

## Nolan Group secures facility at Frasers Property Industrial's Rubix Connect estate in South East Melbourne

**MELBOURNE, 28 APRIL 2022**

Frasers Property Industrial in Australia has secured a 7-year lease with leading national supplier of commercial and industrial textiles, Nolan Group, at its 41.3-hectare industrial estate Rubix Connect in Melbourne's Dandenong South, following significant industrial demand in the city's southeast.

The Nolan Group, which celebrated its centennial anniversary last year, will consolidate its existing smaller warehouses across Melbourne at the state-of-the-art new 7,961 square metre facility, which is comprised of a 7,441 square metre warehouse and adjoining 520 square metre office. The new facility will provide efficiency for the Nolan Group and assist in delivering their key strategic initiative of improved customer experience.

Originally designed as a speculative facility, the architecturally-designed warehouse reaches 11.5 metres in springing height and includes four on-grade roller doors, three recessed loading dock and has 71 car spaces. The next-generation facility combines sustainable materials with a warm and welcoming aesthetic, designed under Frasers Property Industrial's new Building Design Guidelines. It is located at a prominent estate position on the corner of Fox Drive and Goodall Close.

The new facility is designed to reduce operational greenhouse emissions with a 400kW solar PV system, 200kWh battery storage system and a 400kVA biodiesel generator. It will also target a 5 Star Green Star Design and As Built v1.3 certified rating from the Green Building Council of Australia.

Nolan Group will join major storage and hardware retailer Zenexus, Ozito Industries Pty Ltd and efm Logistics at the estate once the facility reaches practical completion in late 2022. The deal was brokered by Savills agents Scott Nienhuis and Colin Talarimis.

**Andrew Hanna, General Manager – Victoria, for Frasers Property Industrial** comments, "Occupiers have shown interest in industrial facilities in Melbourne's southeast region due to the area's great transport linkages. Extremely low vacancy rates for premium industrial stock in the southeast has coupled with a commercial flight to quality and amenity, making our developable land at Rubix Connect extremely popular. Interest is coming from occupiers like Nolan Group who have outgrown their existing warehouses, as well as those looking to relocate into modern facilities.

"The inclusion of quality speculative facilities in our construction strategy has proven successful over the years, with strong leasing enquiries and pre-commitments, including our recent deal with Nolan Group. We are excited to welcome Nolan Group to the estate and are looking forward to working with them to create a future-ready facility for its expanded operations."

**Warren Wild, Director of Operations for Nolan Group**, said, "Nolan Group will consolidate multiple warehouses across Melbourne's southeast into one high-grade facility at Rubix Connect. The state-of-the-art facility is set to cater to our growth and support us in creating economies of scale. We are proud to have secured an in-demand site and are excited to partner with Frasers Property Industrial."

**Colin Talarimis, Director of Industrial and Logistics at Savills**, comments, "While Melbourne's north and western corridors are rapidly expanding, many industrial customers still want to occupy developable land in the city's southeast. That is why the speculative facilities on offer, like at Rubix Connect, are seeing significant leasing inquiries. The Dandenong area is also set to benefit from direct access to the Port of Melbourne following the construction of the Dandenong South Intermodal Terminal, due to be complete by the end of 2023."

Rubix Connect boasts convenient road linkages to EastLink (M3), Frankston – Dandenong Road and the South Gippsland Highway, as well as Taylors Road, which has been earmarked for extension, further

improving access to the estate. The land is also located in close proximity to the intermodal freight terminal, which will improve the area's connectivity with The Port of Melbourne.

Construction of the Nolan Group's new facility is expected to reach completion in late 2022.

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### **About Frasers Property Industrial**

Frasers Property Industrial is a strategic business unit of SGX-listed Frasers Property Limited (together with its subsidiaries, the "Group"), a multi-national company that owns, develops, and manages a diverse and integrated property portfolio with total assets of approximately S\$40.3 billion as at 30 September 2021.

Frasers Property Industrial owns and manages industrial and logistics properties in Australia and Europe, and its portfolio includes logistics facilities, warehouses and production facilities in strategic locations. Frasers Property Industrial has approximately S\$11.3 billion of assets under management as at 30 September 2021 with integrated development, asset management and third-party capital management capabilities across the Group's industrial and logistics markets in Australia, Germany, the Netherlands and Austria.

In addition, Frasers Property Industrial provides property management services to the logistics and industrial properties owned by Frasers Logistics & Commercial Trust ("FLCT") in the major logistics and industrial markets of Australia, Germany and the Netherlands. FLCT is a SGX-listed REIT with a S\$7.3 billion portfolio comprising 103 logistics, industrial and commercial properties in five developed markets – Australia, Germany, Singapore, the United Kingdom and the Netherlands. FLCT is sponsored by the Group and is managed by Frasers Logistics & Commercial Asset Management Pte. Ltd.

For more information on Frasers Property Industrial, please visit [FrasersPropertyIndustrial.com](https://www.fraserspropertyindustrial.com) or follow us on [LinkedIn](#).

### **About Frasers Property Limited**

Frasers Property Limited ("Frasers Property" or the "Company"), is a multi-national company that owns, develops and manages a diverse, integrated portfolio of properties. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Company is organised around five asset classes with assets totalling S\$40.3 billion as at 30 September 2021.

Frasers Property's assets range from residential, retail, commercial and business parks, to industrial and logistics in Singapore, Australia, Europe, China and Southeast Asia. Its well-established hospitality business owns and / or operates serviced apartments and hotels in over 80 cities across Asia, Australia, Europe, the Middle East and Africa. The Company is unified by its commitment to deliver enriching and memorable experiences for customers and stakeholders, leveraging knowledge and capabilities from across markets and property sectors, to deliver value in its multiple asset classes.

Frasers Property is also the sponsor of three real estate investment trusts and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Logistics & Industrial Trust are focused on retail properties, office and business space properties and business parks, logistics and industrial properties respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties.

For more information on Frasers Property, please visit [www.frasersproperty.com](https://www.frasersproperty.com)

### **FOR MEDIA QUERIES, PLEASE CONTACT:**

#### **Keep Left**

Jayitri Smiles / Clarence Koh

T +61 468 914 627 / +61 478 886 608

E [jsmiles@keepleft.com.au](mailto:jsmiles@keepleft.com.au) / [ckoh@keepleft.com.au](mailto:ckoh@keepleft.com.au)