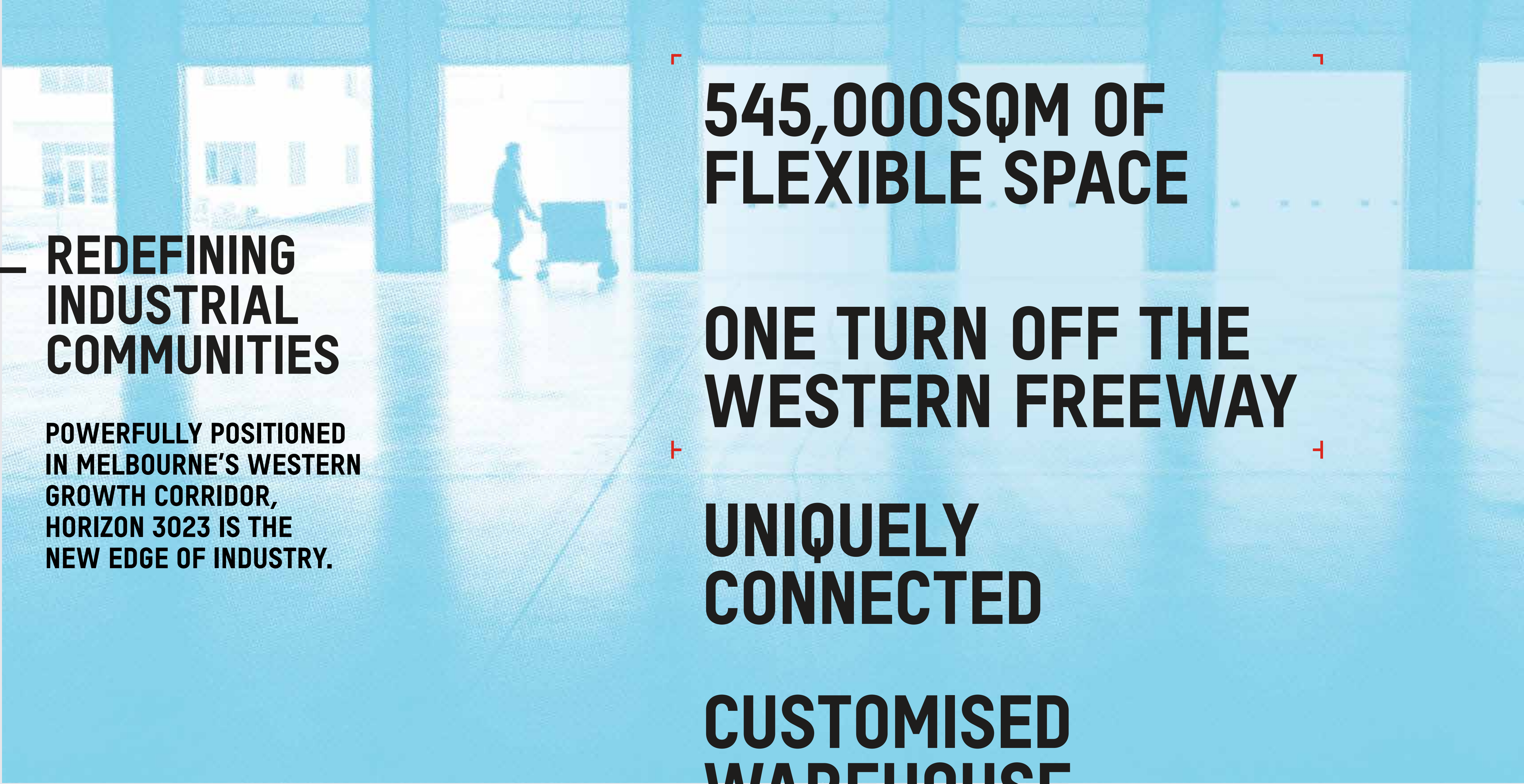


HORIZON 3023[®]

Powered by Dexus

LOT 14
MOMENTUM WAY
RAVENHALL 3023
VIC, AUSTRALIA



REDEFINING INDUSTRIAL COMMUNITIES

**POWERFULLY POSITIONED
IN MELBOURNE'S WESTERN
GROWTH CORRIDOR,
HORIZON 3023 IS THE
NEW EDGE OF INDUSTRY.**

**545,000SQM OF
FLEXIBLE SPACE**

**ONE TURN OFF THE
WESTERN FREEWAY**

**UNIQUELY
CONNECTED**

**CUSTOMISED
WAREHOUSE
SOLUTIONS**

TULLAMARINE AIRPORT: 20 MIN

MELBOURNE CBD: 25 MIN

PORT OF MELBOURNE: 20 MIN

DYNON ROAD FREIGHT
TERMINAL: 15 MIN

PROPOSED WESTERN INTERSTATE
FREIGHT TERMINAL: 10 MIN

HORIZON 3023

ONE TURN OFF THE WESTERN FREEWAY

BOARDWALK TO STATION
OVER CONSERVATION RESERVE

22 MINS TO SPENCER ST STATION

CAROLINE SPRINGS STATION: 1 MIN

WESTERN FREEWAY: 1 MIN

LOT 14
SUBJECT SITE

amazon

amazon

SCALZO

Electrolux

HELLO
FRESH

STOCK
LOGISTICS

MYER

lululemon athletica

LOT 9 SPECULATIVE DEVELOPMENT

LEASED

ALLIED PINNACLE

LEASED

MITRE 10

LOTS 32-34 SPECULATIVE DEVELOPMENT

NIKE

T2

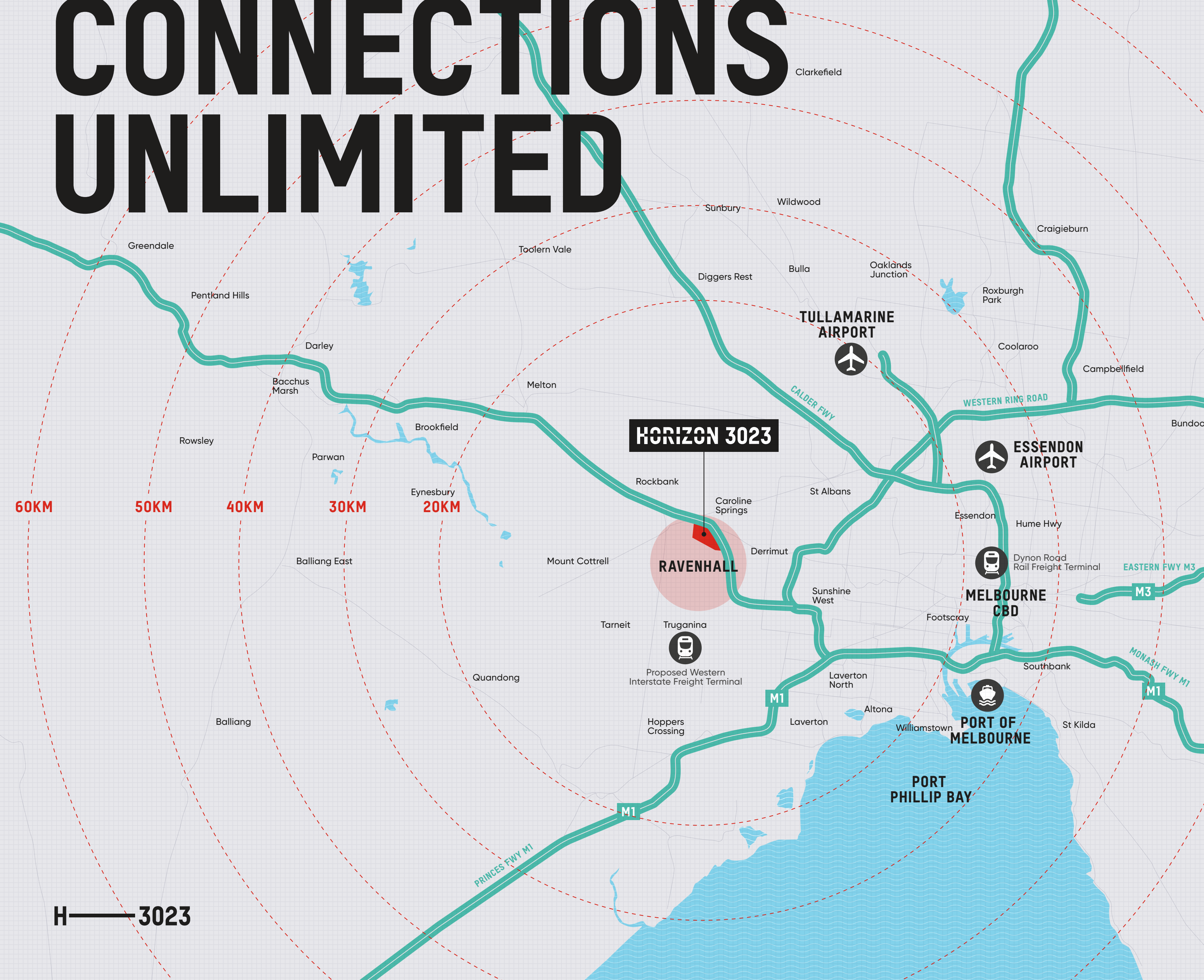
TESLA

Elders

Kubota

Kimberly-Clark

CONNECTIONS UNLIMITED



EXPECT LESS CONGESTION,
SEAMLESS IN-OUT LOGISTICS
AND TRANSIT CONNECTIVITY
— AND THAT'S JUST THE BEGINNING.
HORIZON 3023 IS ONE OF THE MOST
CONNECTED INDUSTRIAL SITES
IN AUSTRALIA.



WESTERN FREEWAY/
DEER PARK BYPASS – 1 MIN



MELBOURNE CBD
26KM | 25 MINS



MELBOURNE AIRPORT
23 KM | 20 MINS



PORT OF MELBOURNE
23KM | 22 MINS



PORT OF GEELONG
60KM | 45 MINS



CAROLINE SPRINGS
TRAIN STATION – 100M

H—3023

dexus

GREATER CONVENIENCE

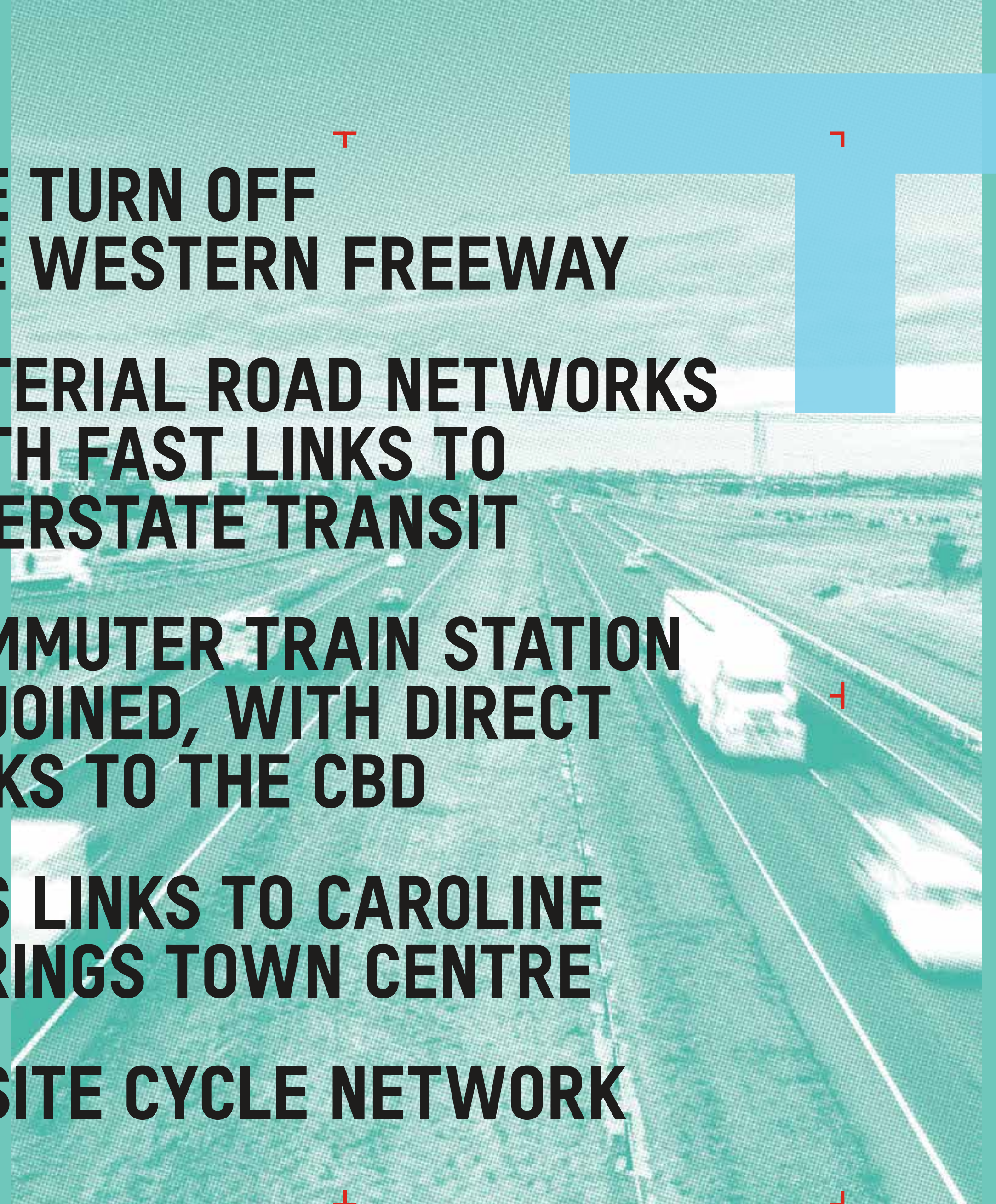
**ONE TURN OFF
THE WESTERN FREEWAY**

**ARTERIAL ROAD NETWORKS
WITH FAST LINKS TO
INTERSTATE TRANSIT**

**COMMUTER TRAIN STATION
ADJOINED, WITH DIRECT
LINKS TO THE CBD**

**BUS LINKS TO CAROLINE
SPRINGS TOWN CENTRE**

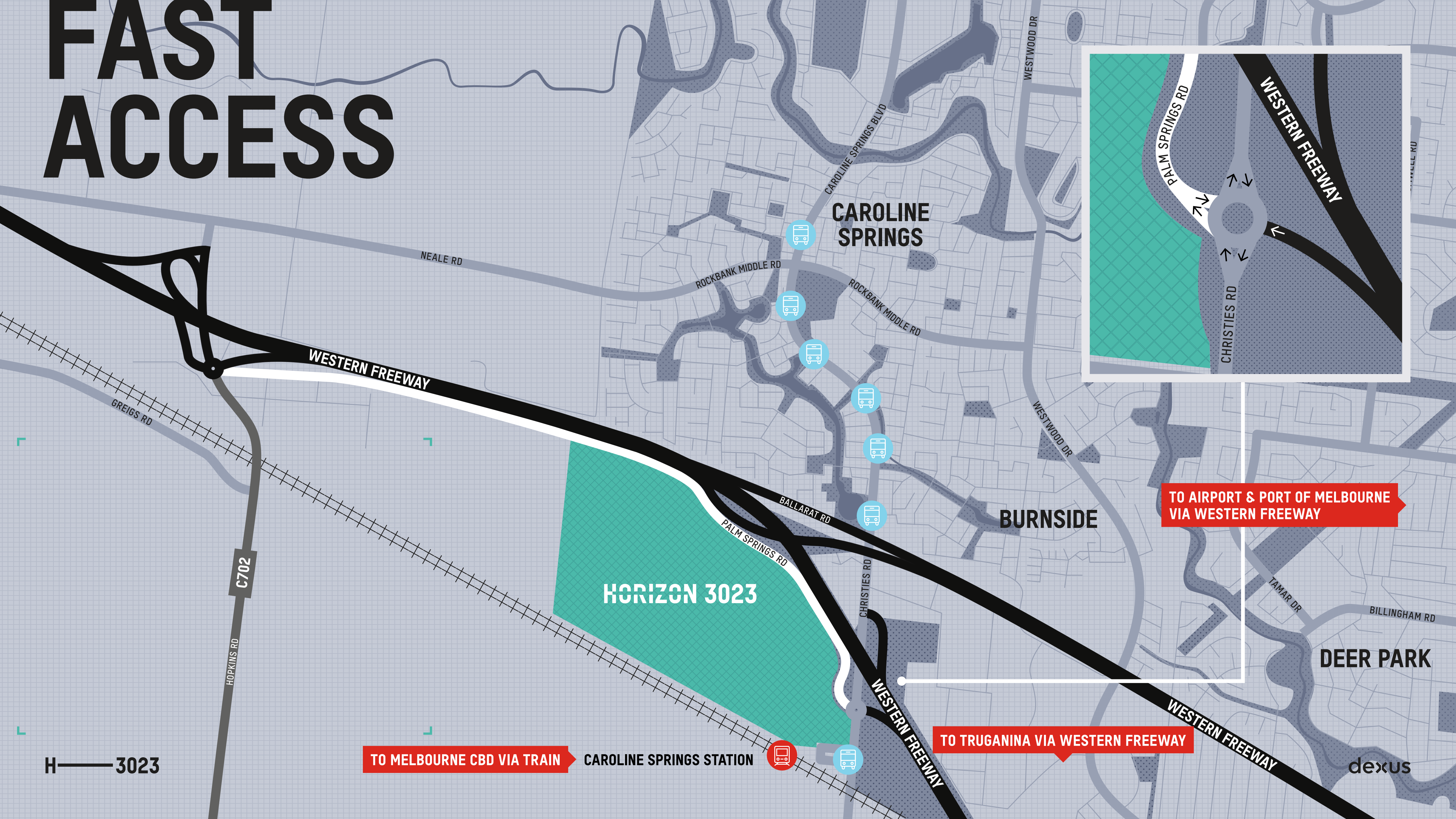
ONSITE CYCLE NETWORK



SINGLE LINK



FAST ACCESS



H — 3023

TO MELBOURNE CBD VIA TRAIN

CAROLINE SPRINGS STATION

TO TRUGANINA VIA WESTERN FREEWAY

TO AIRPORT & PORT OF MELBOURNE
VIA WESTERN FREEWAY

DEER PARK

dexus

**A UNIQUE POSITION
THAT MEANS GOODS
GET IN AND OUT FASTER,
CHEAPER AND SMARTER.**

**FASTEST INBOUND
TIME FROM PORT
OF MELBOURNE
AND MELBOURNE
AIRPORT**

**23% LOWER ANNUAL
TRANSPORT COSTS**

**30
HORIZON
23**

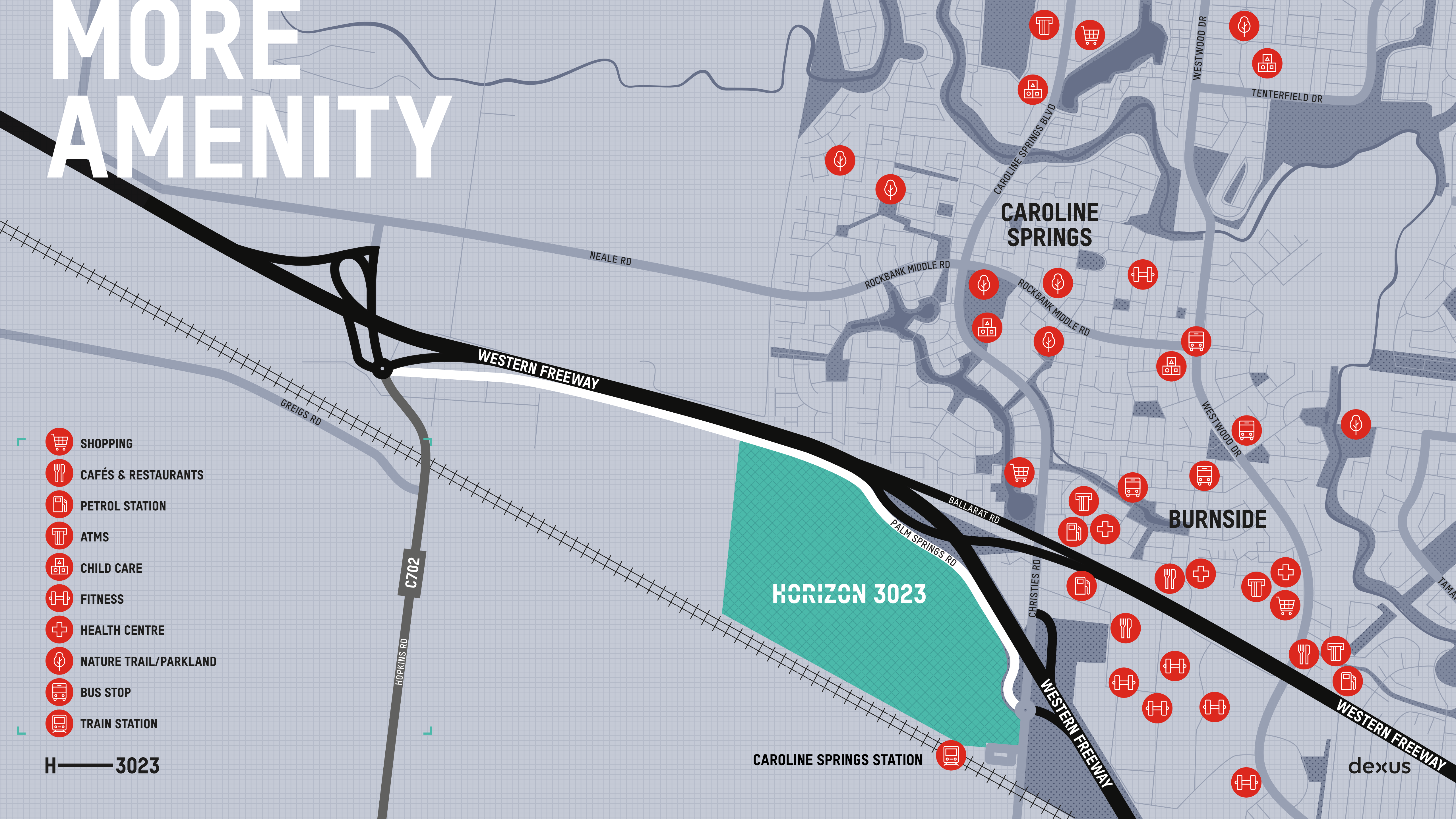
*All statistics based on analysis of four other sites, assuming 10,000 x 40' containers ex the Port of Melbourne and 2,000 semi-trailer loads ex Melbourne Airport. Annual transport cost savings assessed at between 8 and 23 percent when compared to four alternative sites.

dexus

MORE AMENITY

-  SHOPPING
-  CAFÉS & RESTAURANTS
-  PETROL STATION
-  ATMS
-  CHILD CARE
-  FITNESS
-  HEALTH CENTRE
-  NATURE TRAIL/PARKLAND
-  BUS STOP
-  TRAIN STATION

H — 3023



POINTS OF DIFFERENCE



NBN - HIGH CAPACITY
TELECOMMUNICATIONS



24/7 HOURS
OF OPERATION



GAS - HIGH
PRESSURE MAIN



CAROLINE SPRINGS
TRAIN STATION - 100M



PROXIMITY TO FASTEST
GROWING POPULATION
APPROX 2,000,000
PEOPLE IN 30 MINUTES



PLANNING PERMITTED
ESTATE WITH 15HA OF
BENCHED SERVICED
LAND REMAINING

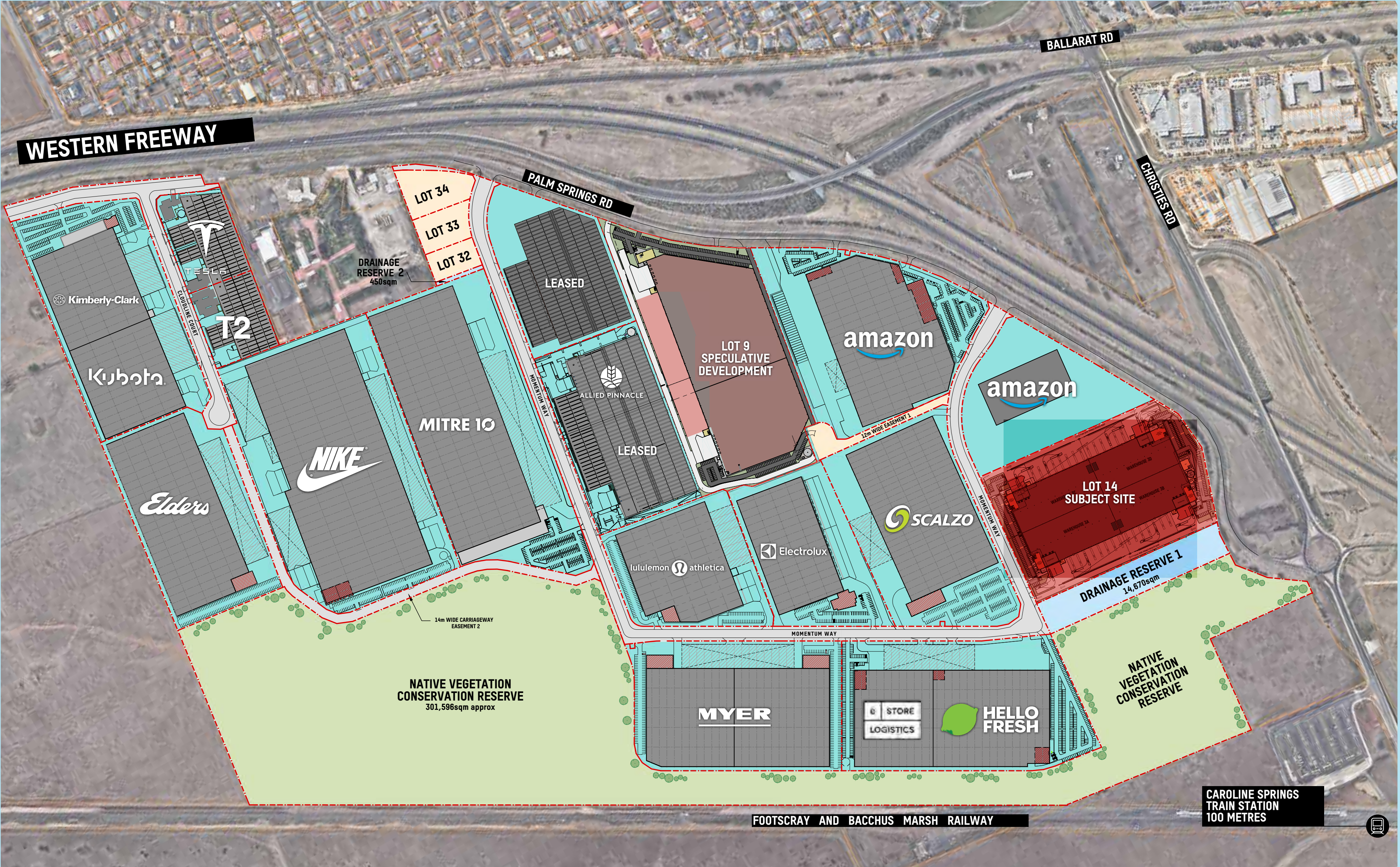


B-TRIPLE COMPLIANT
INTERNAL ROAD
NETWORK



INDUSTRIAL ZONE 3
WITH FLEXIBILITY IN
APPLICABLE USES

ESTATE/ LOCATION PLAN





JOIN LEADERS IN INDUSTRY

LOT 14

SITE PLAN

AREA SCHEDULE - WAREHOUSE A

WAREHOUSE*	8,267SQM
MEZZANINE OFFICE + GF ENTRY	550SQM
DOCK OFFICE	50SQM
TOTAL AREA A	8,867SQM
CAR SPACES	45
CAR PARKING RATIO (/100SQM)	0.51

AREA SCHEDULE - WAREHOUSE B

WAREHOUSE*	7,569SQM
MEZZANINE OFFICE + GF ENTRY	550SQM
DOCK OFFICE	50SQM
TOTAL GLA	8,169SQM
CAR SPACES	45
CAR PARKING RATIO (/100SQM)	0.55

AREA SCHEDULE - WAREHOUSE C

WAREHOUSE*	9,643SQM
MEZZANINE OFFICE + GF ENTRY	550SQM
DOCK OFFICE	50SQM
TOTAL GLA	10,243SQM
CAR SPACES	56
CAR PARKING RATIO (/100SQM)	0.55

AREA SCHEDULE - WAREHOUSE D (LEASED)

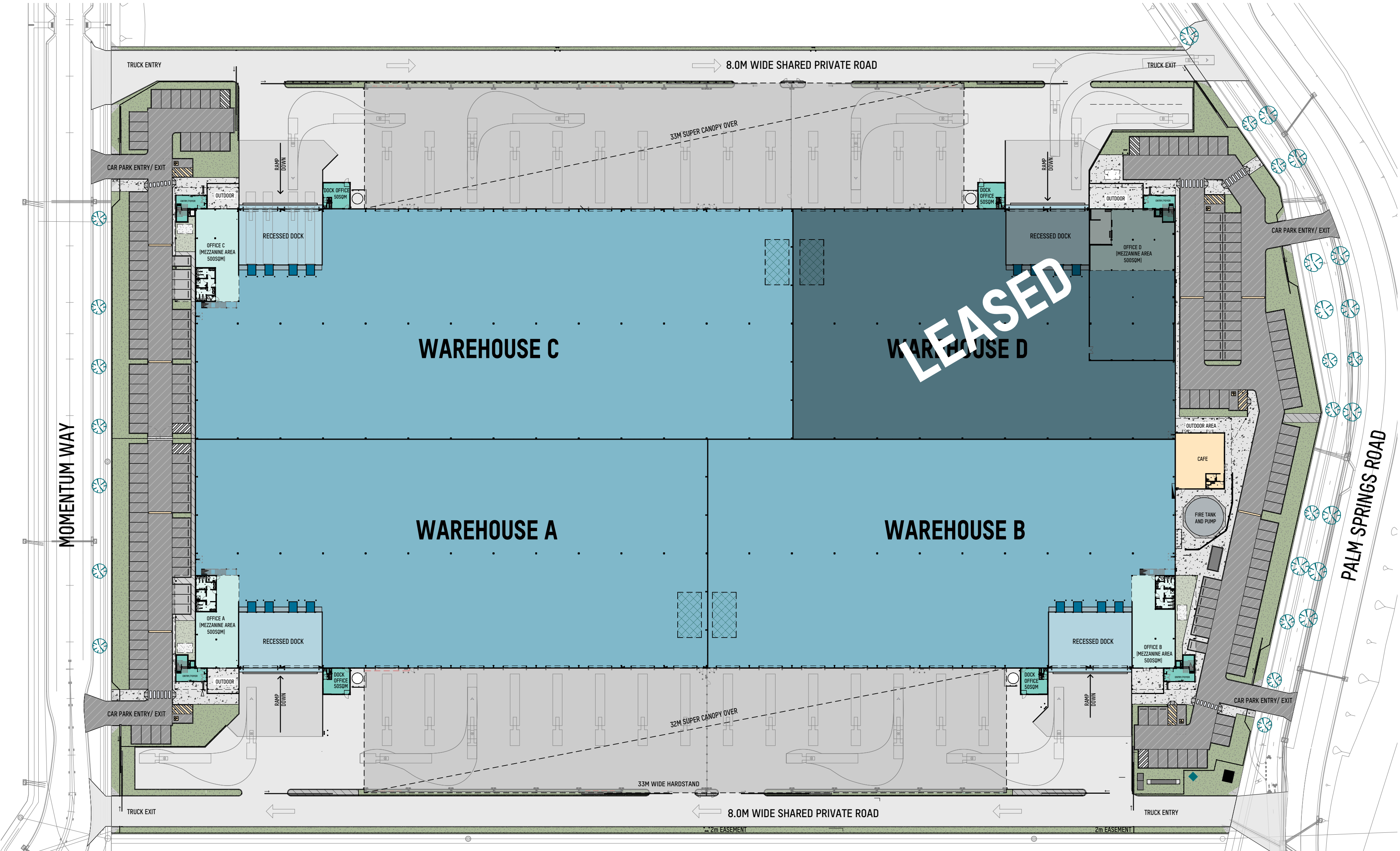
WAREHOUSE*	6,177SQM
MEZZANINE OFFICE + GF ENTRY	550SQM
DOCK OFFICE	50SQM
TOTAL GLA	6,777SQM
CAR SPACES	50
CAR PARKING RATIO (/100SQM)	0.73

TOTAL GROSS AREA**	34,056SQM
SUPER CANOPY AREA	10,912SQM
TOTAL SITE AREA	64,376SQM

CAFE DEVELOPMENT

AREA	195SQM
CAR SPACES	6

* INCLUDES AMENITIES
** WAREHOUSE GROSS AREA INCLUDES EXTENT OF THE RECESSED DOCK CONTAINED BY WAREHOUSE WALLS



Design subject to change.

WAREHOUSE C INDICATIVE PERSPECTIVE

9 TONNE FLOORS

33M WIDE HARDSTAND

16.8M RIDGE

CORPORATE MEZZANINE OFFICES

99KW SOLAR

DEDICATED CAR PARKING

WAREHOUSE D
INDICATIVE
PERSPECTIVE



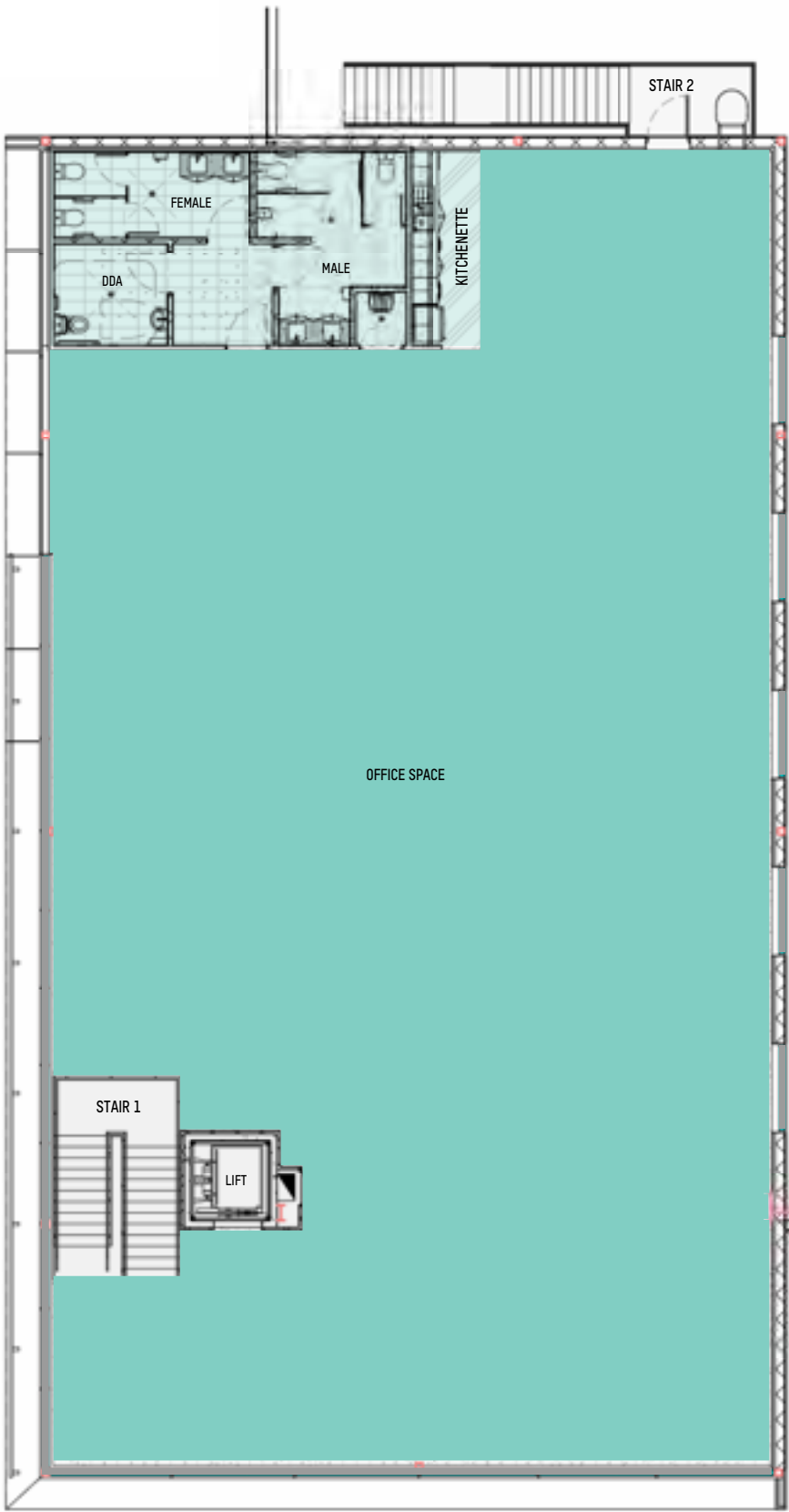


WAREHOUSE A PLAN

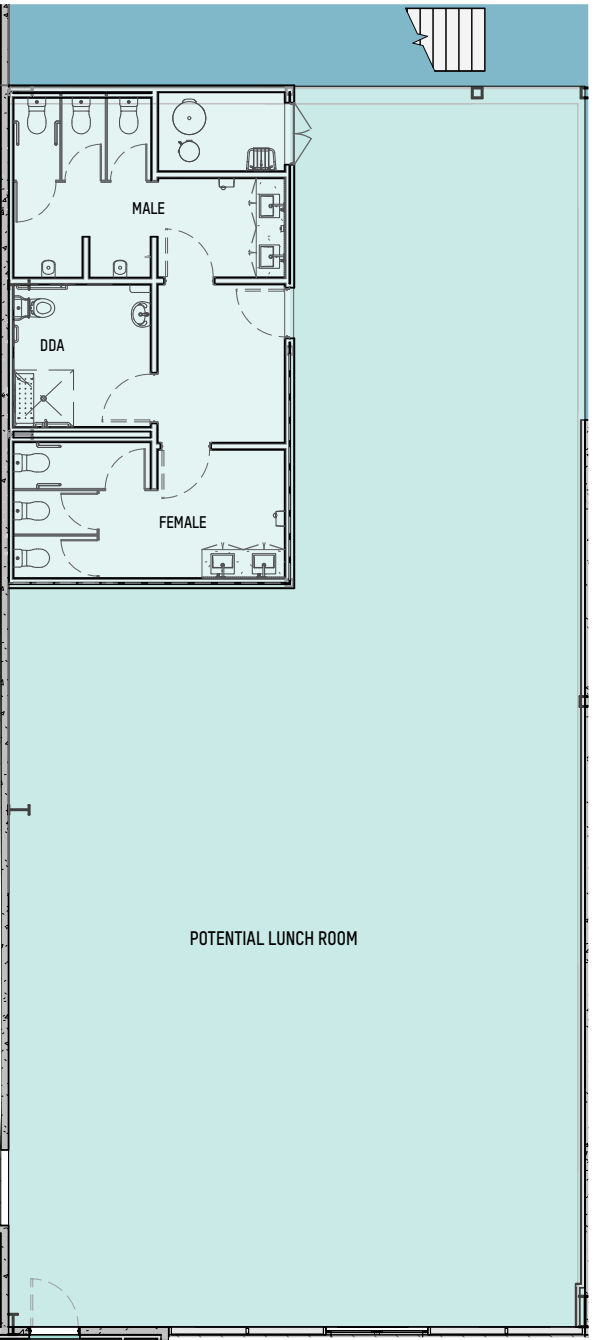
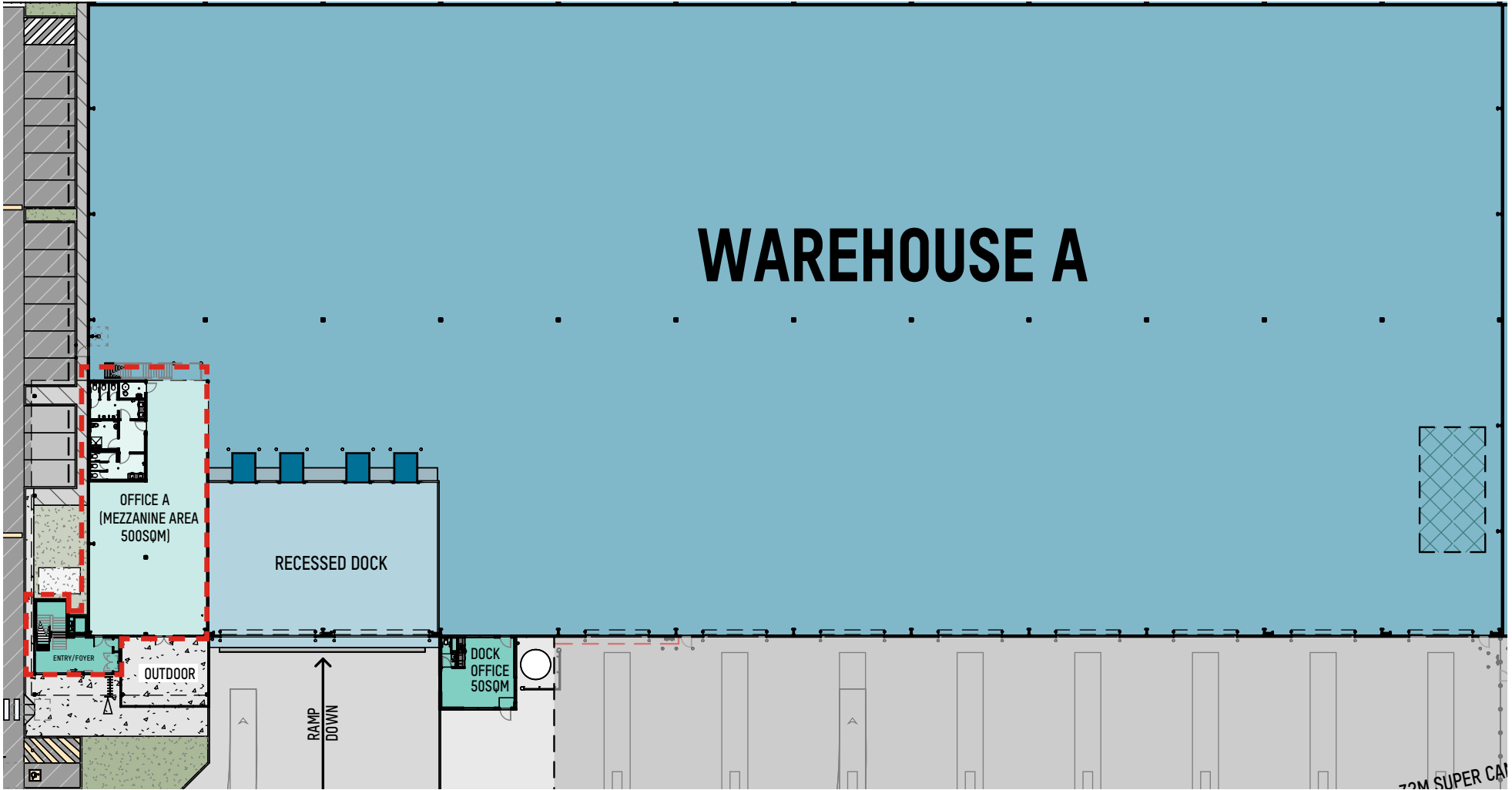
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* INCLUDES AMENITIES



OFFICE A
FIRST FLOOR



OFFICE A
GROUND FLOOR ENTRY

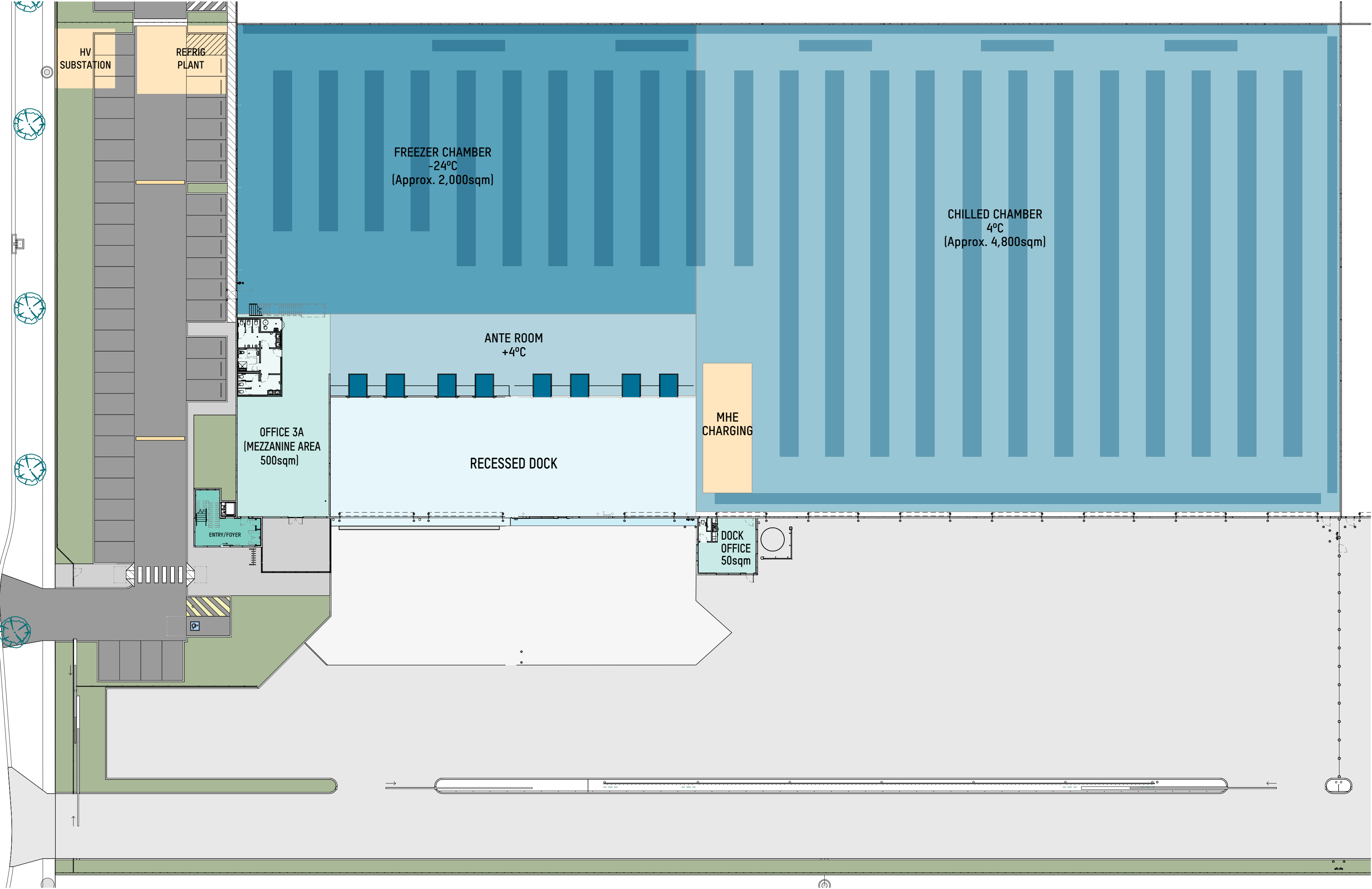
Drawings not to scale



WAREHOUSE A CONCEPT PLAN

FUTURE FREEZER SCHEME

-  WAREHOUSE A TENANCY PROVISIONED FOR TEMPERATURE CONTROL
-  OPTIONS TO INCLUDE FREEZER, AMBIENT AND TEMPERATURE-CONTROLLED SPACES
-  HIGH CLEARANCE OF 16.8M TO ACCOMMODATE ADDITIONAL RACKING AND STORAGE OPTIONS
-  99KW SOLAR SYSTEM FOR ENERGY EFFICIENCY WITH OPTION TO UPGRADE



Indicative plan only - design subject to change

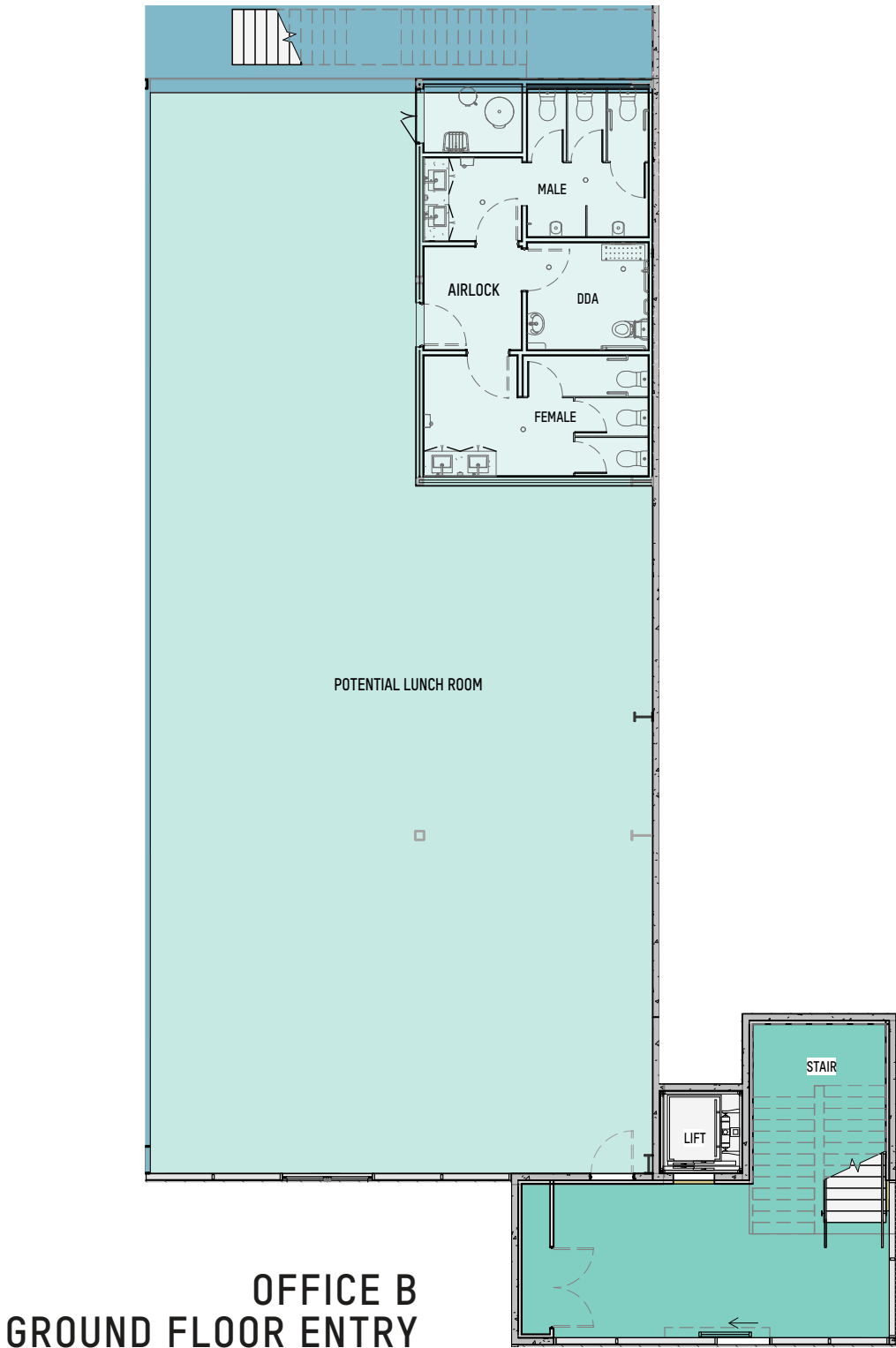
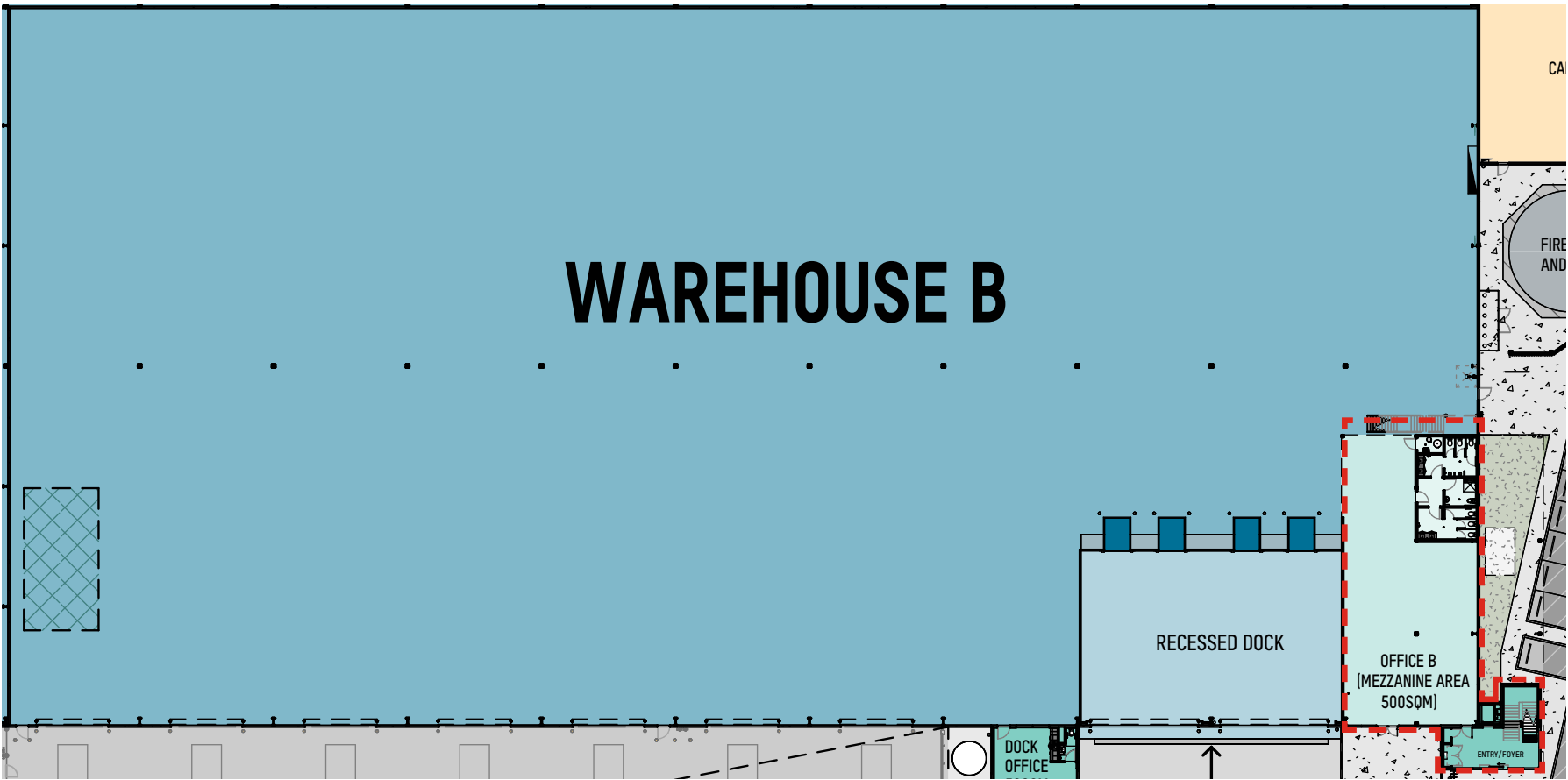


WAREHOUSE B PLAN

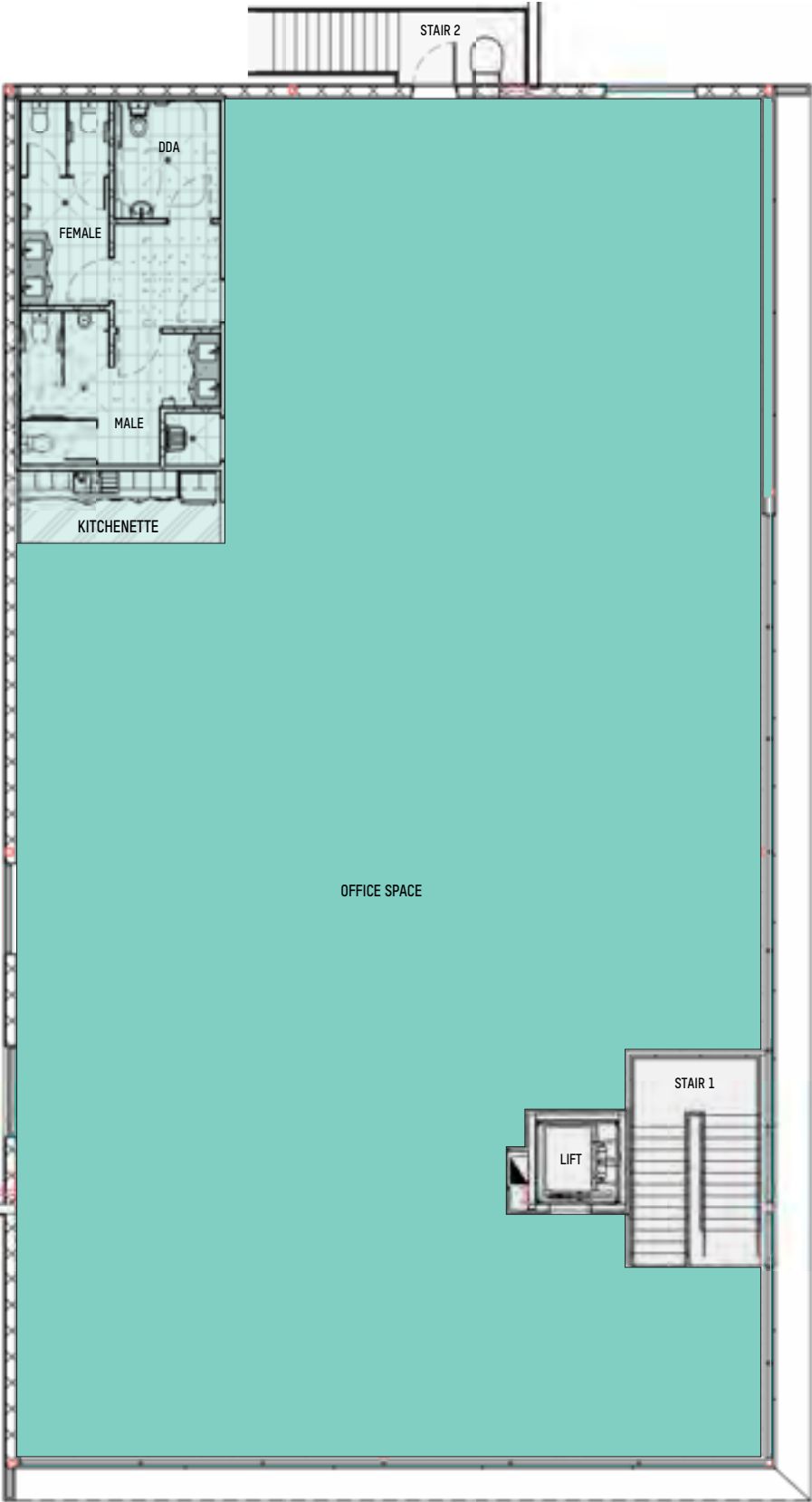
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CAR SPACES	45
CAR PARKING RATIO (/100SQM)	0.55

* INCLUDES AMENITIES



OFFICE B
GROUND FLOOR ENTRY



OFFICE B
FIRST FLOOR

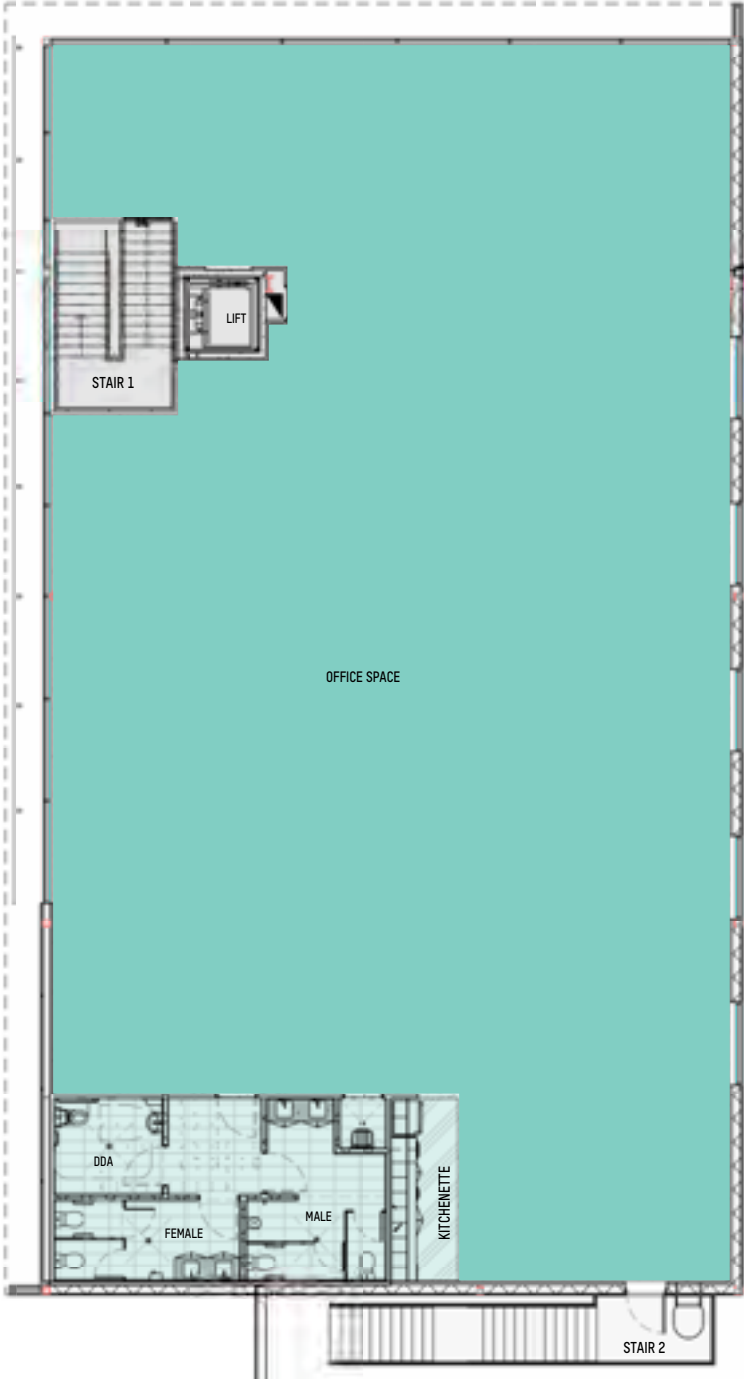


WAREHOUSE C PLAN

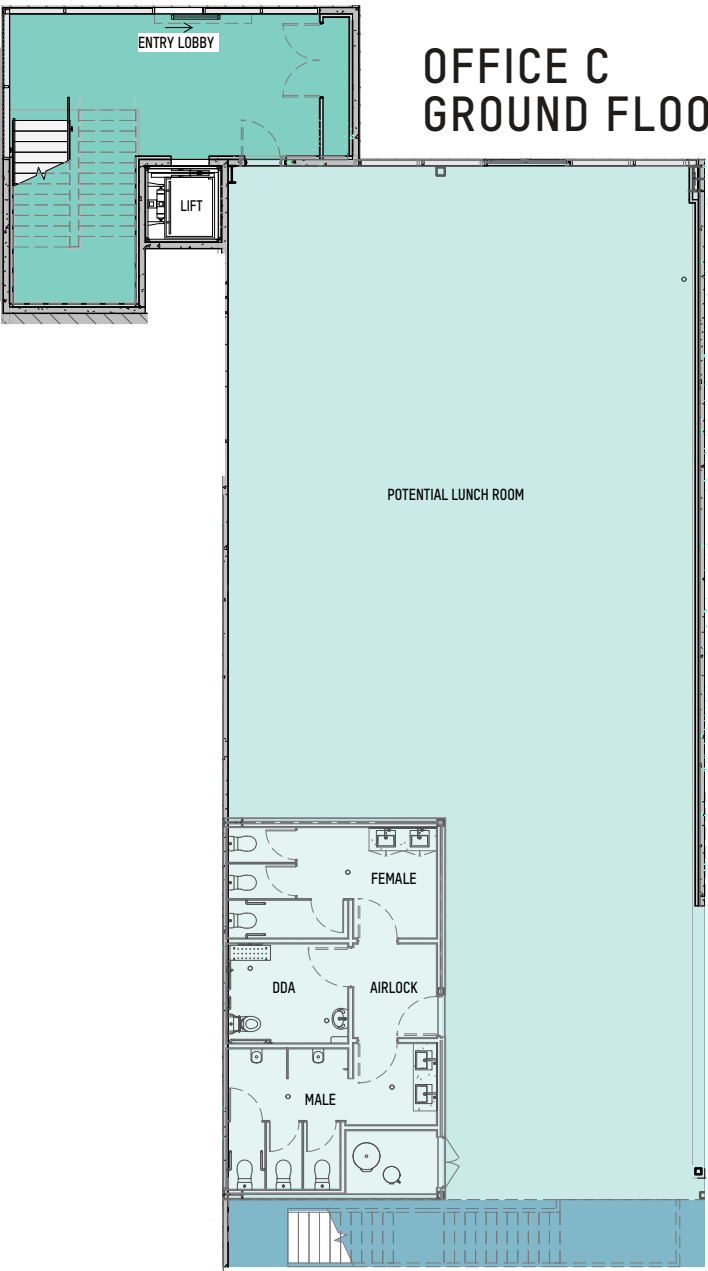
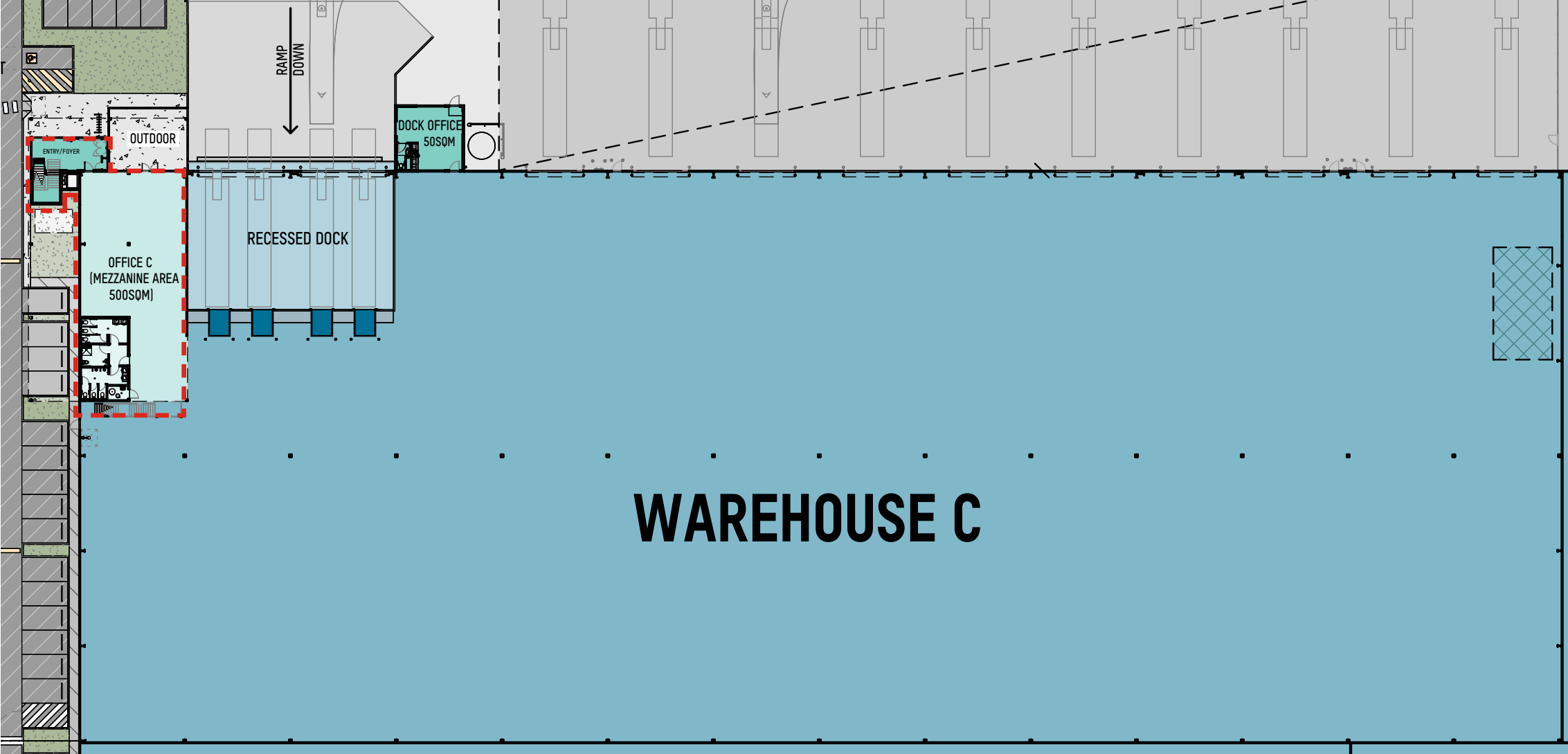
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DOCK OFFICE	50SQM
TOTAL GLA	10,243SQM
CAR SPACES	56
CAR PARKING RATIO (/100SQM)	0.55

* INCLUDES AMENITIES



OFFICE C
FIRST FLOOR



OFFICE C
GROUND FLOOR ENTRY

Drawings not to scale



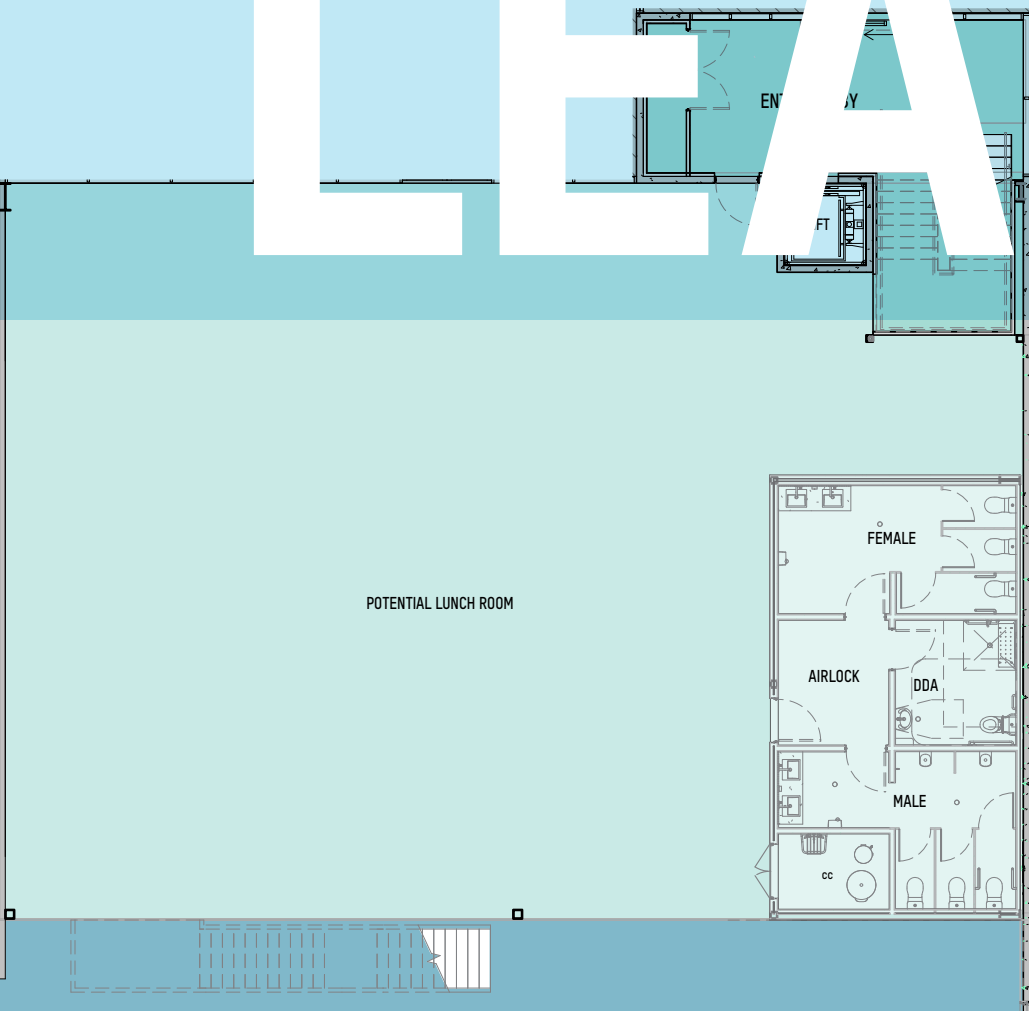
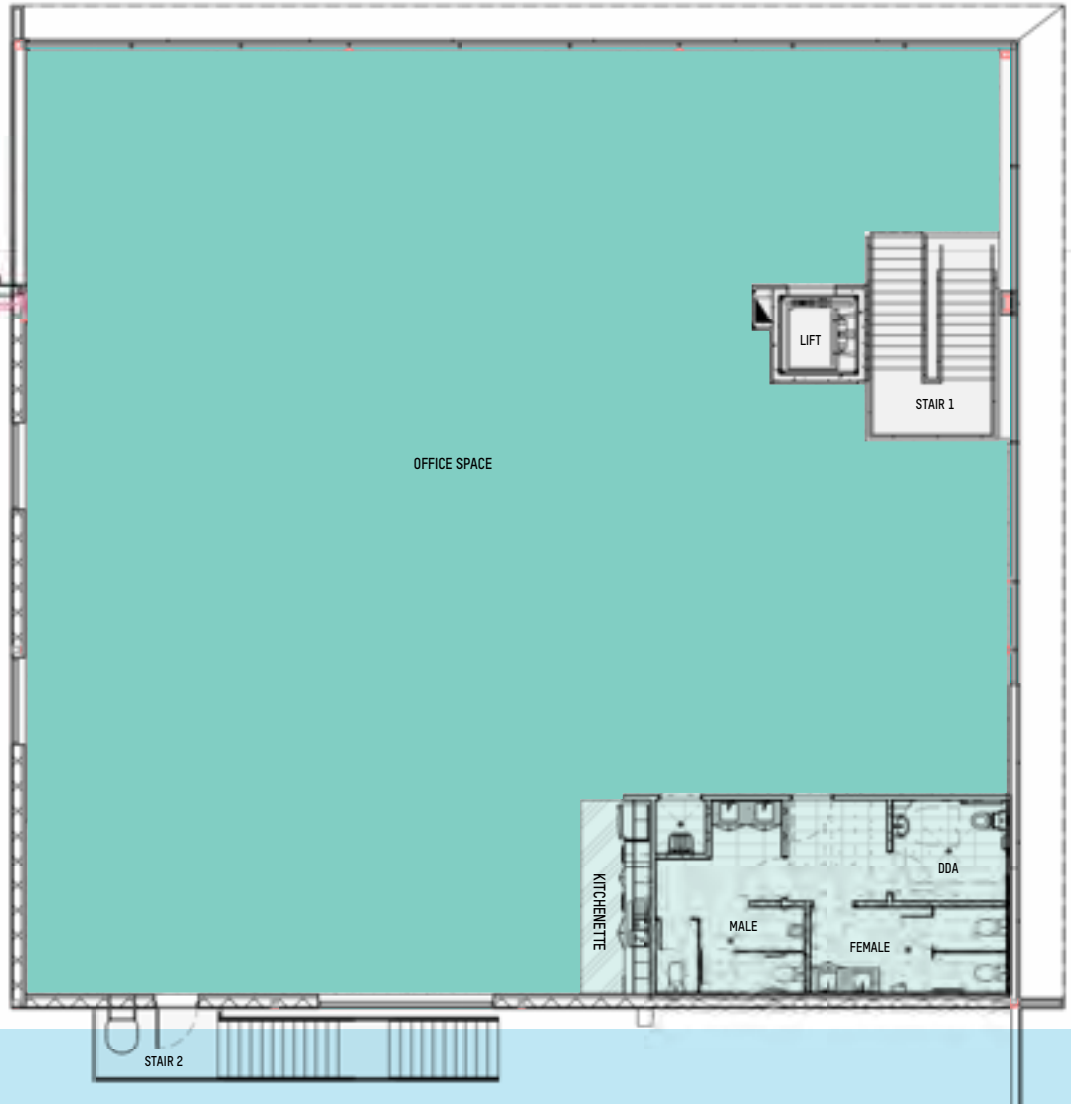


WAREHOUSE D PLAN

AREA SCHEDULE - WAREHOUSE 3D

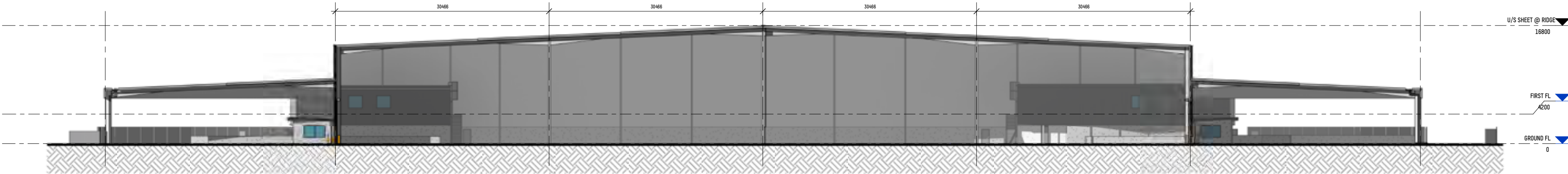
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TOTAL GLA	6,777SQM
CAR SPACES	50
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* INCLUDES AMENITIES

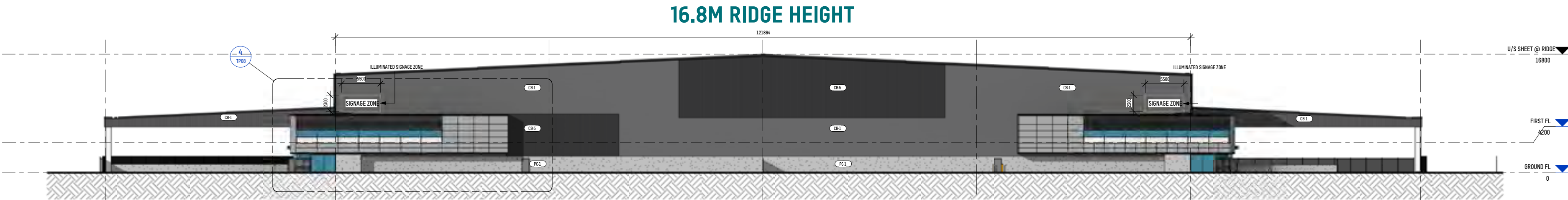


LEASED

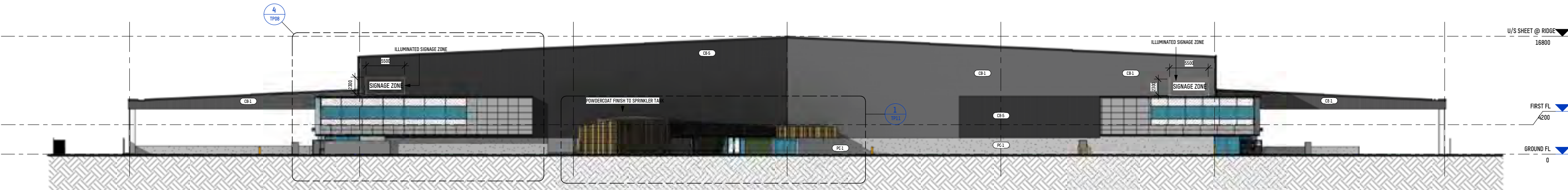
WAREHOUSE SECTION AND ELEVATIONS



SECTION AA



WEST ELEVATION



EAST ELEVATION

EXTERNAL FINISHES:	
AF-2	BLACK EXPRESS JOINTED NON-COMBUSTIBLE ALUMINUM CLADDING AS SCHEDULED.
CB-1	COLORBOND BASALT
CB-5	COLORBOND MONUMENT
CB-30	COLORBOND MONUMENT - LAYED HORIZONTAL
GL-1	GREY TINT VISION GLAZING - REFER TO GLAZING SCHEDULE, FINISHES SCHEDULE & PART 3 REPORT FOR SPECIFICATION.
GL-3	CLEAR VISION GLAZING - REFER TO GLAZING SCHEDULE, FINISHES SCHEDULE & PART 3 REPORT FOR SPECIFICATION.
GL-13	COLORBACKED SPANDREL GLAZING - REFER TO GLAZING SCHEDULE & FINISHES SCHEDULE INSULATION BEHIND IN ACCORDANCE WITH PART 3 REPORT.
PC-1	PRECAST CONCRETE PANEL W MEMBRANE FINISH - COLOUR DULUX TRISTAN
CB-1	ALUMINUM TIMBER FINISH BATTEN SCREEN
WT-2	WALL TILES - GREEN COLOUR FINISH

Drawings not to scale

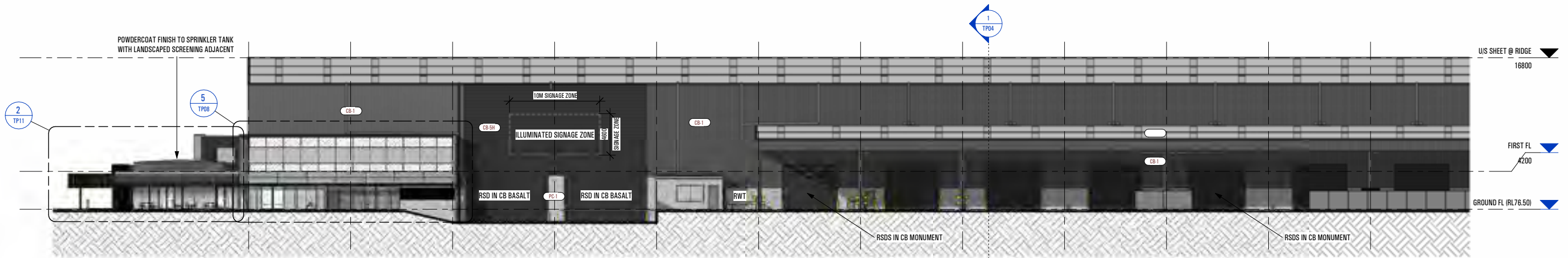
WAREHOUSE ELEVATIONS



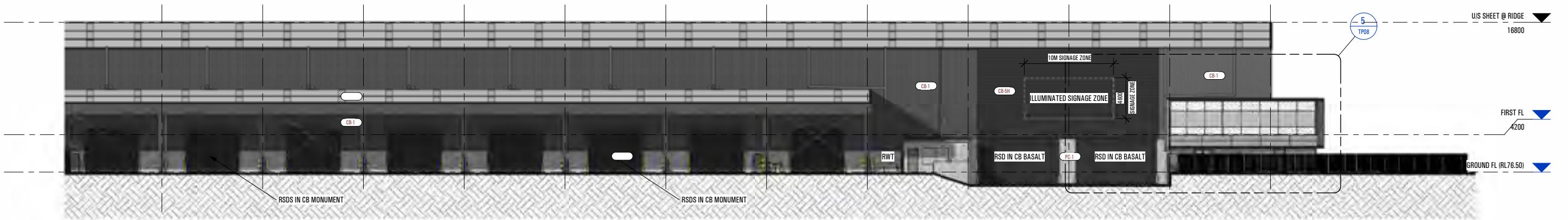
SOUTH ELEVATION



SOUTH ELEVATION CONTINUED



NORTH ELEVATION



NORTH ELEVATION CONTINUED

EXTERNAL FINISHES:	
CB.1	BLACK EXPRESS JOINTED NON COMBUSTIBLE ALUMINUM CLADDING AS SCHEDULED.
CB.2	COLORBOND 'BASALT'
CB.3	COLORBOND 'MONUMENT'
CB.4	COLORBOND 'MONUMENT' - SPANDEX LAYED HORIZONTAL
GL.1	GRAY TINT VISION GLAZING - REFER TO GLAZING SCHEDULE, FINISHES SCHEDULE & PART J REPORT FOR SPECIFICATION.
GL.2	CLEAR VISION GLAZING - REFER TO GLAZING SCHEDULE, FINISHES SCHEDULE & PART J REPORT FOR SPECIFICATION.
GL.3	COLORBACKED SPANDEX GLAZING - REFER TO GLAZING SCHEDULE & FINISHES SCHEDULE. INSULATION BEHIND IN ACCORDANCE WITH PART J REPORT.
PC.1	PRECAST CONCRETE PANEL WITH MEMBRANE FINISH - COLOUR DULUX TRISTAN
PC.2	PRECAST CONCRETE PANEL - WITH ROCKCOTE CONCRETE FINISH
FW.1	ALUMINUM 'TIMBER FINISH' BATTERY SCREEN

Drawings not to scale

dexus

DEXUS DESIGN FEATURES



33M WIDE
HARDSTAND



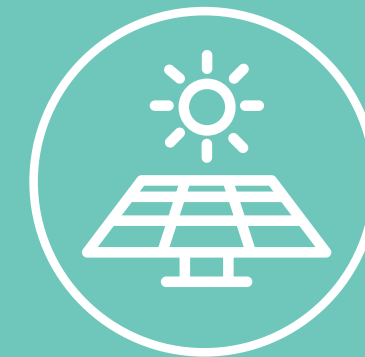
16.8M
RIDGE HEIGHT



SEPARATE
TRAFFIC FLOWS
FOR PASSENGER
VEHICLES



MODERN OFFICES
WITH LARGE
OUTDOOR AMENITY



INTEGRATED
99KW SOLAR
PER TENANCY



MULTIPLE ROLLER
DOORS ON-GRADE
AND RECESSED



ESFR SPRINKLERS
THROUGHOUT



SINGLE DIRECTION
TRUCK MOVEMENTS



EFFICIENT RACKING
LAYOUTS FOR
GREATER STORAGE
CAPACITY



SUPER CANOPY
FOR ALL WEATHER
PROTECTION



9 TONNE FLOORS



LED LIGHTING
TO SUIT SINGLE
SELECT RACKING
LAYOUT



POTENTIAL PACKED

**FUTURE GROWTH
IS HUMAN-CENTRIC.
THE OPPORTUNITY
IS HERE, NOW —
AND DRIVEN
BY DEXUS.**

**SKILLED
WORKFORCE
GROWTH**

18%
OF MELBOURNE'S FUTURE
MANUFACTURING SECTOR
EMPLOYMENT GROWTH
PROJECTED FOR THE
REGION*

**POPULATION
BOOM**

HOME TO
28%
OF VICTORIA'S FASTEST
GROWING SUBURBS*

3.48% GROWTH EVERY
YEAR UNTIL 2031*

1.2M POPULATION
BY 2031*

*Charter Kech Cramer, Strategic Market Attractors 2018

A SUSTAINABLE OFFERING

FOR OVER 20 YEARS, WE HAVE IMPLEMENTED PROGRAMS WHICH PROMOTE BEST PRACTICE CORPORATE RESPONSIBILITY AND SUSTAINABILITY DESIGNED TO MEET THE NEEDS OF OUR KEY STAKEHOLDERS, CUSTOMERS AND THE WIDER COMMUNITY.



ENERGY EFFICIENT
DAYLIGHT HARVEST
LED LIGHTING



EFFICIENT LINKS
TO PASSENGER
RAILWAY STATION



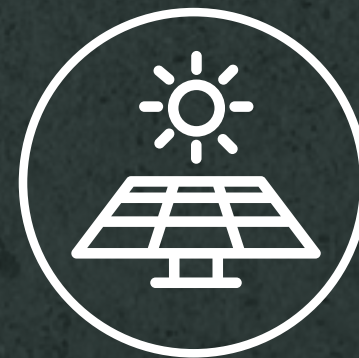
FUTURE PROVISION
FOR CAR
CHARGE POINTS



STRATEGIES FOR
WASTE MANAGEMENT
AND MINIMISATION



STORMWATER
HARVESTING
AND RE-USE



INTEGRATED 99KW
SOLAR OFFERING
FOR ALL FACILITIES



>\$210M AVOIDED COSTS
SINCE FY08

**GOLD
BBP**
LEASING
STANDARD

ENSURES
CUSTOMER
COMMITMENT TO
COLLABORATION
ON SUSTAINABILITY

5 STAR
PRINCIPLES FOR
RESPONSIBLE
INVESTMENT

ACHIEVED IN
INVESTMENT &
STEWARDSHIP
POLICY; DIRECT
REAL ESTATE

OUR SUSTAINABILITY ASPIRATION IS TO UNLOCK
THE POTENTIAL OF REAL ASSETS TO CREATE
LASTING POSITIVE IMPACT AND A MORE
SUSTAINABLE TOMORROW, AND IS FOCUSED
ON THE PRIORITIES OF CUSTOMER PROSPERITY,
CLIMATE ACTION AND ENHANCING COMMUNITIES.

**GLOBAL
LEADER**
REAL ESTATE

S&P
GLOBAL
SUSTAINABILITY
YEARBOOK

**CLIMATE
CHANGE**
LEADERSHIP

LEADERSHIP
A-RATING
FROM CDP
CLIMATE CHANGE

**NET
ZERO**
EMISSIONS

ACHIEVED
ACROSS
PORTFOLIO
IN 2022

Powered by Dexus®

40+ YEARS OF
DEVELOPMENT
EXPERIENCE
FOCUSED ON YOUR
BUSINESS NEEDS.



Dexus is a leading fully integrated real asset group, managing a high-quality Australasian real estate and infrastructure portfolio valued at \$50.1 billion.

We believe that the strength and quality of our relationships will always be central to our success and are deeply connected to our purpose:

Unlock potential, create tomorrow.



BIG PICTURE

\$10.7B
INDUSTRIAL
PORTFOLIO

199
INDUSTRIAL
PROPERTIES

4.0M sqm
INDUSTRIAL
SPACE
NATIONALLY

2 MILLION SQM-STRONG REPUTATION

We manage 2 million square metres of premium estates, and service a total of 4.5 million square metres for local and international clients. But we know one size doesn't fit all. That's why, through build and beyond, we'll adapt to meet your current needs and exceed your future ambitions.

Our flexible, partner-led mindset sees us take a uniquely collaborative approach to every development, commercial and industrial. That means high quality design and built form featuring innovations bespoke to your organisation. And with Horizon 3023, we'll go beyond management and maintenance, enabling onsite activations that align with your brand – and promote it to local residents.

coles



TOSHIBA



lululemon  athletica



Kathmandu

Opal.

ISUZU

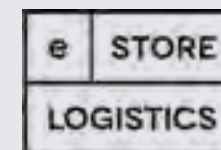


Blackwoods



MARLEY SPOON

ascolour.



FUJITSU



TOLL

Elders



winc.



MYER

MITRE 10

Kubota

VISY

T2



TESLA

dexus

CASE STUDY AMAZON

In 2020, Dexus partnered with Amazon to develop their second distribution centre in Melbourne, doubling their footprint in Victoria and increasing the speed in which the e-commerce giant can ship products to Victorian customers from Melbourne. The large-scale facility spans 37,000sqm with capacity to house up to 6 million items from Amazon's online platform.

Amazon had a very specific brief based on global standards. During the design planning phase, an increase in demand during the pandemic saw the need for a bigger facility. We worked closely with

Amazon's local and global team, along with our construction partner to redesign the facility to suit their new requirements, without compromising the practical completion date.

500KW
OF SOLAR INCORPORATED

6 MILLION
ITEM CAPACITY

37,000SQM
FACILITY

VRC GOODS LIFT
TO MAXIMISE EFFICIENCIES



CASE STUDY ELECTROLUX

Electrolux are a leading global appliance company that has been in operation for over 100 years. Under their brands, including Electrolux, AEG and Frigidaire, they sell approximately 60 million household products in over 120 markets every year. The new facility developed for Electrolux is notable for its 6 star Greenstar Design and As Built certification, a first in the Dexu Industrial portfolio. This was achieved with the installation of a 200kW solar array, electric vehicle charging bays, rainwater recycling to supply landscaping irrigation and bathroom amenities, sustainable materials used throughout and noise and glare reduction in the office and showroom spaces.

Another key feature is the premium designed showroom and office, where Electrolux can demonstrate their latest appliances to their customers.

The development was a collaboration with Electrolux, Dexu and our partnered builder of choice, Qanstruct.

20,037SQM
WAREHOUSE, SHOWROOM
& OFFICE SPACE

6 GREEN STAR
CERTIFIED

36M WIDE
HARDSTAND

200KW
SOLAR ARRAY



DISCOVER YOUR INFINITE POTENTIAL WITH US

DEXUS LYDIA GABRIEL M +61 431 388 847 E lydia.gabriel@dexus.com	CBRE HARRY KALAITZIS M +61 409 994 419 E harry.kalaitzis@cbre.com.au
ALEXANDER CHARLES M +61 405 225 353 E alexander.charles@dexus.com	TOM MURPHY M +61 434 414 901 E tom.murphy@cbre.com.au
CHIARA DE PELLEGRIN M +61 439 949 982 E chiara.depellegrin@dexus.com	TOM HAYES M +61 413 997 703 E tom.hayes@cbre.com.au
	FERGUS PRAGNELL M +61 410 681 492 E fergus.pragnell@cbre.com.au

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