

The Décor Corporation secures new Distribution Centre and Head Office at Frasers Property Industrial's Rubix Connect in Melbourne's southeast

MELBOURNE, 30 JUNE 2022

Frasers Property Industrial has secured a 10-year lease with leading Global Homewares business, The Décor Corporation ("Décor"), at its 41.3-hectare Rubix Connect estate in Dandenong South.

The renowned Melbourne-founded Homewares company has committed to a 14,244 square metre state-of-the-art facility that will become its new major Distribution Centre, accompanied by a 1,245 square metre Head Office.

Décor's Distribution Centre will reach a ridge height of 13.7m and comprise four loading docks and six on-grade roller doors, all directly connected to the corporate Head Office and 97 car spaces. The facility is being constructed by appointed builder CIP Constructions, and together with two speculative facilities, will total a combined 41,695sqm when completed in mid-2023.

Designed to target 5 Star Green Star Design and As-Built v1.3 certified ratings from the Green Building Council of Australia, the next-generation facility features 100kW roof top solar and rainwater collection. Designed under Frasers Property Industrial's Building Design Guidelines, the facility combines the use of sustainable materials with a warm and welcoming aesthetic that raises industrial standards in worker health and wellbeing.

Other customers at Rubix Connect include Ozito Industries Pty Ltd, efm Logistics, The Nolan Group and Zenexus, which all required new, purpose-built warehouses with multiple transport linkages.

The deal was brokered by CBRE's Senior Director for Industrial and Logistics, David Aiello.

Andrew Hanna, General Manager – Victoria for Frasers Property Industrial, comments, "We're pleased to welcome Décor to Rubix Connect in Melbourne's southeast, which continue to see exceptionally strong leasing inquiry due to a low stock and vacancy in the region.

"What's particularly interesting is that four of our five new Rubix Connect customers will be relocating their head offices. We believe this has been enabled by the estate's professional design and creative landscaping, which prioritises worker wellbeing, improves sustainability and fosters an environment that helps attract and retain a skilled labour force."

Matt Ward, Managing Director for The Décor Corporation, said, "We are delighted to partner with Frasers Property Industrial and secure a new Distribution Centre and Head Office at Rubix Connect in Dandenong South. The expansive facility will enable Décor to relocate its existing Head Office from Dandenong South and Distribution Centre in Somerton to be under the one roof, bringing a multitude of benefits to the business".

David Aiello, Senior Director for Industrial and Logistics at CBRE, comments, "With record low building vacancy of sub-1% - we continue to see Super Prime industrial stock in Melbourne's southeast lease well-before a shovel is ever put in the ground. Coupled with the very limited developable land remaining, it's making Rubix Connect's premium offering highly attractive to potential customers seeking expansive warehousing and connection to key transport."

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.

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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\$40.7 billion as at 31 March 2022.

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\$10.9 billion of assets under management as at 31 March 2022 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\$6.7 billion portfolio comprising 101 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 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\$40.7 billion as at 31 March 2022.

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 20 countries and 70 cities 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 SGX-ST. Frasers Centrepont 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 its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is 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/).

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