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133 Castlereagh Street
Sydney NSW 2000

T 02 9035 2000
F 02 8988 2552

www.stockland.com.au

STOCKLAND COMPLETES STAGE 2 OF \$70 MILLION YATALA DISTRIBUTION CENTRE, DELIVERS THREE 10 YEAR LEASE DEALS

Stockland has continued to grow its Queensland logistics portfolio, securing three new 10 year leases at the \$70 million Yatala Distribution Centre, where the company recently completed Stage 2 of its latest logistics development.

The development at the new 9.6 hectare Yatala facility comprises three stages and over 43,000 square metres of tenancy floor space, located in the sought after corridor between Brisbane and the Gold Coast with direct access to the M1 Pacific Motorway.

Stockland has leased over 18,993 square metres of the new facilities to three local Queensland businesses - Simtech Creations, Crimsafe Security Systems and OzWide Group. A further 9,000 square metres remains available for lease.

Tony D'Addona, General Manager Logistics and Business Parks at Stockland, said: "We are committed to rolling out key projects in our national \$4.3 billion workplace and logistics development pipeline, creating flexible and efficient new facilities for our tenants in locations that are conveniently located with access to major roads and connected to major cities.

"Demand for logistics space in Queensland's south-east industrial precinct remains very strong, with vacancy rates 28 per cent lower than this time last year.

The Yatala Distribution Centre offers modern efficient warehousing including high volume minimum 11 metre racking heights, 12 metre all-weather awnings and high impact zoning to allow 24 hour operation. The building design also includes energy and water saving initiatives such as solar water heating, energy efficient lighting, native landscaping and rainwater collection for irrigation.

Tony D'Addona continues: "We are proud to not only deliver first class industrial buildings but also to invest in the local community, boosting jobs and providing facilities that will service local businesses looking to grow."

Construction was undertaken by local contractor McNab and saw \$30 million invested¹ in the local economy during the construction phase, with around 90 local jobs created, including the majority of suppliers sourced from the Brisbane and Gold Coast regions.

Michael McNab, McNab Managing Director said: "We're delighted that Stockland chose McNab again as their delivery partner, and along with our local subcontractors our team delivered these buildings on schedule and to an extremely high quality standard. We know the new tenants will be very impressed with their new facilities".

Stockland's Workplace and Logistics development pipeline now sits at \$4.3 billion, with development projects currently underway at Willawong in Brisbane, Ingleburn in Sydney, and Melbourne Business Park in Truganina.

¹ Total project value including GST – provided by McNab

Stockland recently announced the completion of Key West Distribution Centre, a \$44 million facility in Truganina, Melbourne – with the asset fully leased on completion of the project. In December 2019, Stockland received development approval for the first stage of its \$500 million redevelopment at Macquarie Park in Sydney, M_Park, which is expected to commence construction mid to late this year.

Stockland's also owns and manages a national logistics portfolio which includes 29 assets, with a total value of \$2.8 billion.

ENDS

For media enquiries

Monique Brown
Media Relations Manager
Stockland
M 61 (0)438 995 791

Notes to editor:

Final lease availability at Yatala: Warehouse A1 of 9,012 square metres is now available for lease through Knight Frank and CBRE. Final Stage 3 of up to 16,000sqm is available for prelease and can be delivered within 12 months.

About Yatala Distribution Centre

- Prime 9.6 hectare greenfield development site suitable for over 43,000 square metres of flexible tenancy accommodation across three development stages with a forecast end value in excess of \$70 million.
- Direct access to the M1 Pacific Motorway enables benefit of fast free flowing travel to Brisbane and Gold Coast, both of which are just 40 kms away, and access to the western districts via the Logan Motorway.
- Located on Darlington Drive, directly opposite the Carlton United Brewery and adjacent to Stockland's fully sold M1 Yatala Enterprise Park, the Yatala Distribution Centre is close to the M1 Pacific Motorway Yatala North Exit 38 and 1.5 kilometres to the Yatala South Exit 41.
- High Impact Industry Zoned with potential to operate 24 hours 7 days per week.

Notes to the editor: About the tenants

Simtech Creations 10 year lease	8,784 square metre "Building D" – completed July 2019	visual displays company with global reach
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Simtech Creations has been located on the M1 Corridor for over 15 years and chose Yatala as the base for its new headquarters due to its centralised location between the Gold Coast and Brisbane.

"This location provides the opportunity to expand our staffing opportunities and to make it easier for our valued clients to visit and view our technological advancements," said Todd Woodward, Simtech Operations Manager.

"The land itself is becoming very popular industrial area of South East Queensland, and we feel it is a great location for the company to expand and grow within."

Crimsafe Security Systems 10 year lease	5,457 square metre – "Building C" (pre-leased prior to completion)	the market leader of stainless steel security screen products
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Crimsafe is an Australian company that commenced production in 1996 and was attracted to Yatala's location.

"We chose Yatala due to its ideal location – perfectly situated mid-way between Brisbane and the Gold Coast, Yatala provided a suitable base not only for Crimsafe employees, but also for our extensive product transportation requirements. Being located moments away from the highway is a major positive," said Scott Taylor, Chief Financial Officer, Crimsafe Security Systems.

Oz Wide Group 10 year lease	4,752 square metres (forms part of 13,764 sqm "Building A" – construction completion Jan 2020)	sales of utility tool boxes and canopies
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OzWide Group is an Australian owned company with office, workshop and showroom in Brisbane that requires easy access to freight to service its Australia wide trade and outdoor recreation market.

"Oz Wide Trading selected Yatala Distribution Centre due to the convenient location on the M1 and central location between our main customer bases of Brisbane & The Gold Coast," said Darren Guthrie, Oz Wide Trading Group.

About Stockland

Stockland (ASX: SGP) was founded in 1952 and has grown to become one of Australia's largest diversified property groups – owning, developing and managing a large portfolio of retail town centres, workplace and logistics assets, residential communities and retirement living villages. Stockland is recognised as the most sustainable real estate company in the world by the Dow Jones Sustainability Index (DJSI) and as a Global Sector Leader by the Global Real Estate Sustainability Benchmark. Stockland is also an Employer of Choice for Gender Equality, as recognised by the Workplace Gender Equality Agency. www.stockland.com.au