

BRISBANE AIRPORT LEASING OPPORTUNITY

AVAILABLE
TO OCCUPY
MID-2024



DECEMBER 2023

This submission outlines the latest leasing opportunity to enter into a pre-commitment for an industrial development at Brisbane Airport.

Brisbane Airport is South East Queensland's premier logistics hub providing freight, warehousing and e-commerce solutions for Australian and international brands.

With custom and proactive warehousing facilities set across a number of key master-planned precincts - some with retail shopfronts - Brisbane Airport supports manufacturing, warehousing and logistics operations for Queensland's booming industrial sector.

The thriving BNE community is already home to more than 600 businesses and leading brands including Miele Australia, Downer, DHL, Australia Post and Aramex.

Located within the heart of the Australia TradeCoast, Airport Industrial Park offers a unique and high-profile location for a new warehouse facility.

Brisbane Airport Corporation's \$2.1 billion property portfolio has grown on the back of building and retaining our industrial assets. This means that we build to a standard that offers the greatest value to our shareholders and tenants.

THE AIRPORT CITY

We acknowledge the Turrbal people, the Traditional Custodians of the land on which we work and pay respect to their Elders past and present.

About Brisbane Airport Corporation

Brisbane Airport Corporation (BAC), the operator of Brisbane Airport (BNE), proudly takes on the challenge of connecting Australia to the rest of the world everyday and building a place where our community can work and play.

We are creating Queensland's future, helping employ thousands of people and fostering cultural and economic growth, contributing more than \$4 billion annually to the state's economy.

Operating 24 hours a day, seven days a week, BNE has two major terminals and is Australia's most domestically connected airport. It is a suburb in its own right and is the fastest growing airport in Australia by passenger numbers.

NAME OF PROPONENT

Brisbane Airport Corporation

ABN

54 076 870 650

PHONE

+61 7 3406 3000

CONTACT

Brett Sizer
Property Development Manager

ADDRESS

11 The Circuit,
Brisbane Airport, 4008

MAJOR SHAREHOLDERS

Refer to the following page for
Corporate Ownership Structure



Corporate Ownership Structure

BAC is a private, un-listed Queensland company creating economic opportunities for the city of Brisbane and the state of Queensland.

BAC purchased Brisbane Airport from the Federal Government in 1997 for \$1.4 billion under a 50-year lease with an option to renew a further 49 years. Under this unique leasehold tenure, BAC retains ownership and control of the airport in its entirety for the duration of the lease term up to 2096.

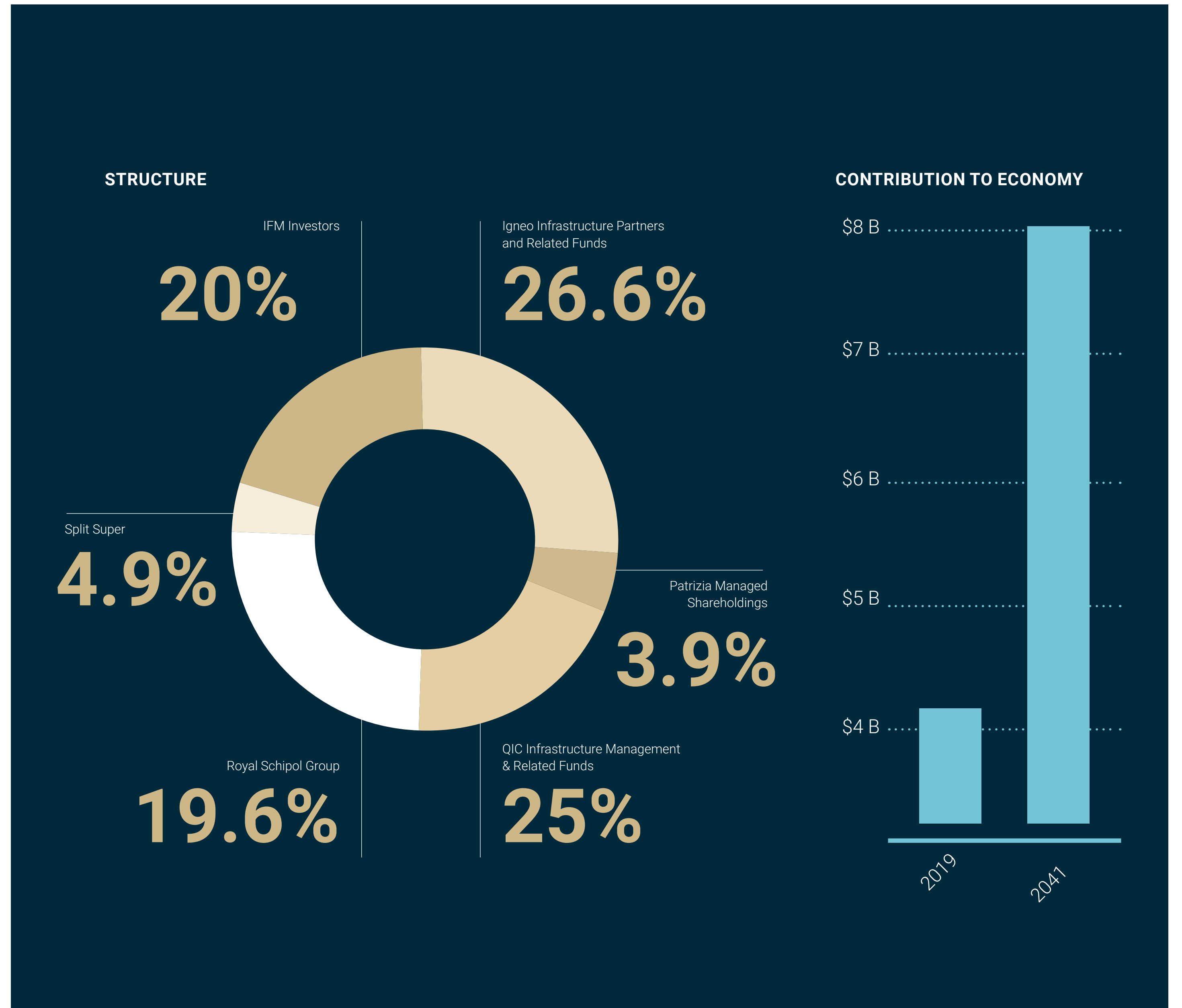
At the heart of our operations, BAC values building collaborative relationships, being proactive and innovative, acting with integrity and commitment, and providing service excellence.

BAC has extensive experience in financing significant development projects. We are currently investing \$1B over the next 5 years on new property developments.

BAC maintains a Baa2/BBB credit rating (Moody's / S&P), providing the company with access to a deep pool of funding sources from domestic and international bank and bond investors.

BAC's shareholders are major Australian and International organisations and significant institutional investors. Ultimately, the majority of BAC shareholders are Australian 'mums and dads' with their savings invested in superannuation and other investment funds.

BAC maintains significant levels of liquidity to ensure funds are available to complete projects throughout the cycle.



Future BNE

The next decade will be the most transformational in the history of Brisbane Airport.

Between now and 2032, the population of Queensland will soar 16% to just north of 6 million people. And for the first time ever, most Queenslanders will call Greater Brisbane home. Combined with an expected surge in tourism as our fame as an Olympic City spreads, this population growth will see passenger numbers at Brisbane Airport increase to 30 million a year by 2032.

In the lead up to the Brisbane 2032 Olympic and Paralympic Games, the nation and the world will invest in our region at a rate never seen before. New infrastructure and region-wide projects will supercharge the economy, and city-changing projects will exponentially improve how we live.

To meet that demand and take advantage of those once-in-a-generation opportunities, we're investing more than \$5 billion in a series of expansions, improvements and development

projects that will increase the airport's capacity, boost sustainability, bring it up to required international security standards, improve its contribution of essential services for the people of Queensland, and unlock our site's value for commercial opportunities.

The term for this transformational decade is Future BNE.

Future BNE is not one project. It's a series of major projects, some of them the most exciting in our history, and new opportunities.

It includes major refurbishments, new facilities and services, a third terminal, and much more. Future BNE is about our growing Airport City and the many benefits it will create, as we build a better airport for everyone.

The growth of Brisbane Airport means that development options are being explored across the property precincts, creating new opportunities for businesses to relocate here.



Artist impression

Fast Facts

24/7

BNE operates 24 hours a day, seven days a week and makes up more than 30% of the Australia TradeCoast region.

12KM

Located 12km from Brisbane's CBD, with direct access to the M1 which connects to the Gold and Sunshine Coasts.

\$5+ billion

BAC's infrastructure investment over the next decade.

3,000+

Additional construction jobs generated by BNE's future growth.

20,000+

The BNE precinct has over 20,000 employees on-site.

**2,700
HECTARES**

BAC's overall lease holding.

600

Businesses that call BNE home.

200+

Projects underway at BNE over the next 5 years.

Key Benefits

With 500 hectares of developable land, BAC can support your business to adapt to future requirements and growth.

LAND AVAILABILITY

FLEXIBLE BUILDING APPROACH

BAC works closely with clients to accommodate their specific requirements, from additional security needs and innovative sustainability solutions to state-of-the-art technology systems. With a flexible approach and specialist knowledge of the airport, we pride ourselves in matching the development need with the best location. We have a proven capability of delivering high-quality projects on time and on budget.

24/7 OPERATIONS

BNE tenants have the flexibility of around the clock operations.

PROPERTY MANAGEMENT

Our service continues long after a project is complete, through our in-house property management and facilities team. Our property managers build relationships with our tenants during the project development phase. This enables a seamless transition from project completion through to relocation and operation. Access to facilities management is 24/7 so that our tenants can continue to operate with minimal disruption.

BAC follow an effective and efficient development process to make it as smooth as possible for our newly engaged partners.

FACILITY DEVELOPMENT

BNE is so much more than just an airport that offers logistical benefits — we are a city within a city with unprecedented connectivity. It's only 12km from the airport to the CBD, 85km to the Gold Coast, 105km to the Sunshine Coast and 20km to the Port of Brisbane.

CONNECTIVITY



Our Sustainability Purpose

Creating a sustainable, world-leading **Airport City**, that future generations trust and are proud of.

Our Commitments

We recognise that being a leader in sustainability means constantly challenging ourselves to create the best future possible for BNE.

Our revised sustainability targets demonstrate our commitment to bringing our purpose of building a world-leading sustainable airport city that future generations trust and are proud of to fruition.

To achieve our future ambitions we now commit to be a Net Zero (scope 1 & 2) airport city by 2025, which is a significant advancement from our original 2050 target.

Accelerating our net zero target has reaffirmed our 2030 waste and water targets which will greatly reduce our environmental footprint. But we don't want to stop here. We will continue to review our targets and commitments at regular intervals.

An overview of BAC's Sustainability Strategy can be accessed [here](#).

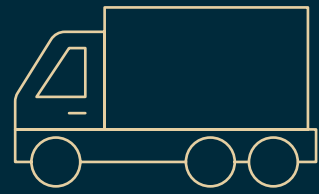


PROTECT.
GROW.
SUPPORT.



1. Zero waste to landfill excludes quarantine/sterile area waste.
2. Supporting the World Economic Forum Clean Skies for Tomorrow initiative for the supply and use of 10% sustainable aviation fuel by 2030.

Sustainability Facts



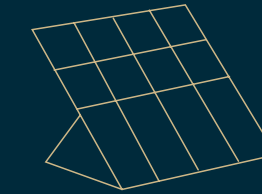
Zero emissions truck study

Partnership with QTLC and our customers to provide information on zero emission truck technology, including a transition strategy.



Largest electric bus fleet in Australia

In 2018, we launched the operation of Queensland's first, and Australia's largest, electric bus fleet. The 100% electric buses now run free passenger and staff transfers between both terminals to AIRPARK and Skygate.



6 Mega Watt solar systems installed

One of Australia's largest airport solar installations with 18,000 solar panels.



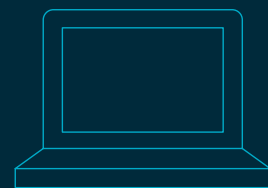
285ha protected Biodiversity zone

Enhancing biodiversity and protecting our coastal ecosystems.



Circular economy

Prioritise and identify opportunities for circular economy initiatives including recycled asphalt, reuse of materials and reduce consumption of resources.



Artificial intelligence

First Airport in Australia to implement Oscar Sort – an artificial waste management system. BAC is also the first Airport globally to implement Brainbox – an artificial system that reduces HVAC energy consumption.



First Green Star communities rating

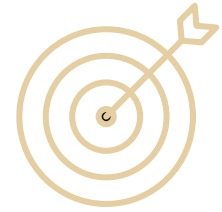
In 2014, we became Australia's first Green Star Community rated development for our Skygate Precinct.



Reconciliation action plan

First airport in Australia to formally commit to a Reconciliation Action Plan.

A Sustainable Partner



100% renewable electricity from 2025

BAC is Australia's first airport operator to announce it will be powered by 100 per cent green energy by 2025. 18GWh of energy will be sourced from the Clarke Creek Wind Farm and Blue Grass Solar projects. This renewable electricity is available for interested customers and tenants.



Sustainable design

BAC is incorporating green initiatives into the proposed development, targeting a 5-star Green Star rating. These initiatives include:

- Improved energy efficiency
- Reduced embodied carbon
- Sustainably sourced materials
- Renewable electricity
- Circular economy principles
- Water efficiency and harvesting
- Provision for EV's
- End-of-trip facilities



Long-term partnerships

As demonstrated by our achievements to date, BAC is committed to being the partner of choice. We support our customers and tenants by proactively seeking innovative solutions for emissions reductions, minimising operational footprints and establishing a well-connected community.



Proven Track Record

Tenants attracted by our competitive rates and premium offering.

Aramex



Key Deliverables

Status: Under construction

Purpose: Warehouse and office

Location: Airport Industrial Park

Size: 26,120 sqm

Schneider Electric



Key Deliverables

Completed: June 2023

Purpose: Warehouse and office

Location: Da Vinci Business Park

Size: 6,200 sqm

RSEA Safety



Key Deliverables

Completed: May 2023

Purpose: Warehouse and office

Location: Export Park

Size: 3,900 sqm

BSR Group



Key Deliverables

Completed: April 2023

Purpose: Display, office and warehouse

Location: Da Vinci Business Park

Size: 5,600 sqm

Proven Track Record

Tenants attracted by our competitive rates and premium offering.

Wallenius Wilhelmsen



Key Deliverables

Completed: February 2023

Purpose: Workshop, gantry cranes, paint booth, warehouse and office

Location: Aerotech Park

Size: 6,000 sqm

DHL Global Forwarding



Key Deliverables

Completed: November 2022

Purpose: Logistics, warehouse, cold storage and office

Location: Export Park

Size: 5,600 sqm

Direct Couriers



Key Deliverables

Completed: November 2022

Purpose: Warehouse and office

Location: Export Park

Size: 5,465 sqm

GEODIS



Key Deliverables

Completed: October 2022

Purpose: Logistic, warehouse, cold room and office

Location: Export Park

Size: 5,100 sqm



AIRPORT
INDUSTRIAL
PARK

BRISBANE CITY
12KM | 24 MINS

SKYGATE
2.8 KM | 5 MINS

BRISBANE
INTERNATIONAL
TERMINAL

Airport Industrial Park

At Airport Industrial Park, your business will have room to grow. It is set to become one of Australia's premium industrial zones, with five stages primed for development across the master-planned 100-hectare zone.

Land preparation of Stage 1 was completed in 2021, with construction now underway.

It will feature architecturally designed facilities which align with the sustainable development practices of Brisbane Airport Corporation.

Global logistics giant Aramex is among the anchor tenants of the precinct, with development sites continuing to roll out for warehousing, storage and distribution uses.



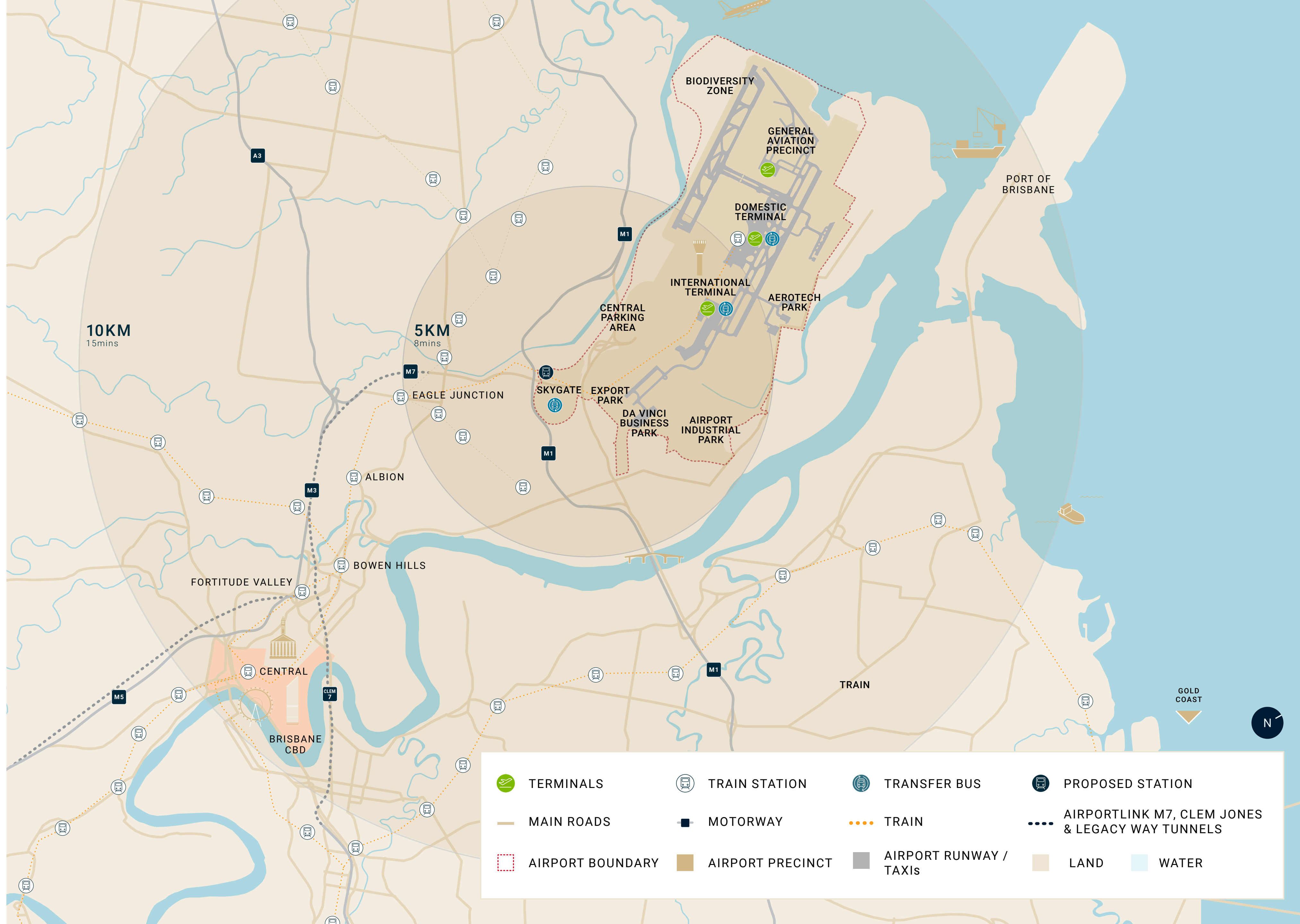
Artist impression

Location

UNRIVALLED CONNECTIVITY

The site will benefit from premium road, rail and air connectivity - primarily developed to support the aeronautical operations at Brisbane Airport. The arterial roads provide efficiencies to businesses at Brisbane Airport, supporting employment attraction and improved service levels.

To ensure road network capacity is maintained for airport passengers and the businesses at Brisbane Airport, BAC works closely with the Brisbane City Council and the Queensland Government on future transport planning ideas and projects. This collaboration has resulted in upgrades to the Gateway Motorway, creation of Morton Drive, the Airport Link and Airport Rail Line.



TERMINALS	TRAIN STATION	TRANSFER BUS	PROPOSED STATION
MAIN ROADS	MOTORWAY	TRAIN	AIRPORTLINK M7, CLEM JONES & LEGACY WAY TUNNELS
AIRPORT BOUNDARY	AIRPORT PRECINCT	AIRPORT RUNWAY / TAXIS	LAND WATER

Transport

ACTIVE TRANSPORT

Brisbane Airport is committed to providing active transport infrastructure for our community. The proposed site is serviced by an off-road pathway that links to Kedron Brook Cycleway (green line).

Refer to Annexure A for more information about the active transport infrastructure at Brisbane Airport.

PUBLIC TRANSPORT

The proposed site is accessible via Brisbane City Council's **590 bus service** (orange line). The 590 services Toombul, Skygate, Cannon Hill, Carindale and Garden City, providing connections to other bus and train services.





Our Town Centre

THE SKYGATE PRECINCT

Airport Industrial Park is centrally located just a few minutes drive, bike or walk from a wide range of retail, commercial and lifestyle amenity for employees to access.

Amenity



CAFES AND RESTAURANTS

You'll find a wide range of casual indoor and alfresco options nearby, from quick eats to dining experiences.

Grab a coffee and bite to eat at neighbouring **Boronia Brew café** (only 500m from the proposed site) in the adjacent Da Vinci Business Park precinct.

This café and catering service is run by **HELP Enterprises**, a 'Not for Profit' social enterprise business and registered charity. They deliver market-leading products and services that add value for our customers, while creating vital employment opportunities and support for people with disability, and other disadvantaged groups.

Cafés and restaurants are also located in the **Skygate Dining** precinct and the **DFO Brisbane Food Court**.



FRESH FOOD

Skygate is home to Queensland's only **24/7 Woolworths**.

Visit **Nautilus Seafood** for takeaway or dine-in seafood, or purchase freshly baked bread from **The Bahn Mi House Vietnamese Bakery**.



RETAIL

Choose from national and international brands across 160 retail stores in **DFO Brisbane**. Take advantage of discounts up to 70% off original retail prices.



BNE SERVICE CENTRE

The BNE Service Centre is located just off Moreton Drive. You'll find services around-the-clock, including a **24-hour Shell Coles Express** and a **24-hour McDonald's**.



ENTERTAINMENT

Golf Central provides an 18-hole mini golf course, driving range, putting green and coaching centre.



CHILDCARE SERVICES

Two childcare facilities for 0-5 year-olds are conveniently located nearby with **Milestones Early Learning** and **Journey Early Learning** in the Skygate precinct.



FITNESS

Maintain a healthy lifestyle at **Jetts 24/7** fitness centre with no lock-in contracts and low fees.

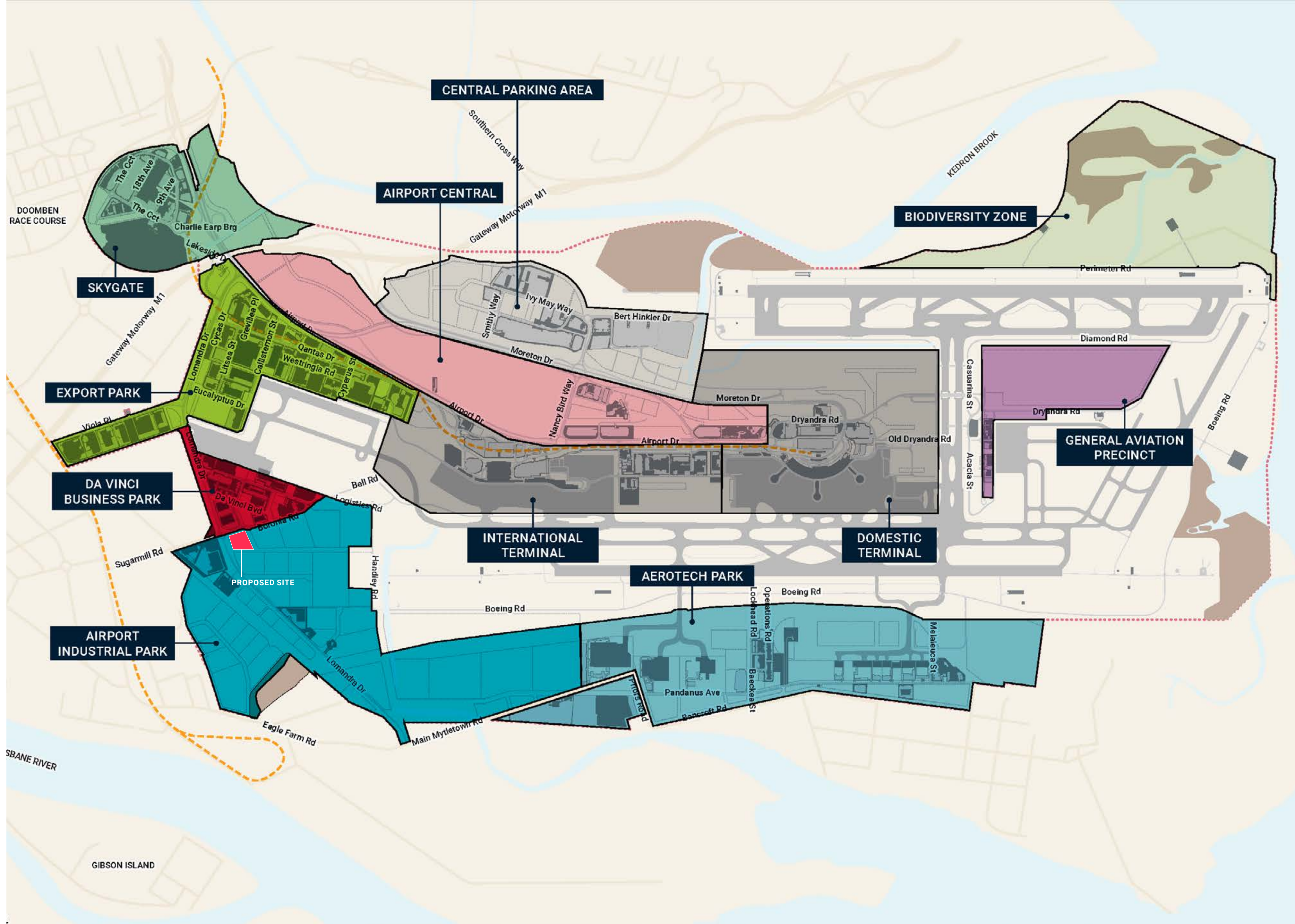


HOTELS

Novotel Brisbane Airport provides 4.5 star comfort, just a short drive from the terminals.

The **Ibis** and 5 star **Pullman hotel** located in the Domestic Terminal precinct offer state-of-the-art meeting and conference facilities.





The Opportunity

Located within Airport Industrial Park, the proposed facility is strategically located near major arterial roads, providing convenient access to the Gateway Motorway, East-West Arterial and Kingsford-Smith Drive.

The size of the proposed site provides a unique opportunity to optimise the proposed development, operations and investment. During the design phase, BAC will work closely with the tenant and their stakeholders to maximise their returns.

Site Information

Site Area	17,416m ²
Warehouse	7,888m ²
Office	751m ²
Total GFA	8,639m ²

CAR PARKING

Bays	73
------	----

AWNING AREA

Cover	831m ²
-------	-------------------

DOCKS

At Grade Docks	8no.
----------------	------

ROLLER SHUTTERS

RSD1	6m wide x 6m high
------	-------------------

WAREHOUSE HEIGHT

Structural Springing Height	10m
-----------------------------	-----

[Click here](#) to view the fly-around render of the premises.



Airport Industrial Park Stages 1 & 2



PROPOSED SITE

COMMITTED
(ARAMEX)

EXECUTED HEADS
OF AGREEMENT



Artist impression



Artist impression

Commercial Summary

PROPOSAL

Design & Construct

ZONING

General Industry

PARKING

73 bays

PREMISES

AIPN001

SITE AREA (APPROX.)

17,416 sqm

AVAILABLE

Mid-2024

PRECINCT

Airport Industrial Park

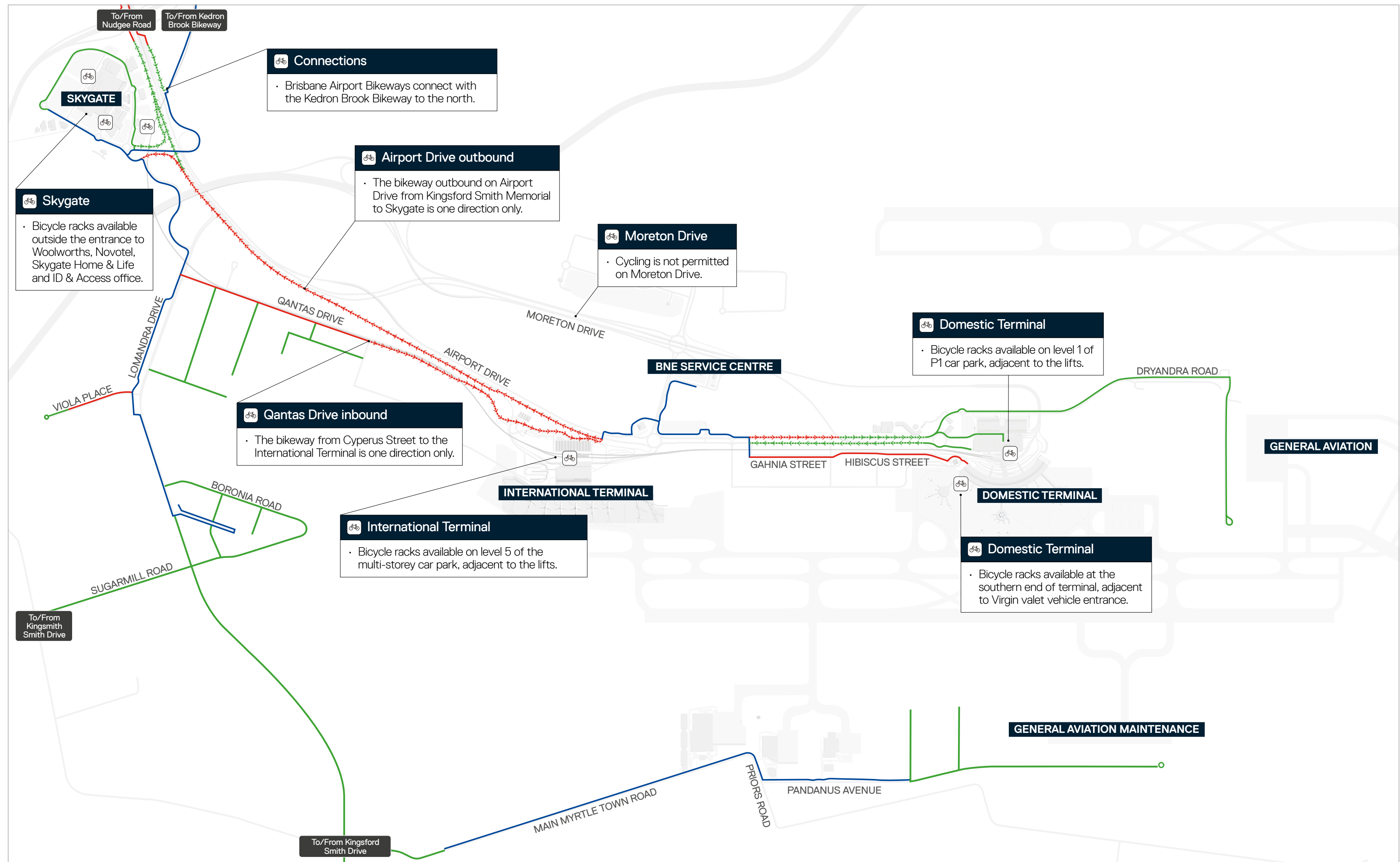
LETTABLE AREA (APPROX.)

8,639 sqm

OWNER/DEVELOPER

Brisbane Airport Corporation

Annexure A



Brisbane Airport Cycling Access Map

MAY 2021

LEGEND

- On-road bikeway
- Off-road bikeway
- On-road cycling permitted

Bicycle racks

Thank you.



MARTIN RYAN

Executive General Manager
Commercial Group
M: 0431 028 213
E: martin.ryan@bne.com.au



TOBY INNES

Head of Property Development
Commercial Group
M: 0423 809 470
E: toby.innes@bne.com.au



BRETT SIZER

Property Development Manager
Commercial Group
M: 0429 605 962
E: brett.sizer@bne.com.au



RICHARD STELLER

Commercial Delivery Manager
Commercial Group
M: 0475 825 085
E: richard.steller@bne.com.au