



ESR Australia acquires rare income producing landbank in Macquarie Park

- ESR Australia has acquired a fully leased office and warehouse complex in Macquarie Park NSW
- The site offers significant development upside with the potential for 46,000 sqm GFA

SYDNEY, 31 March 2021

ESR Australia (ESR) is pleased to announce the acquisition of 44–50 Waterloo Road in Macquarie Park NSW. Located in the tightly held Macquarie Park precinct, ESR Australia secured this rare landbank investment for A\$71 million.

Anchored by Macquarie University's School of Engineering, the fully leased site comprises 7,156 sqm of office and warehouse accommodation on a 1.5 ha site. The property is located immediately adjacent to the Macquarie Park Train Station.

Located in Sydney's strongest suburban office market, the asset also sits within the Macquarie Park Incentive Precinct which has been earmarked by the NSW Government to be accelerated as a key economic and innovation precinct.

Over the long term, ESR Australia is planning a staged redevelopment of the site into A-Grade office buildings.

Phil Pearce, CEO of ESR Australia, said, "This landbank investment offers exponential opportunity as it provides holding income to allow a staged redevelopment. The area is well placed to capitalise on the changing office landscape with an increase in demand for decentralised office space since the COVID-19 pandemic."

Mr Pearce added, "We see business park assets as complementary to our core strategy of logistics and industrial property. We've strong capability in the development and management of business park space and are pleased to add this strategic asset to our portfolio."

The COVID-19 pandemic has accelerated the shift towards a more diverse office market. There is rising demand for suburban office space as businesses either decentralise away from CBDs or transition to a hub and spoke model with a central location plus office space in suburban areas.



Macquarie Park is the third largest office precinct in Sydney, and the strongest suburban office market. The precinct is ideally situated to service this demand, both from an accessibility and cost effectiveness perspective. The area is well connected to major arterials and public transport, with a wide array of amenity.

ENDS

About ESR Australia

ESR Australia is a leading manager of industrial and business park real estate with assets under management of more than A\$4.4 billion, and a robust pipeline of developments underway. ESR Australia also has established funds management capabilities with long term relationships with global institutional investors.

Their team has deep expertise across the industrial and office real estate markets. A fully integrated service offering is delivered by this inhouse team, achieving positive customer outcomes through tenant-driven development solutions, active asset management, and a strategic approach to property investment management.

ESR Group is the largest Asia-Pacific logistics real estate group by gross floor area (GFA) and by value of the assets owned directly and by the funds and investment vehicles it manages. With approximately US\$30 billion in assets under management across over 20 million sqm of real estate and land, ESR operates across the region in China, Japan, Singapore, South Korea, India and Australia. Listed on the Main Board of The Stock Exchange of Hong Kong Limited in November 2019, ESR Group is a constituent of the Hang Seng Composite Index and MSCI Hong Kong Index.

For more information on ESR Australia, please visit au.esr.com

Assets Under Management @ 31 December 2020

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