



Stockland

MPARK

11 Khartoum Road Macquarie Park

11 Khartoum Road
Artist's impression, subject to change.

COME ALIVE

AT A GLANCE

11 Khartoum's road striking design cultivates a human-centred workplace. Its organic forms are approachable and welcoming, with adaptable and diverse indoor/outdoor spaces that will offer more choice in where and how to work.

11 Khartoum Road

- 16,920sqm* NLA
- A-grade office space
- 1,800sqm* NLA typical floor
- Targeting 6-Star Green Star and 5-Star NABERS ratings
- Completed September 2023
- Green heart with 2,500sqm* green/public space
- Close to Macquarie Centre Shopping Centre and Macquarie University
- Exceptional transport connectivity
- 304 car spaces (1:60 ratio)
- Premium end-of-trip with 72 bike spaces
- The first building to be delivered as part of the MPark precinct

*All sizes are approximate only.



11 Khartoum Road
Artist's impression, subject to change.

A Lobby with the lot

The lobby is both beautiful and engaging, creating the perfect environment for knowledge sharing, networking and connecting with research and innovation.

- Town Hall Steps for talks and events
- Breakout areas for informal meetings and working
- Outlook onto the future central green park
- Ground floor retail including The Naked Duck Cafe (opening 2024) and WiSE Medical
- Centrally located with excellent exposure to Khartoum Road
- Northern aspect providing ample daylight
- Welcoming and permeable space complemented by high-quality materials and nature-inspired tones



11 Khartoum Road office.
Artist's impression, subject to change.



Bicycle and pedestrian pathway to EOT facilities.
Artist's impression, subject to change.

Refreshing. Rejuvenating. Energising.

Encouraging a sustainable commute, the end-of-trip facilities in 11 Khartoum Road will be more than just a place to change before starting your work day.



11 Khartoum Road female EOT facilities.
Artist's impression, subject to change.

- Dedicated bicycle and pedestrian pathway via the park to the end-of-trip facilities and bicycle parking spaces
- Thoughtfully designed spaces that balance wellness and functionality
- High-quality fixtures and finishes
- Separate all gender amenities

End-of-trip Facilities

- Male: 38 lockers, 6 showers
- Female: 38 lockers, 6 showers
- 1 all-gender/accessible shower
- 72 bicycle parking spaces

Sustainability that Raises the Bar

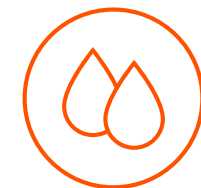
Stockland has committed to achieving a target of net zero carbon emissions across the business by 2028.

11 Khartoum Road will deliver a nurturing environment for teams to perform at their best, while simultaneously protecting our planet.



Overall Building Ratings Upon Completion

- 6-Star Green-Star
- Targeting 5-Star NABERS in operation
- WELL Certified™ Core Gold level



Water Efficiency

Making every drop count

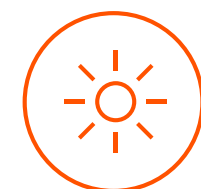
- Rainwater collection and recycling for irrigation and air conditioning



Air Quality

Letting you breathe easy

- Indoor Environment Quality sensors
- Low VOC finishes
- Increased fresh air rates



Energy consumption

Working hard to reduce our footprint

- Fully electric
- Powered by renewable electricity
- Highly energy efficient building systems
- Seeking carbon neutral certification under Climate Active



Artist's impression, subject to change.

Smarter Experiences Every Day

MPark will excel in smart building initiatives to facilitate and optimise wellbeing, productivity and connectivity—today and into the future.



Seamless, integrated Technology

Next generation credential technology will enable smart phones to operate as access cards.



Air Quality Sensors

Indoor and outdoor air quality monitoring will provide valuable information to ensure a healthy indoor environment is maintained to help keep occupants healthy and productive.



Premium Mobile Coverage

Premium DAS architecture will ensure provision of reliable mobile phone coverage throughout the building and car parks.



Car Parking Technology

Number plate recognition will permit contactless and streamlined entry and exit and electric vehicle charging will be available.



Water and Energy Monitoring to Maximise Efficiencies

A water and energy metering system will monitor the building's performance to facilitate operational efficiency, and an embedded network will provide tenants the option to purchase renewable electricity at competitive prices to support their ESG aspirations.



Precinct-Wide Wireless Network

Free Wi-Fi services to common areas including public foyers, lobby areas and the car park will offer frictionless connection. Integrated communication network infrastructure has the flexibility to evolve to support ever-changing business technology requirements.



MPark Digital Experience Platform

A tailored customer experience platform for MPark will enable tenants to access important information and events. It will also provide employees easy access to onsite services and amenities, and communicate what is happening around the precinct.

11 Khartoum Road Building Overview



Amenity

Indoor/outdoor terrace areas on Level 1 and 2
Event space
End-of-trip facilities
Onsite F&B and Medical Centre
Onsite Stockland operations team



Floor to Ceiling*

10-storey commercial office tower
2.7m floor-to-ceiling height
3.7m slab-to-slab height (Level 1-8 inclusive)
5.3m slab-to-slab (Ground Floor)
3.4m slab-to-slab (B1)
2.9m slab-to-slab (B2)



Parking*

304 spaces including:
10 accessible spaces
13 small car spaces
6 car share spaces
4 loading bays
Visitor parking
EV charging spaces
72 bicycle parking spaces



Electricity

50VA/sqm tenant lighting/power load
Standby power for 1 lift, 50% house lighting and power and 100% tenant supplementary loop
Space for tenants' standby generator



Ratio*

1:10 base occupancy (person/sqm)
1:12 for lifts (as per PCA A-Grade)



Air Conditioning

Central VAV air conditioning with PCA A-Grade control zone sizes



Lifts

5 passenger lifts
(including 1 non-dedicated goods lift)



Loading*

3kPA (+1.5 kPA) office floor live load (superimposed dead load)
7.5kPA compactus zone over 5% of floor NLA (PCA Grade A & Premium requirement)



Accessible Facilities

Accessible bathroom on each level



Access & Deliveries

2 secure and dedicated loading docks

Ground

Clear exposure and sight line to Khartoum Road

Ground floor activation with F&B and medical providers

Separate life bank potential with discreet security arrangement

All-gender bathrooms



All details on this page are indicative only and subject to change and authority approvals. Please note sizes and areas are approximate.

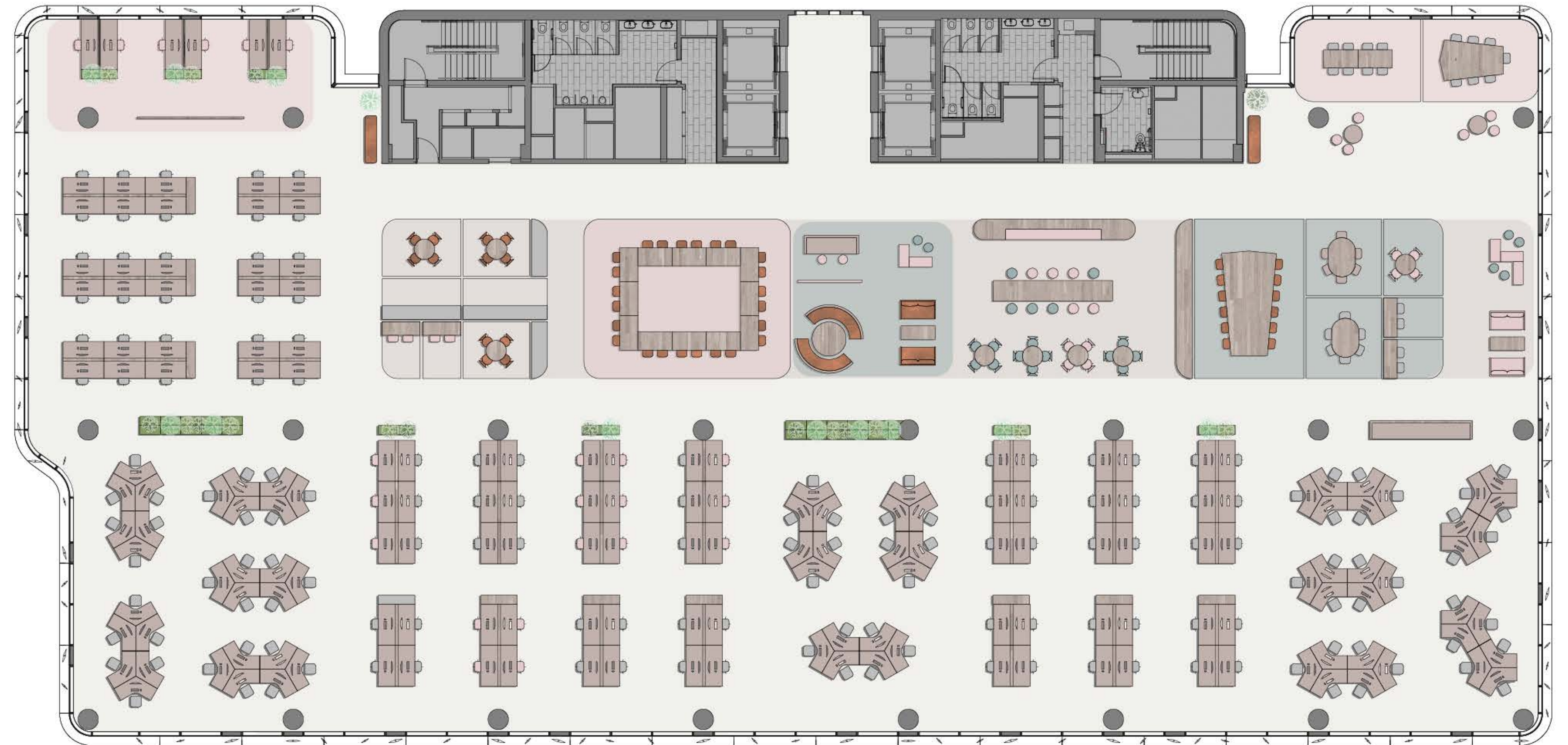
L3-L6

Traditional

- Flexispace opportunity
- Large contiguous floorplates
- Side core lift banks
- Abundant natural light
- 1:10 people per sqm

Traditional Test-fit Metrics

- Headcount: 182
- Work stations: 184
- Meeting rooms: 14
- Kitchen: 1



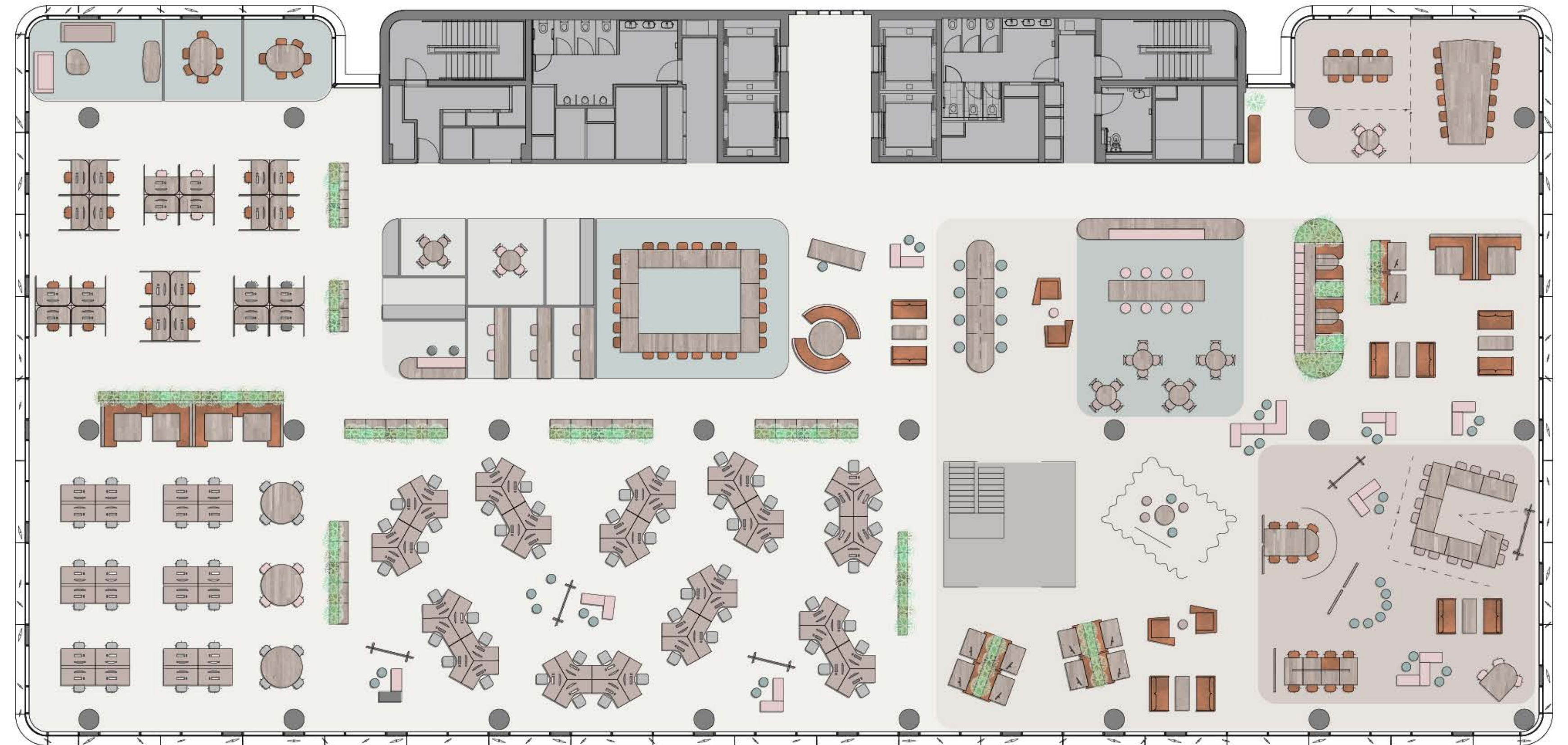
L7-L9

Agile

1,800sqm* typical floor NLA
Flexible design to maximise productivity in the workplace
Options for interconnecting stairs between flooring
Minimal perimeter columns

Agile at 70% Test-fit Metrics

Headcount: 184
Work stations: 130
Meeting rooms: 11
Kitchen: 1



*Approximate figures, subject to change as the project progresses.
Represents the permissible office space under the current LEP.
All details on this page are indicative only and subject to change and authority approvals. Please note sizes and areas are approximate.



Kellie Hatch

Director, Office Leasing Sydney North

+61 413 048 236

kellie.hatch@colliers.com



Stockland

Tracy Morrah

Regional Leasing Manager, Workplace and Logistics

+61 424 487 686

tracy.morrah@stockland.com.au

stockland.com.au/mpark

CBRE

Geoff Hunt

Director

+61 439 963 623

geoff.hunt@cbre.com.au

The information contained in this document is intended as a guide only. This document is not legally binding on Stockland and does not constitute any legal offer, including (without limitation) an offer for lease or otherwise. It does not constitute advice and does not constitute any offer for lease or otherwise. The information is subject to change without notice or obligation, and relevant authority approvals. It is supplied for the purpose of providing an impression of MPark and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. You should not rely on this information as a statement or representation of fact. You should make your own enquiries to verify and satisfy yourself of all aspects of such information in this document. While such information has been prepared in good faith, no representation, guarantee or warranty is made (express or implied) as to the accuracy, completeness, suitability or otherwise of such information. To the extent allowed by law, Stockland Corporation Limited, (together with its related entities, respective officers, employees, contractors and agents) will not be liable to any person or entity for any loss, liability, damage or expense suffered or incurred by you (or any other person), arising directly or indirectly from or connected in any way with any use of or reliance on such information provided in this document. You should seek legal or other professional advice in relation to the information contained in this document. Dated September 2023.