



PROPERTY

Qube has a growing portfolio of property assets. Our interest in these assets covers the full spectrum from owner, developer and landlord.

Our senior executive team's expertise covers all areas of the property, construction and development lifecycle, providing tenants and clients confidence that a complete solution will be achieved with minimal delay.

In-house expertise includes architectural and design teams, estimators, project managers, civil, infrastructure and authorities managers, legal and finance staff and more.

Key projects include:

Moorebank Logistics Park

Moorebank Logistics Park (MLP) is Australia's largest freight infrastructure project and links Port Botany direct to rail terminals and warehousing on a 243 hectare site.

The precinct has the capacity to transport up to 1.05 million TEU (twenty foot equivalent units) a year of Import- Export freight and another 0.5 million TEU of interstate freight per year.

Moorebank Logistics Park will have 850,000sqm of high specification warehousing, as well as auxiliary services including retail and service offerings.

A rail connection to the Southern Sydney Freight Line (SSFL) has been constructed which has direct access to the site, while the M5 and M7 arterial roads are only minutes away, providing a complete supply chain solution driving savings in time and costs for onsite tenants.

The MLP is the only logistics and industrial park that provides an end to end (open access) solution for our customer's supply chain.

Freight travelling via rail is the most efficient and cost effective mode of container delivery.

By locating operations at MLP, customers will benefit from the opportunity to:

- Drive savings in time and costs of inventory to end destination.
- Manage closed loop for Empty Container Management.
- Access 850,000sqm of large format warehousing.
- Expand operations over time as business needs alter.
- Avoid escalating Sydney road network toll charges.
- Establish a National Distribution Centre for operations given Interstate Terminal connection.
- Reduce supply chain costs.
- Use containers as a virtual warehouse due to confidence in predictability on meeting timelines.

The MLP will be a benchmark in environmentally sustainable design (ESD) practices across every facet of the development, including precinct wide initiatives as well as tenant led activity.

To deliver on our objectives, we are working with industry leading bodies including the Green Building Council of Australia (GBCA) and the Infrastructure Sustainability Council of Australia (ISCA) to implement performance based rating tools for the project and our tenants.

Qube has also received a \$150 million term debt facility from the Clean Energy Finance Corporation (CEFC) in the statutory authority's first major investment in low emission transport infrastructure for Moorebank Logistics Park.



Beveridge Intermodal Freight Rail Terminal (BIFT)

Qube has identified an opportunity to develop approximately 1,100 hectares of land located east of Beveridge, 40km north of the Melbourne CBD.

The concept for the Project is to develop an intermodal freight terminal and associated precinct infrastructure, including the following key elements:

- a. An interstate freight terminal;
- b. An import and export (IMEX) freight terminal;
- c. Terminal warehousing and distribution facilities;
- d. Bulk handling facilities;
- e. Rail access to the key rail networks; and
- f. Road access to key road networks.

It is anticipated that the development of the Project will result in transformed logistics and improved environmental outcomes compared to the current freight movement and supply chain operations, within the Melbourne Metropolitan area and broadly within Australia.



Key Contacts:

Michael Yiend
Director Property
E: michael.yiend@qube.com.au
P: +61 2 9080 1912

www.qube.com.au/property