comprises two standalone industrial facilities both of which have dual driveway access from William Angliss Drive.
- There are two level office accommodation and a high bay, fully-sprinklered warehouse. The warehouse comprises 10 on-grade roller shutter doors and 4 recessed docks to the rear with full drive around access.

Key Asset Metrics	
Gross lettable area:	16,324 sqm
Site Area:	3.20 ha
Year of Completion:	Early 2000's / refurbished mid 2008
Occupancy:	100.0%
WALE (by income):	3.4 years
Tenant(s)	1. Cummins South Pacific Pty Ltd 2. Melbourne Transport & Warehousing Pty Ltd 3. MTAW Maintenance Services Pty Ltd







05 151-155 Woodlands Drive, Braeside, VIC

Property Overview

- Located in the south eastern industrial precinct within the suburb of Braeside approx. 25 km from the Melbourne CBD.
- Enjoys close proximity to main arterial roads including the Eastlink (M3) motorway being approx. 6 km east from the property and the Monash Freeway (M1) being 10 km away.
- Comprises a high clearance warehouse with two level refurbished office accommodation constructed in early 2000's and the warehouse has a clearance height of approx. 9.0 metres and a canopy to the northern elevation.
- Approx. 3,500 sqm of expansion land.

Key Asset Metrics	
Gross lettable area:	11,074 sqm
Site Area:	2.45 ha
Year of Completion:	Early 2000's
Occupancy:	100.0%
WALE (by income):	8.3 years
Tenant(s)	1. Kadac Pty Ltd



05 41-51 Mills Road, Braeside, VIC

Property Overview

- Located in the south eastern industrial precinct within the suburb of Braeside approx. 25 km from the Melbourne CBD.
- Enjoys close proximity to main arterial roads including the Eastlink (M3) motorway, Monash Freeway (M1) and Springvale and Lower Dandenong Roads and dual street access from Mills Road with drive around capabilities.
- Comprises a fully sprinklered warehouse of steel frame construction with clearance height of 7.4 metres. The warehouse comprises a canopy to the eastern elevation and a single level office located to the front of the premises.

Key Asset Metrics	
Gross lettable area:	32,053 sqm
Site Area:	5.30 ha
Year of Completion:	1985 (extended in 1996)
Occupancy:	91.5%
WALE (by income):	3.0 years
Tenant(s)	1. ACME Properties Pty Limited 2. Ball & Doggett Pty Ltd







05 67-93 National Boulevard, Campbellfield, VIC

Property Overview

- Located 17 km north of the Melbourne CBD in close proximity to main arterial thoroughfares including the Western Ring Road, Hume Highway and Sydney Road.
- Improvements comprise two standalone office warehouse facilities constructed circa 2007. Each warehouse enjoys high clearance and is fully sprinklered.
- The smaller premises has an internal clearance of approx. 8.50 metres rising to 10 metres at the apex. This facility is located on the corner of National Boulevard and Link Drive with dual street access and rear loading with drive around capabilities.
- The larger premises has an internal clearance of approx. 7.5 metres rising to 9 metres at the apex and comprises drive around capabilities. The warehouse allows for possible conversion for internal drive through on the northern side of the warehouse should this be required for future users.

Key Asset Metrics	
Gross lettable area:	22,608 sqm
Site Area:	5.07 ha
Year of Completion:	2007
Occupancy:	100.0%
WALE (by income):	4.8 years
Tenant(s)	1. Toll Transport Pty Ltd 2. A.J Baker & Sons Pty Ltd







05 41-45 Hydrive Close, Dandenong South, VIC

Property Overview

- Located approx. 34 km south east from the Melbourne CBD and approx. 5 km south of the Dandenong City Centre. The property is situated within a cul-de-sac with single driveway access.
- Enjoys close proximity to main arterial roadways including the South Gippsland Highway (approx. 800 metres east) and Eastlink (M3 motorway) approx. 4 km west from the property.
- The facility is a cross-dock distribution centre purpose-built for the existing tenant in 1999.
- Improvements include a freestanding two level office component (340 sqm) and cross-dock warehouse (8,380 sqm) with drive around access and hardstand.







Key Asset Metrics	
Gross lettable area:	8,720 sqm
Site Area:	3.00 ha
Year of Completion:	1999
Occupancy:	100.0%
WALE (by income):	6.1 years
Tenant(s)	1. Carter Holt Harvey Wood Products Australia Pty Ltd

05 76-90 Link Drive, Campbellfield, VIC

Property Overview

- Located approx. 17 km north of the Melbourne CBD within the National Business Park industrial precinct in the suburb of Campbellfield.
- Enjoys close proximity to main arterial thoroughfares including the Western Ring Road (M80), Hume Highway (the main arterial connection between Sydney and Melbourne) and Sydney Road.
- Improvements comprise a total of 5 roller shutter doors and an enclosed central drive through / loading bay together with office accommodation located at both the eastern and western ends of the facility.
- The warehouse is clearspan with internal clearance of approx. 6 metres rising to 7 metres at the apex.
- The enclosed central drive through / loading area allows for future splitting of the premises into two facilities if required.

Key Asset Metrics	
Gross lettable area:	10,441 sqm
Site Area:	2.14 ha
Year of Completion:	Original Warehouse: 2002 New Warehouse: 2007
Occupancy:	100.0%
WALE (by income):	9.7 years
Tenant(s)	1. Top Cat Installations Pty Ltd



05 3 Sanitarium Drive, Berkeley Vale, NSW

Property Overview

- Located approx. 60 km north from the Sydney CBD and is approx. 2 km east from the Pacific Motorway (M1) (Sydney – Newcastle Freeway).
- The facility was constructed in 2001 which features two modern warehouse buildings connected with an enclosed cross-dock loading area.
- The warehouse areas are fully sprinklered and comprise on-grade and recessed loading docks together with large canopies and hardstand areas.
- Building 1 has an internal clearance of approx. 7.5 metres rising to approx. 11 metres at the apex. Building 2 has an internal clearance of 8.5 metres rising to approx. 11 metres at the apex.
- Improvements provide flexibility with drive through access allowing for multiple tenancy configuration if required.

Key Asset Metrics	
Gross lettable area:	27,762 sqm
Site Area:	6.45 ha
Year of Completion:	2001
Occupancy:	100.0%
WALE (by income):	5.8 years
Tenant(s)	1. Mars Australia Pty Ltd







05 11-19 Keller Street, Berrinba, QLD

Property Overview

- Located approx. 23 km south from the Brisbane CBD within the Berrinba Industrial Estate.
- Enjoys close proximity to the main arterial roadways being approx. 2 km south from the Logan Motorway (M2) and 4 km east from the Mount Lindesay Highway.
- Improvements include a freestanding modern two level office and warehouse of concrete tilt panel construction. The facility is fire sprinklered and comprises both on-grade and recessed loading docks, large canopy and hardstand areas.
- The site has two street frontages to Kellar Street and Wayne Goss Drive providing drive through capabilities.
- The facility was purpose-built for the existing tenant in July 2008.

Key Asset Metrics	
Gross lettable area:	7,412 sqm
Site Area:	1.67 ha
Year of Completion:	2008
Occupancy:	100.0%
WALE (by income):	1.9 years
Tenant(s)	1. DHL Supply Chain (Australia) Pty Limited







05 196 Viking Drive, Wacol, QLD

Property Overview

- Located within the south-west Brisbane industrial precinct approx. 18 km south west from the Brisbane CBD.
- Enjoys close proximity to the Ipswich Motorway (M7; approx. 300 metres west from the property), Logan Motorway (M2; approx. 700 metres south from the property) and Centenary Highway (M5; approx. 2 km east from the property) and dual street access from Viking Drive together with drive around capabilities.
- Improvements comprise a detached two level office building and warehouse facility with surrounding hardstand of approx. 7,700 square metres.
- The warehouse is fully sprinklered and has an internal clearance of approx. 9.0 metres with 11 roller shutter doors, gantry cranes and three phase power.



Key Asset Metrics	
Gross lettable area:	5,709 sqm
Site Area:	3.45 ha
Year of Completion:	2008
Occupancy:	100.0%
WALE (by income):	4.5 years
Tenant(s)	1. Penske Power Systems Pty Ltd

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