

HORIZON 3023[®]

Powered by Dexu

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.

90,000SQM 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

WESTERN FREEWAY: 1 MIN

BOARDWALK TO STATION OVER CONSERVATION RESERVE

22 MINS TO SPENCER ST STATION

CAROLINE SPRINGS STATION: 1 MIN

LOT 14 SUBJECT SITE

LOTS 32-34 SPECULATIVE DEVELOPMENT

LOT 9 SPECULATIVE DEVELOPMENT

TESLA

T2

Kimberly-Clark

Kubota

NIKE

MITRE 10

LEASED

ALLIED PINNACLE

Swisse

lululemon

athletica

amazon

amazon

Electrolux

SCALZO

HELLO FRESH

MYER

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

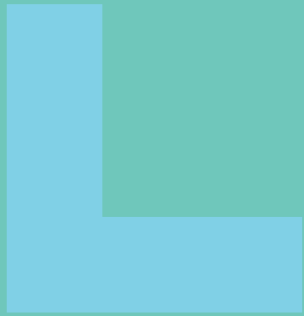


PORT OF GEELONG
60KM | 45 MINS



CAROLINE SPRINGS
TRAIN STATION - 100M

GREATER CONVENIENCE



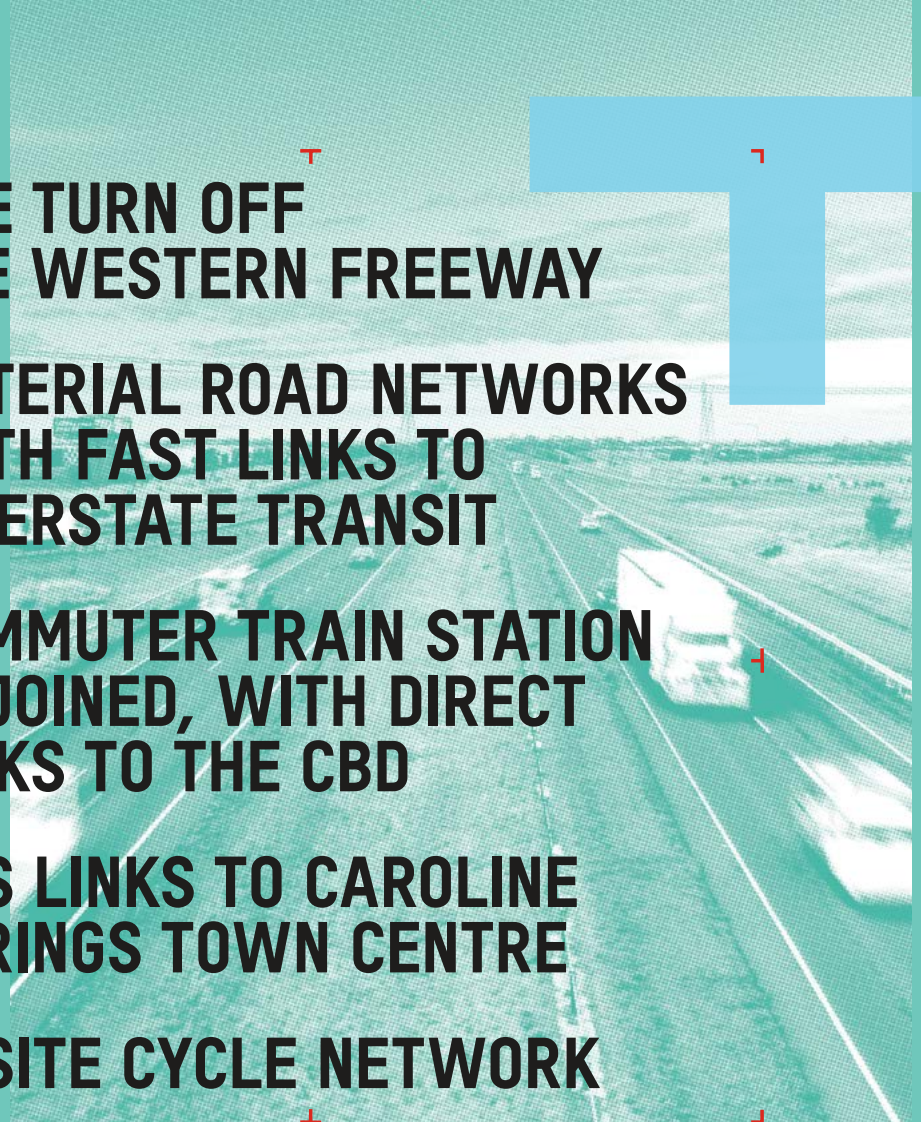
**ONE TURN OFF
THE WESTERN FREEWAY**

**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



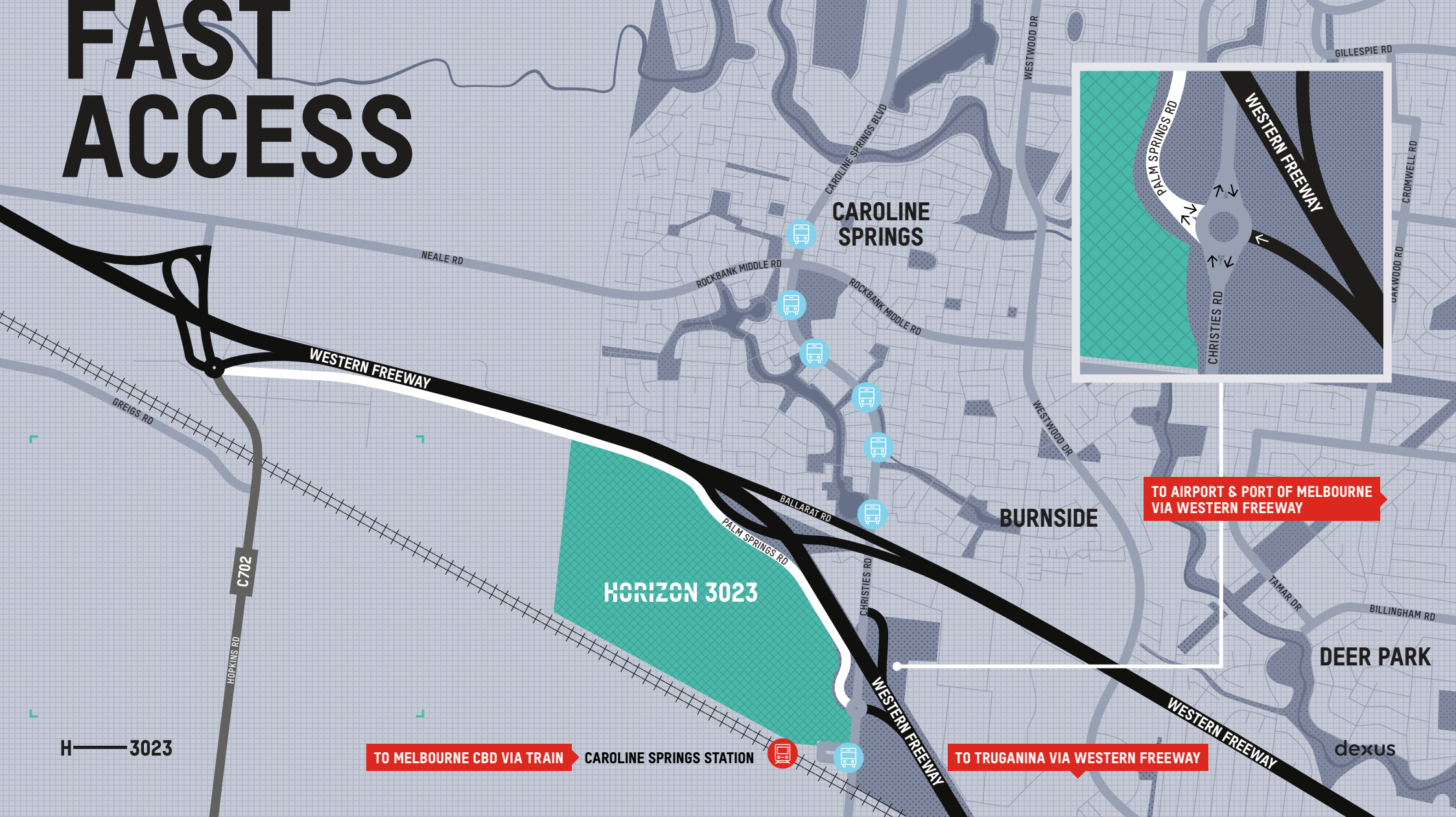
SINGLE LINK



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FAST ACCESS



CAROLINE SPRINGS

BURNSIDE

DEER PARK

HORIZON 3023

TO MELBOURNE CBD VIA TRAIN CAROLINE SPRINGS STATION

TO TRUGANINA VIA WESTERN FREEWAY

TO AIRPORT & PORT OF MELBOURNE VIA WESTERN FREEWAY

H — 3023

C702

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

**30
HORIZON
23**

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

**23% LOWER ANNUAL
TRANSPORT COSTS**

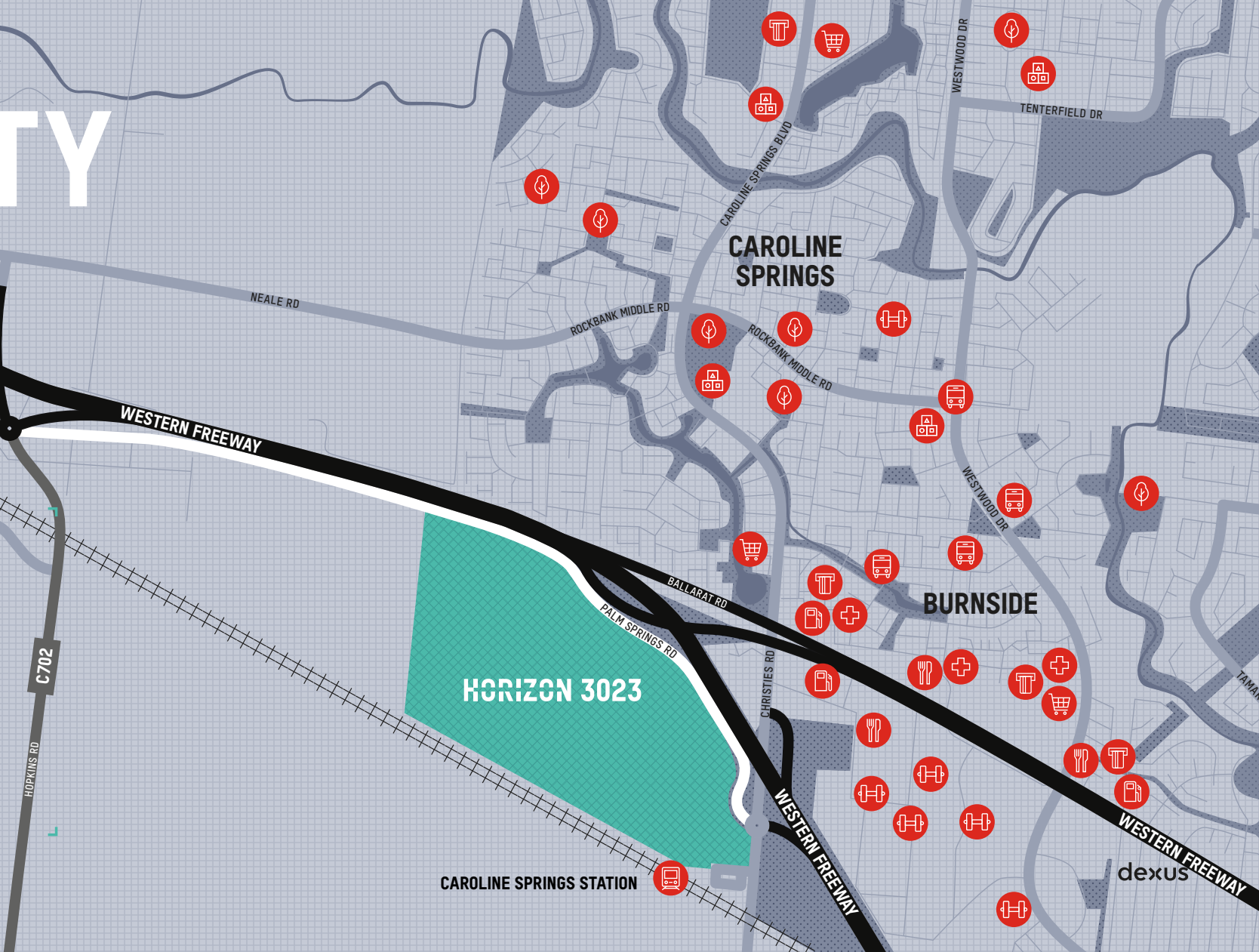
*All statistics based on an analysis of four other sites, assuming 10,000 x 40' containers ex the Port of Melbourne and 2,000 semi-trailer loads ex Melbourne Airport. Annual transport cost savings assessed at between 8 and 23 percent when compared to four alternative sites.

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MORE AMENITY

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

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CAROLINE SPRINGS STATION

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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

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ESTATE/ LOCATION PLAN



JOIN LEADERS IN INDUSTRY

LOT 14

H — 3023

Artist impression

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SITE PLAN

AREA SCHEDULE - WAREHOUSE A

WAREHOUSE*	8,267SQM
MEZZANINE OFFICE + 6F ENTRY	550SQM
DOCK OFFICE	50SQM
TOTAL AREA A	8,867SQM
CAR SPACES	45
CAR PARKING RATIO (/100SQM)	0.51

AREA SCHEDULE - WAREHOUSE B (LEASED)

WAREHOUSE*	7,569SQM
MEZZANINE OFFICE + 6F ENTRY	550SQM
DOCK OFFICE	50SQM
TOTAL GLA	8,169SQM
CAR SPACES	45
CAR PARKING RATIO (/100SQM)	0.55

AREA SCHEDULE - WAREHOUSE C

WAREHOUSE*	8,267SQM
MEZZANINE OFFICE + 6F ENTRY	550SQM
DOCK OFFICE	50SQM
TOTAL GLA	8,867SQM
CAR SPACES	56
CAR PARKING RATIO (/100SQM)	0.61

AREA SCHEDULE - WAREHOUSE D (LEASED)

WAREHOUSE*	7,553SQM
MEZZANINE OFFICE + 6F ENTRY	550SQM
DOCK OFFICE	50SQM
TOTAL GLA	8,153SQM
CAR SPACES	50
CAR PARKING RATIO (/100SQM)	0.73

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

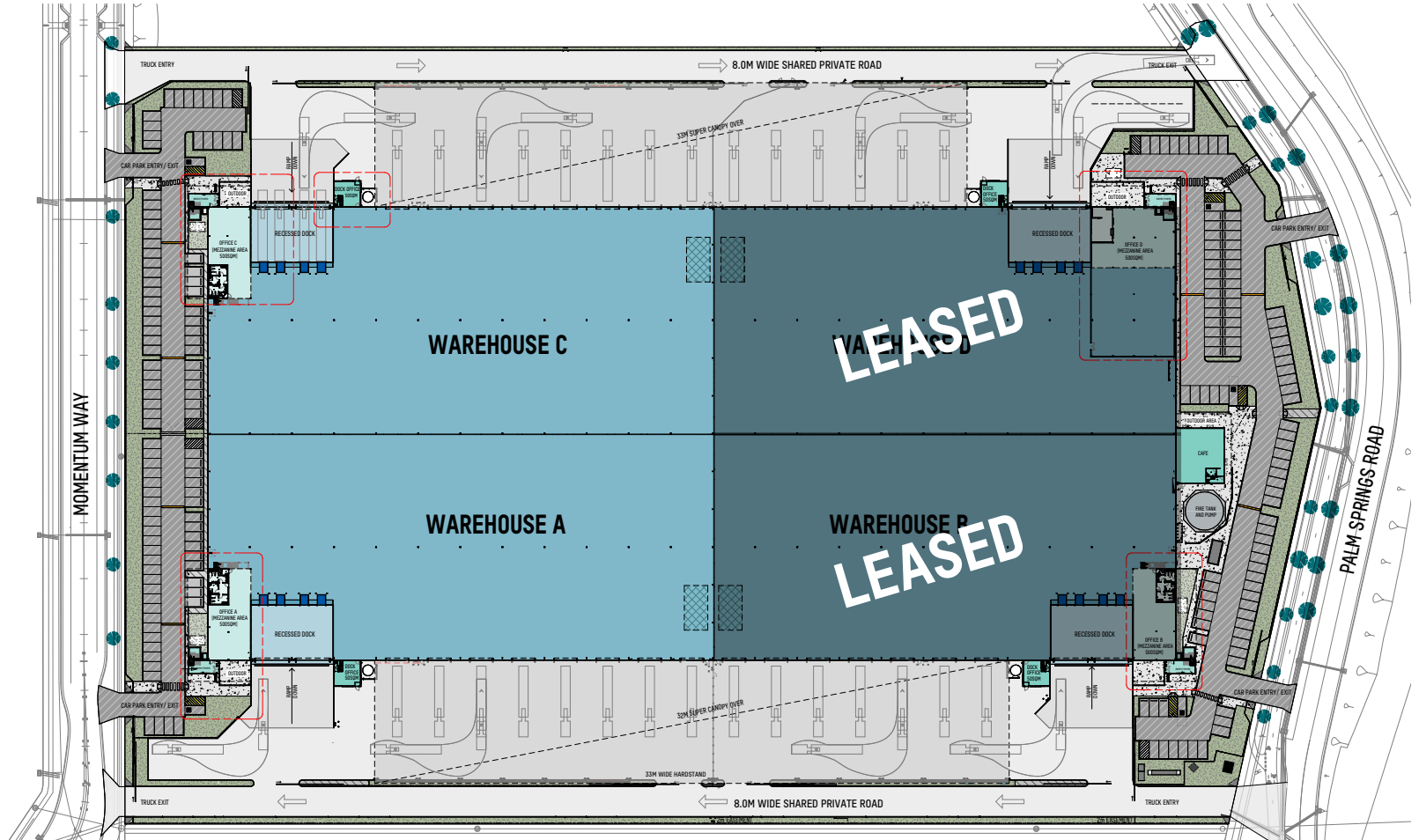
CAFE DEVELOPMENT

AREA	195SQM
CAR SPACES	6

* INCLUDES AMENITIES

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

H 3023



Design subject to change.

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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

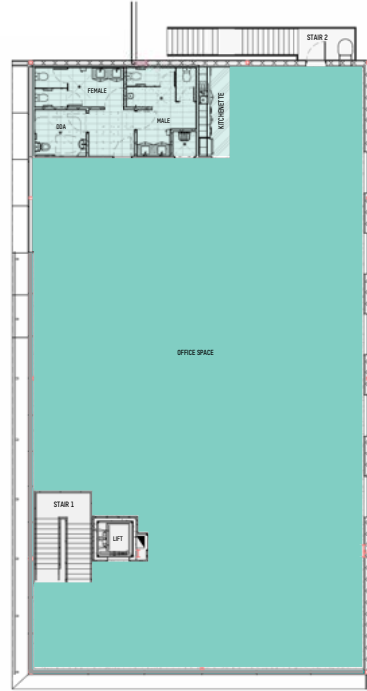


WAREHOUSE A PLAN

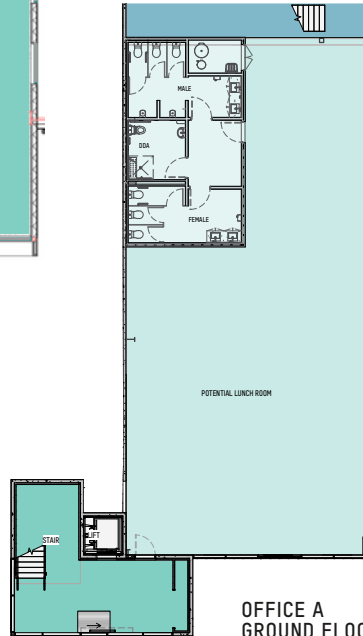
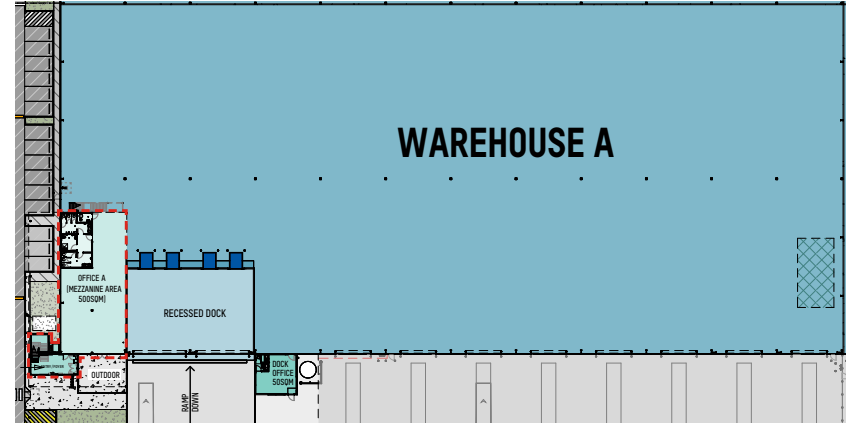
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CAR PARKING RATIO (/100SQM)	0.51

* 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



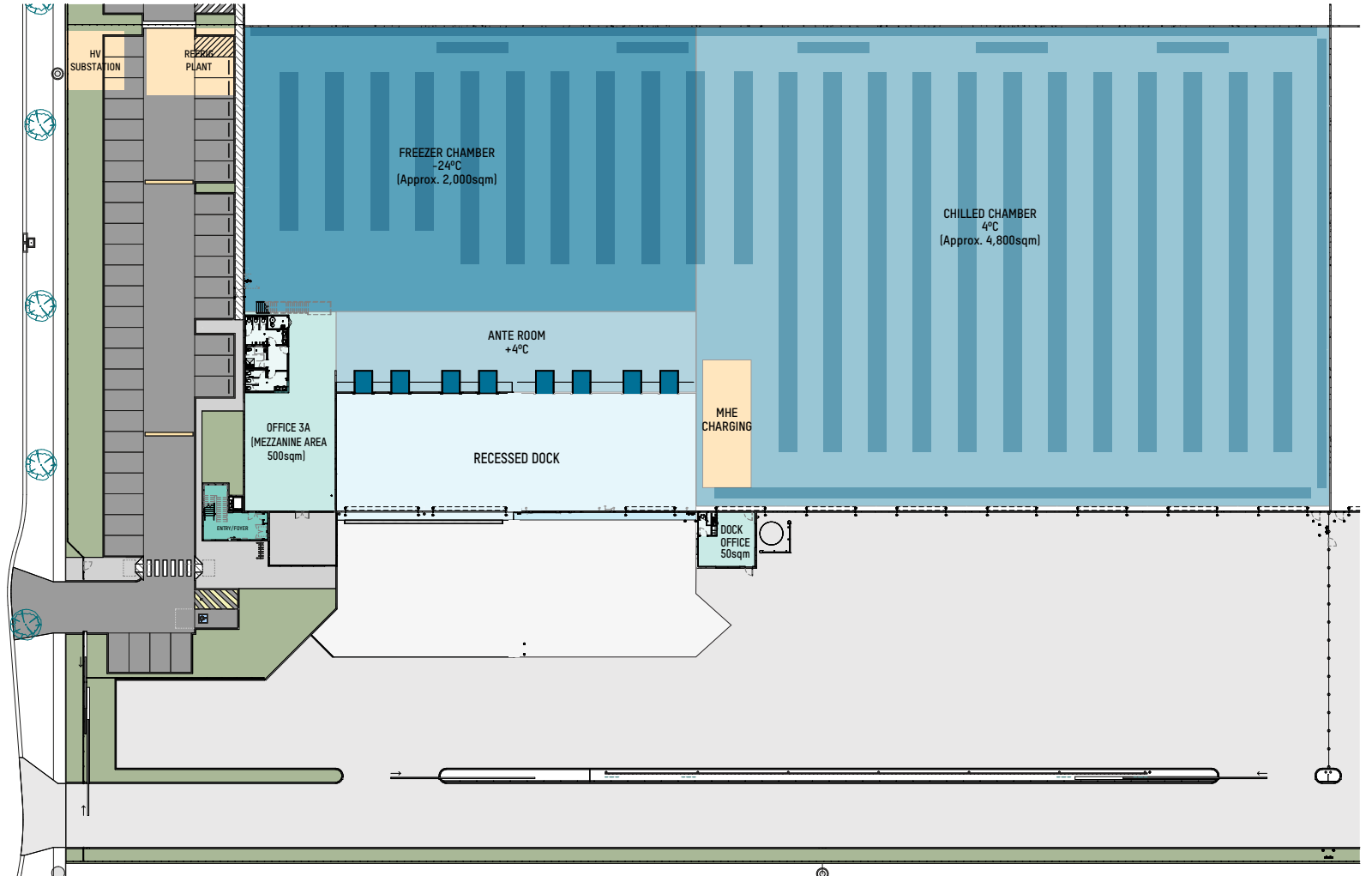
OPTIONS TO INCLUDE FREEZER, AMBIENT AND TEMPERATURE-CONTROLLED SPACES



HIGH CLEARANCE OF 16.8M TO ACCOMMODATE ADDITIONAL RACKING AND STORAGE OPTIONS



99KW SOLAR SYSTEM FOR ENERGY EFFICIENCY WITH OPTION TO UPGRADE



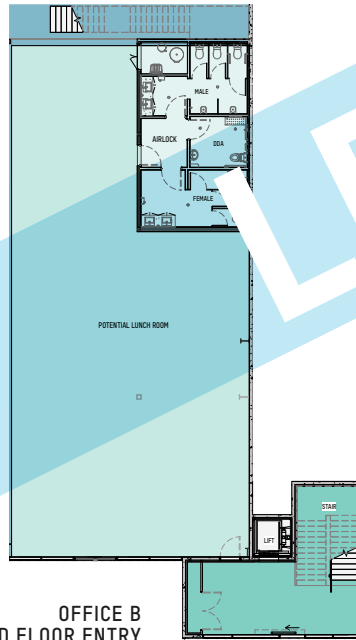
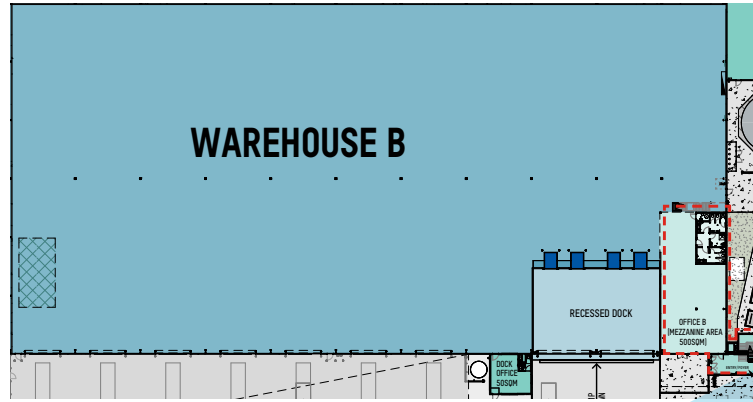
Indicative plan only - design subject to change

WAREHOUSE B PLAN

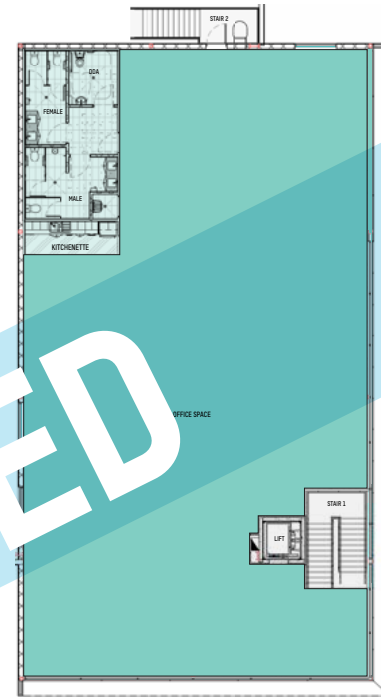
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* INCLUDES AMENITIES



OFFICE B
GROUND FLOOR ENTRY



OFFICE B
FIRST FLOOR

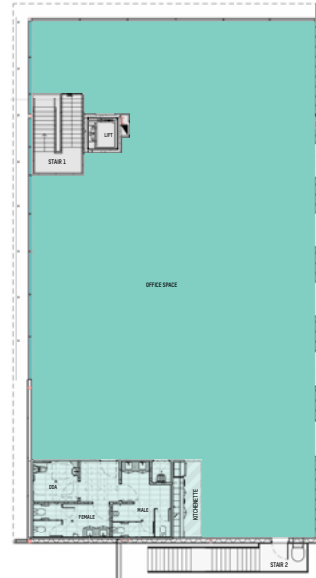
Drawings not to scale

WAREHOUSE C PLAN

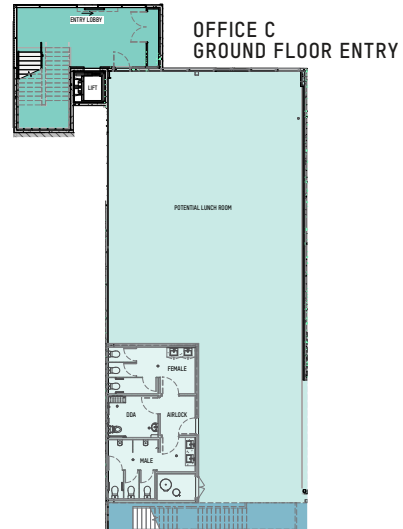
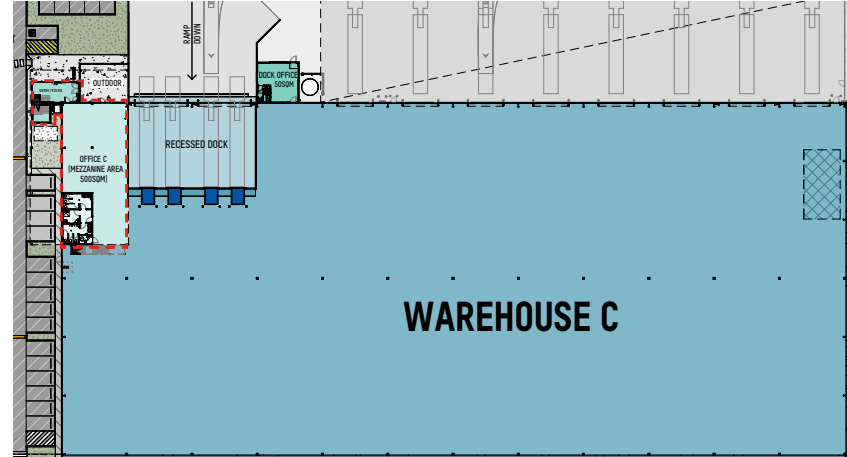
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* INCLUDES AMENITIES



OFFICE C
FIRST FLOOR



OFFICE C
GROUND FLOOR ENTRY

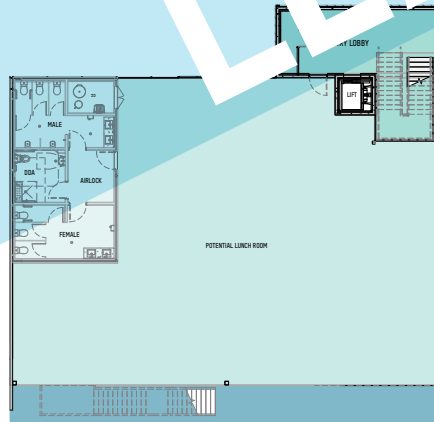
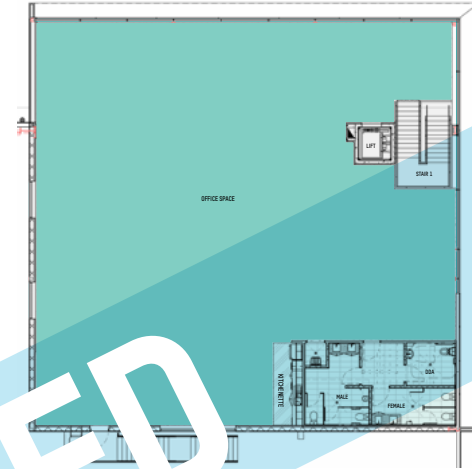
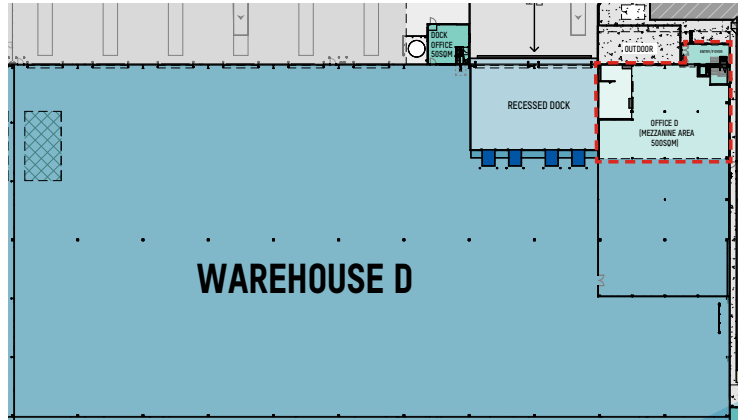
Drawings not to scale

WAREHOUSE D PLAN

AREA SCHEDULE - WAREHOUSE 3D

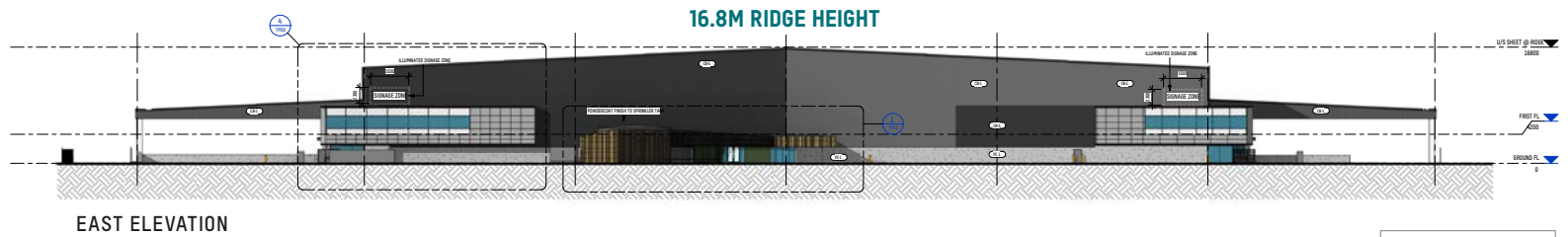
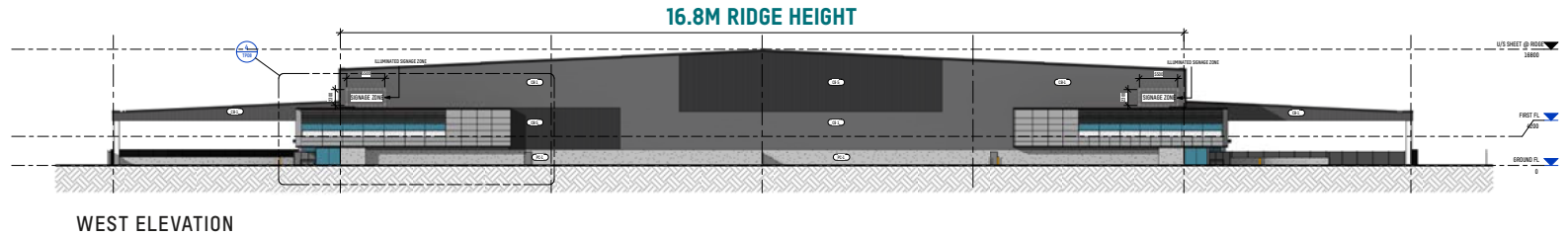
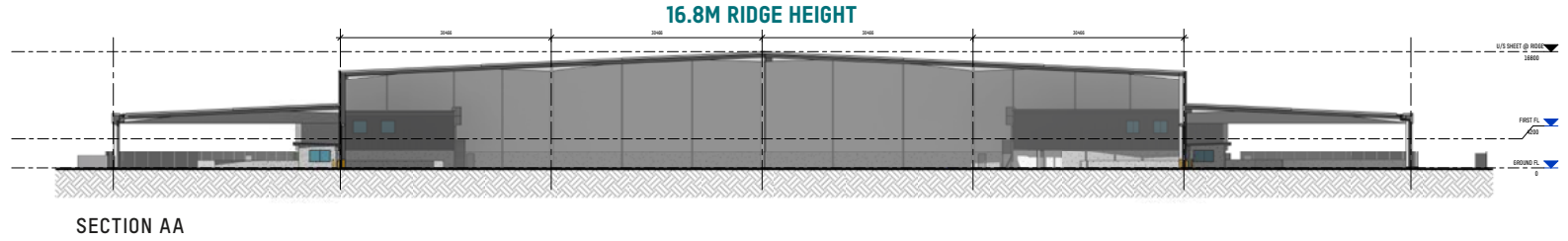
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* INCLUDES AMENITIES



LEASED

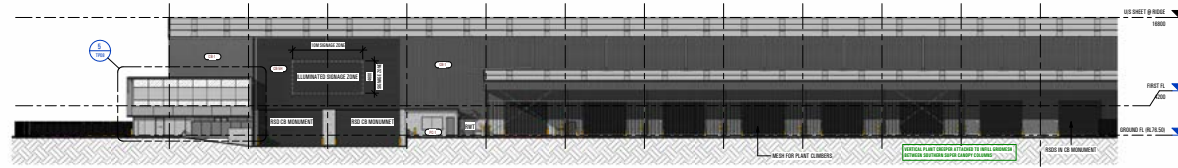
WAREHOUSE SECTION AND ELEVATIONS



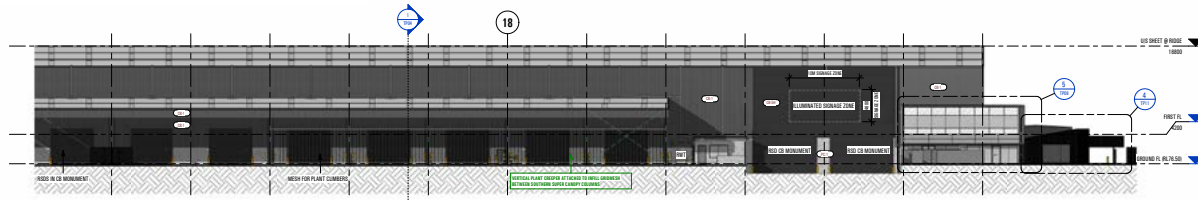
EXTERNAL FINISHES:

CL01	BLACK POWDER COATED STEEL CORRELATED ALUMINUM CLADDING AS SCHEDULED
CL02	COLORADO BAGGAT
CL03	COLORADO MOUNTAIN
CL04	COLORADO MOUNTAIN - LINES HORIZONTAL
CL05	GRAY TINT UREAN BLANK - REFER TO BLANK SCHEDULE, FINISHES SCHEDULE & SHOP DRAWING FOR SPECIFICATIONS
CL06	CLEAR UREAN BLANK - REFER TO BLANK SCHEDULE, FINISHES SCHEDULE & SHOP DRAWING FOR SPECIFICATIONS
CL07	COLORADO'S FINISHED BLANK - REFER TO BLANK SCHEDULE & FINISHES SCHEDULE FOR FINISHES IN ACCORDANCE WITH PART 2 DETAIL.
CL08	PRECAST CONCRETE PANEL IN NOMINAL FINIS - COLOR BLANK WITHIN
CL09	ALUMINUM THREE FINISH BOTTOM SCREEN
CL10	WALL TILES - GREEN COLOR FINISH

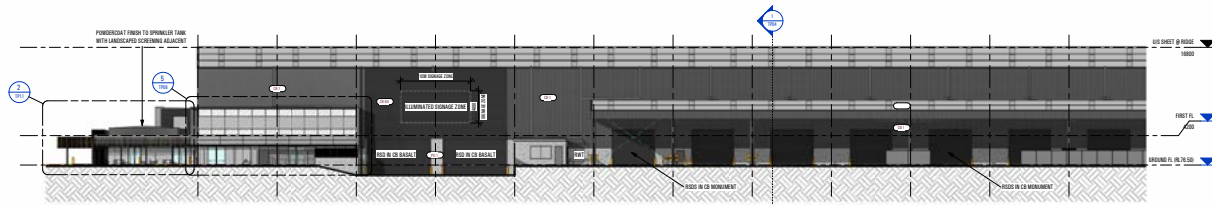
WAREHOUSE ELEVATIONS



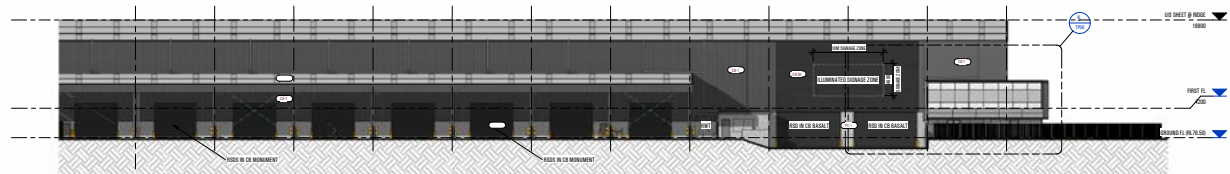
SOUTH ELEVATION



SOUTH ELEVATION CONTINUED



NORTH ELEVATION



NORTH ELEVATION CONTINUED

EXTERNAL FINISHES:	
	DARK GREY COLOURED CONCRETE WITH COMMERCIAL ALUMINUM PROFILES & GLASSCRETE
	COLOURED BASALT
	COLOURED MORTAR
	COLOURED MORTAR - SPANDEL LANES HORIZONTAL
	GREY FLAT ROOFING - 100MM TO 150MM DEEP, 100MM TO 150MM DEEP, 100MM TO 150MM DEEP
	CLEAN FINISH BASALT - 100MM TO 150MM DEEP, 100MM TO 150MM DEEP, 100MM TO 150MM DEEP
	COLOURED BASALT - 100MM TO 150MM DEEP, 100MM TO 150MM DEEP, 100MM TO 150MM DEEP
	PRECAST CONCRETE PANELS WITH MORTAR FINISH - COLOUR MATCH TILES
	PRECAST CONCRETE PANELS WITH MORTAR FINISH - COLOUR MATCH TILES
	ALUMINIUM TRIMMED FROM AUTOCLAVED AERATED CONCRETE

Drawings not to scale

RACKING PLANS

WAREHOUSE A

PALLET COUNT	12,048
AISLE WIDTH	3415MM
MIN. BEAM PITCH	1600MM

WAREHOUSE B

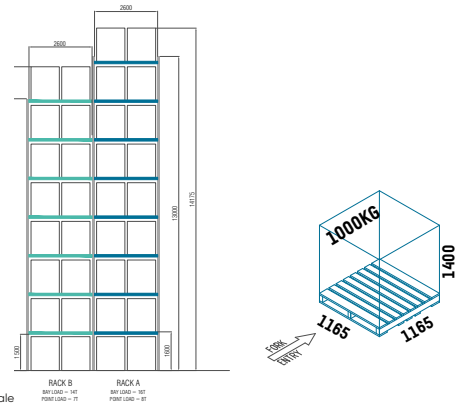
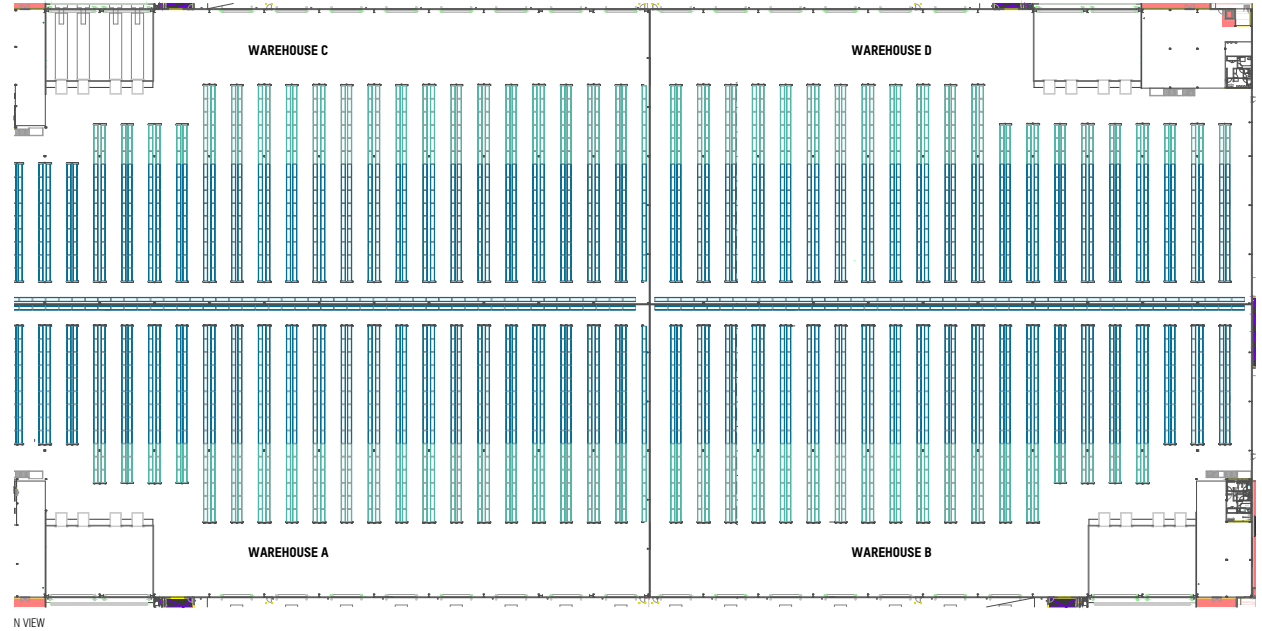
PALLET COUNT	10,686
AISLE WIDTH	3415MM
MIN. BEAM PITCH	1600MM

WAREHOUSE C

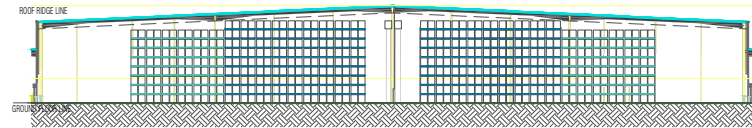
PALLET COUNT	12,048
AISLE WIDTH	3415MM
MIN. BEAM PITCH	1600MM

WAREHOUSE D

PALLET COUNT	10,782
AISLE WIDTH	3415MM
MIN. BEAM PITCH	1600MM



Drawings not to scale



DEXUS DESIGN FEATURES



33M WIDE
HARDSTAND



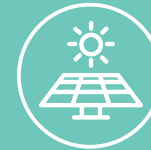
16.8M
RIDGE HEIGHT



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.**

H — 3023

**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

dexus

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



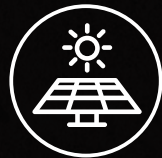
FUTURE PROVISION
FOR CAR
CHARGE POINTS



STRATEGIES FOR
WASTE MANAGEMENT
AND MINIMISATION



STORMWATER
HARVESTING
AND RE-USE



INTEGRATED 99KW
SOLAR OFFERING
FOR ALL FACILITIES



GLOBAL ESG BENCHMARKS

82,986 CONNECTIONS FOR HEALTHY HEARTS AND MINDS

GOLD BBP LEASING STANDARD ENSURES CUSTOMER COMMITMENT TO COLLABORATION ON SUSTAINABILITY

5 STAR PRINCIPLES FOR RESPONSIBLE INVESTMENT ACHIEVED IN DIRECT REAL ESTATE IN MOST RECENT UNPRI SUBMISSION

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.

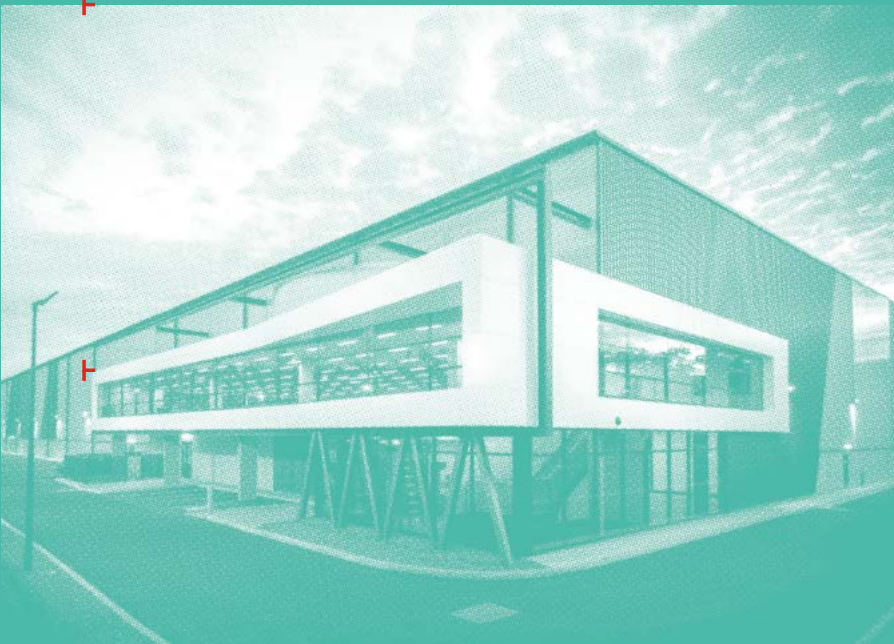
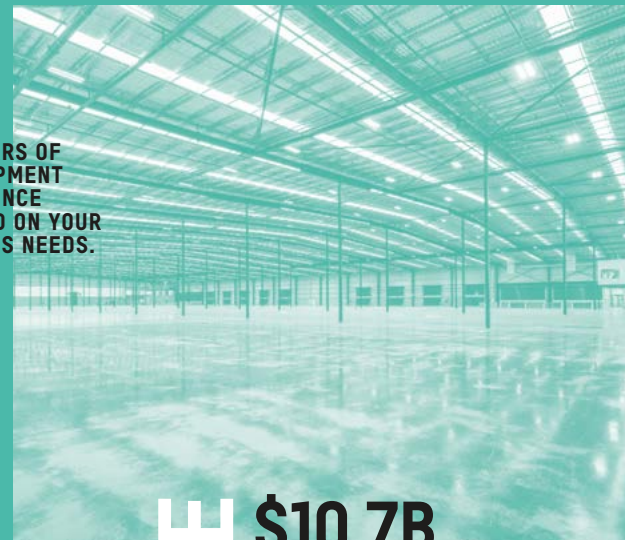
S&P 3RD GLOBAL LEADER AMONGST GLOBAL REIT PEERS

100% ELECTRICITY SOURCED FROM RENEWABLE SOURCES SINCE FY22 ACROSS THE PLATFORM'S MANAGED PORTFOLIO

MAINTAINING NET ZERO EMISSIONS ACROSS MANAGED PORTFOLIO SINCE FY22

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

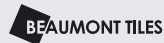


lululemon  athletica



Opal.

ISUZU



Blackwoods



MARLEY SPOON

ascolour.



FUJITSU



TOLL

Elders



winc.



MYER

MITRE 10



VISY

T2



TESLA

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

20,037SQM
WAREHOUSE, SHOWROOM
& OFFICE SPACE

6 GREEN STAR
CERTIFIED

36M WIDE
HARDSTAND

200KW
SOLAR ARRAY

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 Dexus 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, Dexus and our partnered builder of choice, Qanstruct.



DISCOVER YOUR INFINITE POTENTIAL WITH US

DEXUS

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