

Frasers Property Industrial secures Zenexus Australian HQ and Victorian distribution centre in southeast Victoria

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Frasers Property Industrial and TMX have secured one of Australasia's largest privately owned suppliers of major brand storage, hardware and retail products, Zenexus, on a 7-year lease at the 41.3-hectare industrial estate Rubix Connect. This will see Zenexus occupy a 15,000 square metre combined head office and state distribution centre in Melbourne's Dandenong South.

Partnering with specialist supply chain and property advisory firm TMX to procure the new site, the facility will support surging consumer demand for home renovations and maintenance products, as Australians spend more than \$1 billion a month for DIY work.

The state-of-the-art speculative facility, which was a speculative build, features a 13,724 square metre warehousing facility to support Victorian, Tasmanian, South Australia and Northern Territory distribution of Zenexus' popular home improvement brands including Rack It, Wrap & Move and Flexi Storage. Designed as Zenexus' new Australian headquarters, the facility will also include 1,280 square metres of premium office space designed to enhance staff wellbeing, comfort and amenity.

Designed to be low-carbon future ready, the facility features efficient LED lighting, a 400kW solar panel system, on-site battery storage and a biodiesel generator. The facility will source certified carbon neutral electricity and will target a 5 Star Green Star Design & As Built v1.3 rating by Green Building Council of Australia.

Andrew Hanna, General Manager- Victoria at Frasers Property Industrial said: "We are experiencing low vacancy and very limited opportunities for developable land in Victoria's south east, which has attracted increased interest to Rubix Connect. Frasers Property Industrial will partner with Zenexus to develop a future-ready and sustainable facility that meets our customers' expanded operation requirements. The facility will ensure storage flexibility and a progressive distribution network, at a time when efficient domestic supply chains are increasingly important."

Joe Guthrie, Group General Manager at Zenexus, said: "This state-of-the art facility is designed to meet our customers' needs for quality hardware products, as consumers spend more time and money on home improvements, while also being a place our staff are proud to work at every day. The new distribution centre at Frasers Property Industrial's Rubix Connect will help to ensure the ongoing efficiency of our domestic supply chain and help underpin the value we add to our strategic partner into the future. The design of the facility features spacious amenity to ensure COVID-19 safe practices and compliance, as well as health and wellbeing more broadly."

Sam Dellios, Director of Property at TMX, commented: "We're delighted to have secured this new facility for Zenexus in Victoria and continue the progressive upgrade of their national distribution network. The new facility has been designed to provide Zenexus immediate operational efficiencies without compromising future growth strategies and storage flexibility."

Renowned Australian construction company Hansen Yuncken has been appointed to deliver the combined head office and distribution centre. The facility is expected to be operational in October 2022. Hansen Yuncken also recently completed the 35,645 square metres Ozito Pty Ltd and efm Logistics facility, which is also located at Rubix Connect.

Rubix Connect enjoys excellent 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 Rubix Connect. 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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Keep Left, on behalf of Frasers Property Industrial

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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" 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\$40.3 billion as at 30 September 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 SGX-ST. 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 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](#).

About TMX

TMX, formerly TM Insight and XAct Solutions, is Asia-Pacific's #1 business transformation consultancy. While others plan for the future, we invent it – creating the digital and supply chain solutions of tomorrow to make you go further, faster.

TMX's specialist team brings deep industry experience to optimise the entire value chain, from top-of-the-funnel demand generation right through to final fulfilment.

TMX boasts more than 150 experts in supply chain, property, project management and ecommerce in more than seven countries across the Asia-Pacific region. The team have led major business transformations for the likes of Coles, Kmart, Coca-Cola Japan Bottlers Inc, Asahi, Singapore Post, Bunnings and Universal Robina.