

Frasers Property Industrial fully leases Braeside Industrial Estate with fifth transaction with ASX-listed IVE Group

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Frasers Property Industrial in Australia has completed a fifth transaction with IVE Group, leasing the balance of its Braeside Industrial Estate in Melbourne's South-East to the ASX-listed marketing and communications business.

The latest deal, with an end-value in excess of A\$61 million, will see Frasers Property Industrial develop and lease a 30,823 square metre warehouse, print production and office facility to IVE Group. CIP Constructions has been appointed as the builder for the facility.

IVE Group was the first tenant secured at Braeside Industrial Estate and Frasers Property Industrial now has four other buildings in the estate leased to the Group. This transaction will bring IVE Group's total leasing to 52,001 square metres across the estate and to 58,790 square metres in total leasing transactions with Frasers Property Industrial since 2014, having previously occupied another of its industrial facilities in Keysborough.

Anthony Maugeri, General Manager Southern Region for Frasers Property Industrial comments, "The combination of a tight land market in Braeside and across metropolitan Melbourne, lack of new industrial supply and excellent transportation links with the Mordialloc Bypass has driven strong interest and demand for Braeside Industrial Estate, even spurring repeat customers such as IVE Group.

"This fifth transaction with IVE Group demonstrates why we value long-term customer relationships and work with them closely to meet their specific needs. As our customers quickly respond to advances in technology, the rise of e-commerce, and the need for greater onshore production and resilient supply chains, we are creating more efficient, advanced and sustainable places for their industrial and logistics operations to grow," said Mr Maugeri.

The latest IVE Group facility comprises two adjoining buildings including a 18,068 square metre print production facility and office, and a 12,755 square metre warehouse and office. It will also have parking space for 275 cars. The buildings will include a springing height of 10 metres, 12 on-grade roller shutter doors, two 34-metre-wide awnings, four recessed loading docks and will target a 5 Star Green Star Design & As Built v1 rating from the Green Building Council of Australia.

IVE Group has committed to lease terms of 10 years and seven years respectively over the two buildings. The buildings are due for completion in December 2021.

Matt Aitken, IVE Group CEO comments, "IVE is very pleased to have completed this final stage of its site consolidation program in Melbourne's South-East. The consolidation of five of our businesses into one precinct will deliver the company significant efficiencies moving forward.

"We are very appreciative of Frasers Property Industrial's collaborative and supportive approach, which has, in part, led to this positive outcome for IVE Group," said Mr Aitken.

The 5.2 hectare facility will be the final development at Braeside Industrial Estate. On completion of the IVE Group facility at the end of the year, Frasers Property Industrial will have developed a total of 93,505 square metres of warehousing and office space within the precinct.

Frasers Property acquired the 23-hectare site in 2017 following the overall success of its nearby 116-hectare The Key Industrial Park in Keysborough. The prime positioned Industrial 1 zoned land is located on the corner of Governor Road and the under-construction Mordialloc Bypass in Braeside. IVE Group's new facility backs directly on to the proposed Mordialloc Bypass, which is a new 9km link between the termination of the Mornington Peninsula Freeway at Spring Vale Road, Aspendale Gardens and the Dingley Bypass, set to be completed in 2021.

The deal was brokered by Gordon Fallance from GJS Property.

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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\$39.2 billion as at 31 March 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\$9.5 billion of assets under management as at 31 March 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 Frasers Logistics & Commercial Trust (“FLCT”), a SGX-listed REIT sponsored by the Group and managed by Frasers Logistics & Commercial Asset Management Pte. Ltd. Frasers Property Industrial provides property management services to a portfolio of logistics and industrial properties owned by FLCT, concentrated within major industrial and logistics markets in Australia, Germany and the Netherlands.

For more information on Frasers Property Industrial, please visit FrasersPropertyIndustrial.com or follow us on [LinkedIn](https://www.linkedin.com/company/frasers-property).

About Frasers Property Limited

Frasers Property Limited (“Frasers Property” and together with its subsidiaries, the “Frasers Property Group” or the “Group”), is a multi-national developer-owner-operator of real estate products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited (“SGX-ST”) and headquartered in Singapore, the Group has total assets of approximately S\$39.2 billion as at 31 March 2021.

Frasers Property’s multi-national businesses operate across five asset classes, namely, residential, retail, commercial & business parks, industrial & logistics as well as hospitality. The Group has businesses in Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 70 cities and 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts (“REITs”) and one stapled trust listed on the SGXST. Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial 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. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It has committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit frasersproperty.com or follow us on [LinkedIn](https://www.linkedin.com/company/frasers-property).