



NEPEAN
BUSINESS
PARK

INFORMATION MEMORANDUM

MAC ||| COM

CBRE



NEPEAN BUSINESS PARK

WESTERN SYDNEY UNIVERSITY

NEPEAN HOSPITAL

PENRITH CBD

WESTERN SYDNEY AIRPORT

PENRITH TRAIN STATION

WESTFIELD PENRITH

CASTLEREAGH RD



NEPEAN BUSINESS PARK

OLD CASTLEREAGH RD

A rare opportunity to acquire industrial land located in the growth centre of Western Sydney.

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METHOD OF SALE

Serviced industrial lots are offered for sale by private treaty.

SELLING AGENTS



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INTRODUCTION

Welcome to Nepean Business Park, the vision of Australian-owned company Precinct Capital.

Now selling limited release.

Become a partner in Penrith's major economic growth phase.

Located in the burgeoning heart of Western Sydney's industrial growth area, Nepean Business Park presents a unique opportunity to position your business to take advantage of the growth in the area.

Zoned "Employment", the site allows a wide variety of uses highly suitable for owner occupiers and investors alike.

"NEPEAN BUSINESS PARK WILL POSITION PENRITH AND WESTERN SYDNEY ENTERPRISE FOR HUGE EMPLOYMENT AND BUSINESS GROWTH."

The Western Sydney industrial market is still well below historical average, currently at 2.31%. The market is the beneficiary of an enormous \$93 Billion infrastructure spend by the NSW government and significant local investment in the growth of Penrith as a CBD in its own right.

The recent Northern Road upgrade will simplify access to and from the Western Sydney Airport, which provides a major boost for occupiers looking to service their customers efficiently.

EXECUTIVE SUMMARY



THE PROPERTY Nepean Business Park

ZONING Employment under Western Sydney Parkland SEPP

LOT SIZES From 2,007 sqm

COUNCIL Penrith City Council

- KEY FEATURES**
- Serviced and benched lots for sale
 - Limited release within brand new business park
 - Excellent long-term investment and capital growth prospects

METHOD OF SALE Private Treaty

AGENTS DETAILS **MAC||COM**

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ESTATE OVERVIEW

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HECTARE

site in Western Sydney growth corridor

Perfectly positioned next to existing industrial precinct minutes from Penrith CBD

Strategic location for warehouses & distribution

Substantial amenity to be delivered within the estate

Employment Zone under Western Sydney Parkland SEPP

Enhancement to community amenities including the Great River Walk

Diverse uses surround the site including recreational facilities and future parkland

Excellent long-term investment and capital growth prospects

Well connected to Northern Road, M4 and Western Sydney Airport

Serviced and benched lots

Major Western Sydney growth precinct

Opportunity to buy land in highly constrained market



ESTATE BENEFITS



Centralised Fire Hydrant System

The estate will have a central fire hydrant booster system installed which will benefit all future lots, avoiding the need for separate pumps to be installed at each lot.



Retaining Walls

Perimeter retaining walls are being constructed to the Eastern, Southern and Northern boundaries of the site. This allows for future lot owners to construct buildings adjacent to their boundary without the need for large setbacks.



Benched

All lots will be benched and ready to build on which will reduce civil costs and construction programmes.



Stormwater

A stormwater drainage system is provided to each site removing the requirement for any detention basins. Each individual lot owner will only be required to install a gross pollutant trap (GPT) to treat water at their boundary. All other water quality treatment takes place in a precinct wide basin.



Approved Buildings

Many of the sites already have approved designs available avoiding the need for any further planning approvals.



Power

Lots are provided with power of 150-700A. depending on site size.



Services

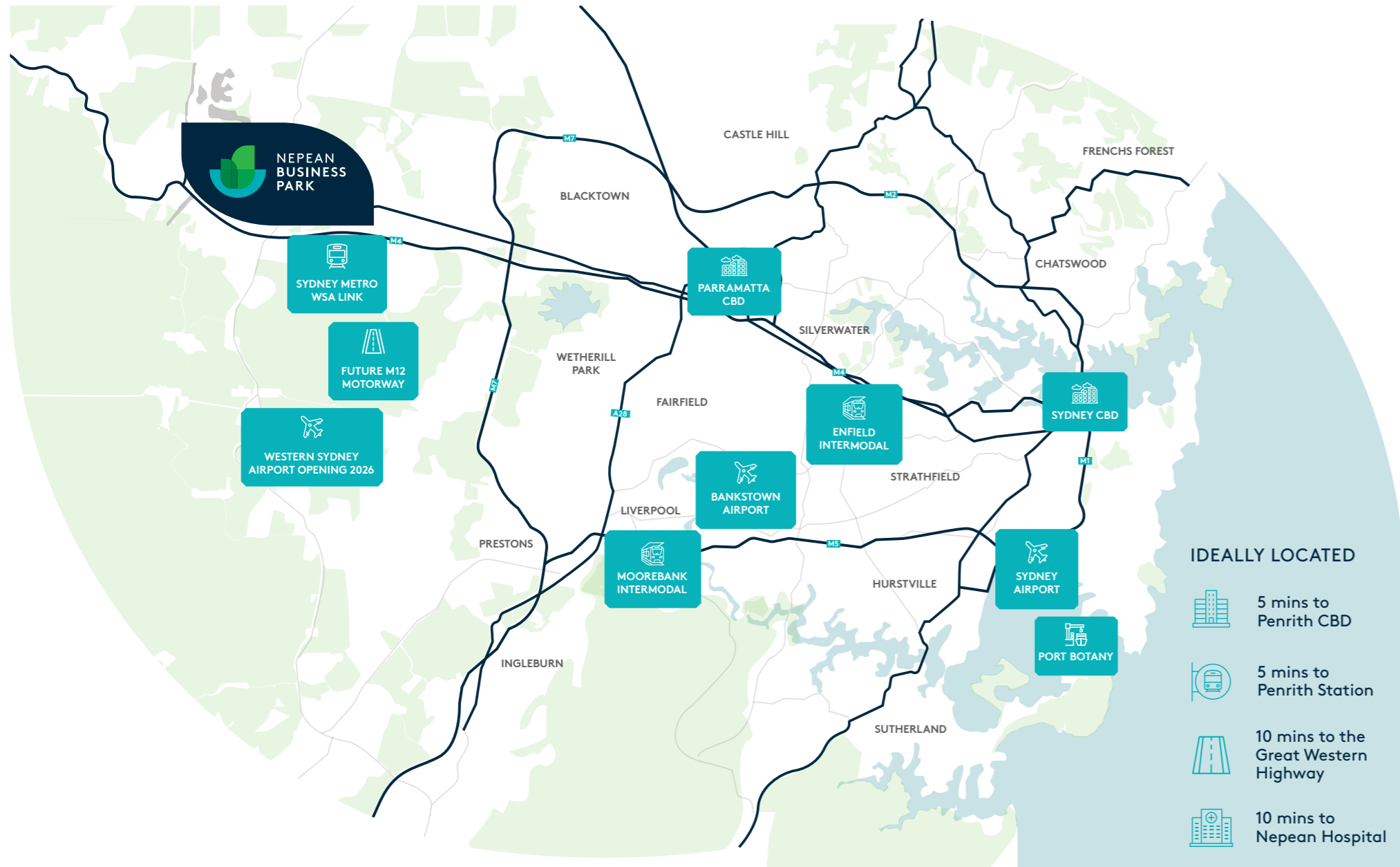
All lots will have power, water, stormwater, sewer and NBN connections installed to the boundary.



NBN Fibre Connection

All lots will have access to high speed broadband.





IDEALLY LOCATED

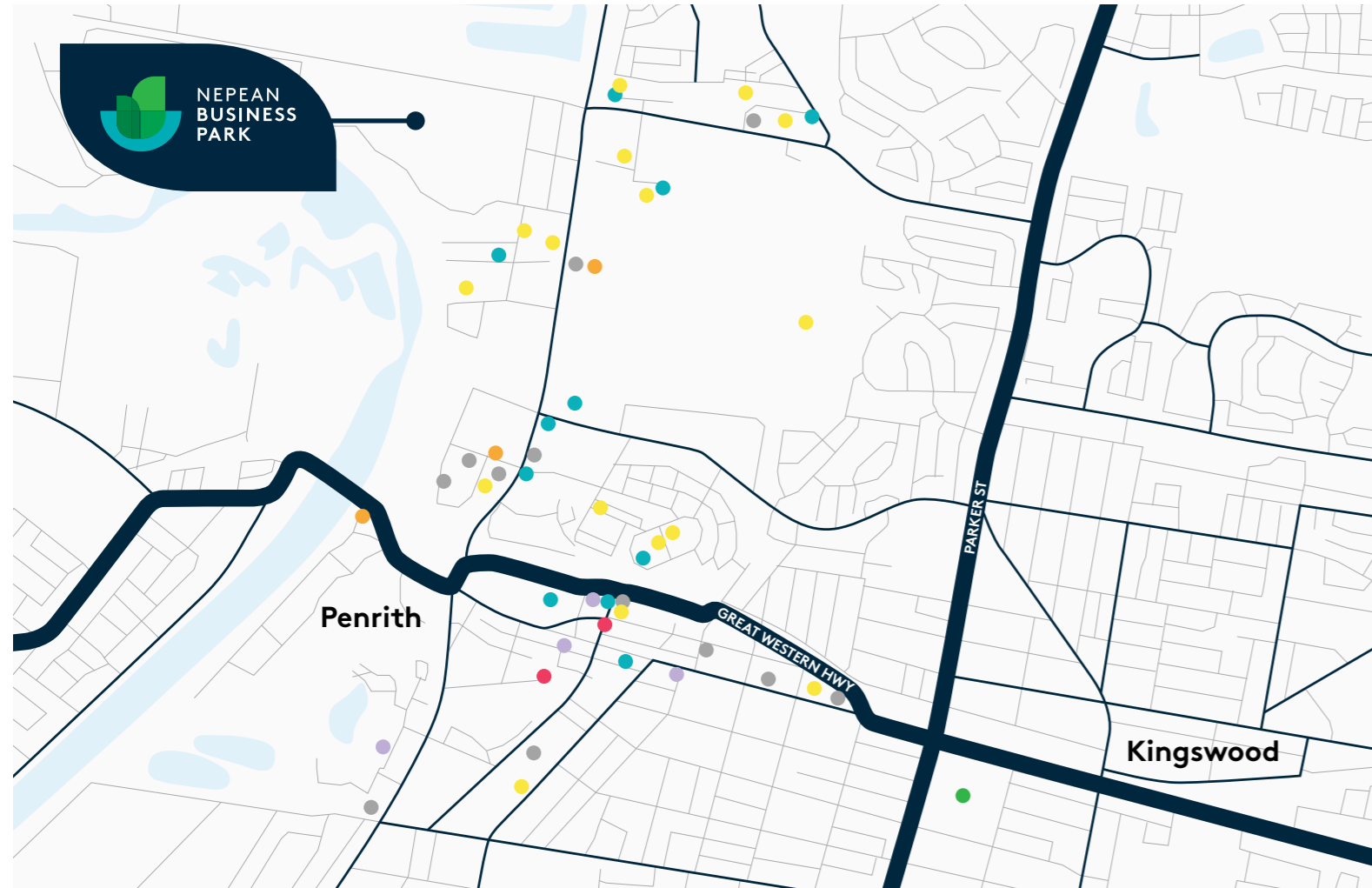
- 5 mins to Penrith CBD
- 5 mins to Penrith Station
- 10 mins to the Great Western Highway
- 10 mins to Nepean Hospital

LOCAL ECONOMY

- Sydney Metro Western Sydney International Airport Line
\$11b
- University campus
\$350m
- Western Sydney International Airport
\$11b
- Nepean Hospital Redevelopment
est. \$1b
- Urban Road upgrades
\$1.6b
- Community Infrastructure Council
\$88m 21-22 \$157m 22-23
- Mamre/Kemps Creek Precinct
\$2.6b
- River Precinct Upgrades
est. \$39.5m
- City Park
\$16.6m
- Amazon
\$500m



LOCAL AMENITY



- Bar
- Shopping Centre
- Cafe
- Gym
- Fast Food
- Restaurant
- Hospital

LOCATION

Penrith is situated at the centre of one of Australia's most significant economic corridors, connecting the north-west and south-west growth hubs. The new Sydney Metro Western Sydney International Airport line will connect St Marys and the Penrith LGA directly to the airport and will offer unprecedented opportunities to business, investors and industry.

11,350

jobs to be created during the airport's construction phase

28,000

direct and indirect jobs supported by the airport by 2031

\$500M+

estimated injection into Penrith's economy

5M

travellers to Western Sydney International Airport in the first year of operation; expected to double by 2031



15mins

15 minutes by rail to the new Western Sydney International Airport



1/2 hour by road

Less than half an hour by road to the new Western Sydney International Airport



The airport will unlock **faster delivery times for fresh and pre prepared food** to anywhere in the world



21,000

new residents by 2031



1.3 million visitors

currently to Penrith annually



Source: Invest Penrith





ZONING

The site is located within the 'Employment' zone under the Western Parkland City SEPP. The objectives of the 'Employment' zone under the Western Parkland City SEPP Penrith Lakes Scheme Chapter 5 are as follows:

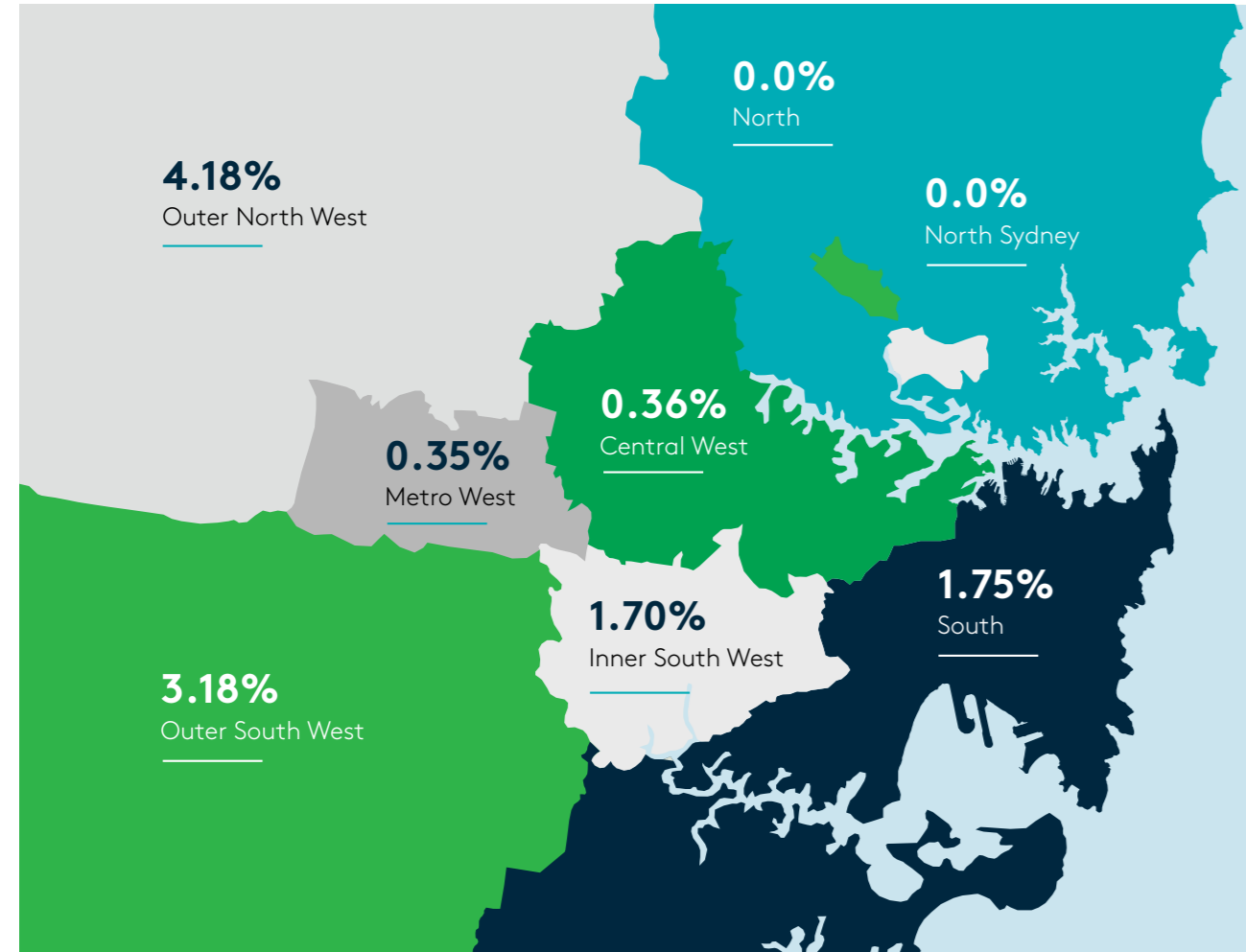
- To provide a range of office and light industrial uses and to provide employment opportunities relating to health, high order technology, culture and sports.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To provide for a range of higher order job opportunities including health, cultural and high technology industries.
- To incorporate appropriate water quality management measures to ensure that development does not detrimentally impact on the implementation of the Penrith Lakes Scheme and the operation and use of olympic legacy infrastructure, including the Sydney International Regatta Centre and the Penrith Whitewater Stadium.
- To encourage the development of business incubators, and other employment opportunities relating to tourism and water-based sport and recreation.



For the Employment Zone under Chapter 5 of the Western Parkland City SEPP, the following land uses are listed as permissible:

- Business premises
- Car parks
- Community facilities
- Educational establishments
- Environmental protection works
- Flood mitigation works
- Food and drink premises
- Function centres
- Garden centres
- Hardware and building supplies
- Health services facilities
- Industrial retail outlets
- Industrial training facilities
- Information and education facilities
- Kiosks
- Light industries
- Markets
- Neighbourhood shops
- Office premises
- Passenger transport facilities
- Recreation areas
- Roads
- Signage
- Warehouse or distribution centres

INDUSTRIAL MARKET OVERVIEW



2.38% Below Historical Vacancy

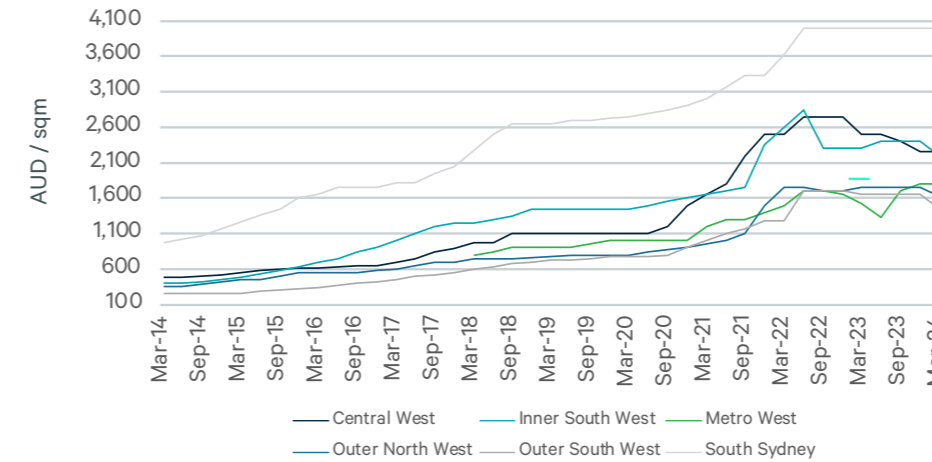
Despite supply stabilising, we are still well below the historical average vacancy rate which reflects the chronic under-supply.

Outer North West vacancy rate remains at an all-time low due to ongoing supply shortfall and consistent demand in the Industrial & Logistics sector.

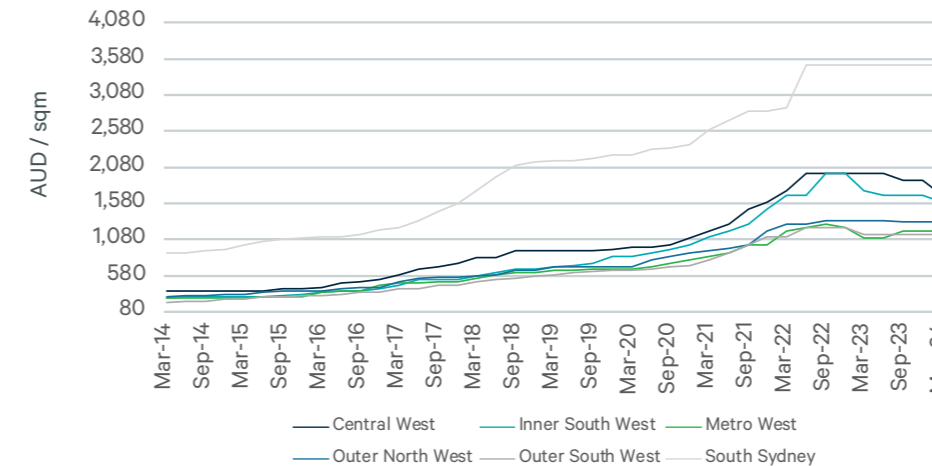
25% Land Values Continue To Rise

25% Year-on-year growth in land values across Sydney over the past three years.

Average Land Values (0.25 ha lots), by Precinct (2014-2024)



Average Land Values (1.6 ha lots), by Precinct (2014-2024)



Undersupply of serviced land

Only 10% (or 197 ha) of the undeveloped land in the Outer North West precinct is serviced.

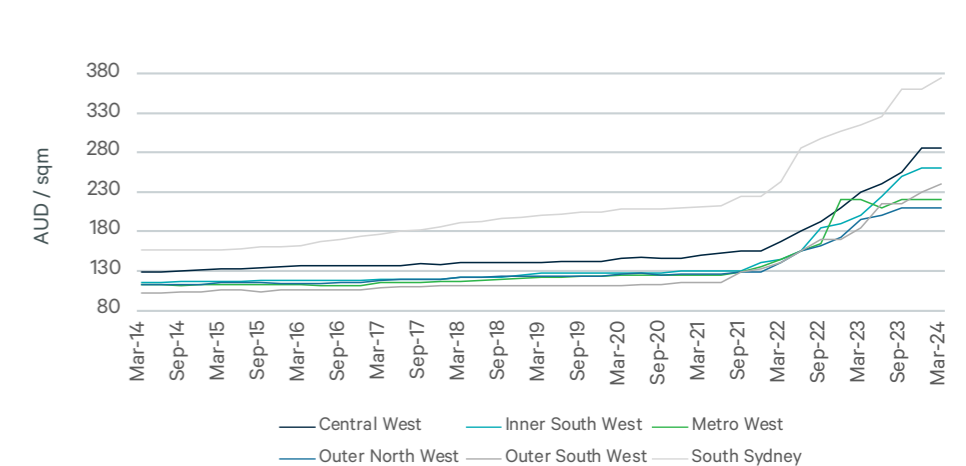
27% YTD rental growth climbs

Record Super Prime rental growth in Sydney's Outer North West.

4% of the total

Industrial zoned land is undeveloped and serviced.

Average Super Prime Net Face Rents, by Precinct (2014-2024)



ABOUT PRECINCT CAPITAL

PRECINCT



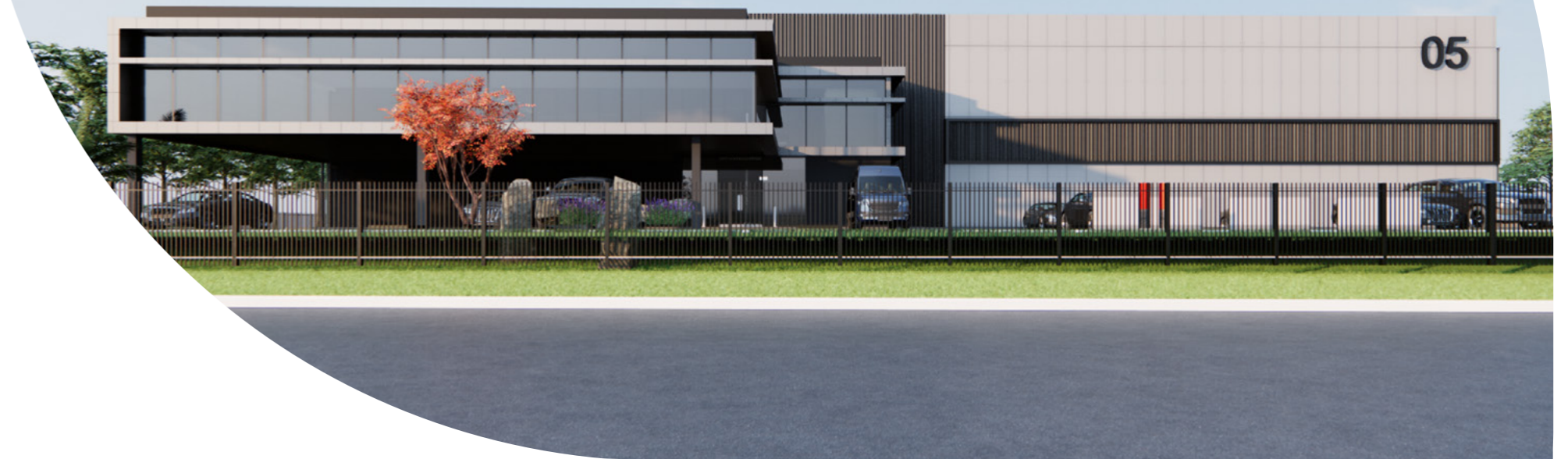
Precinct Capital is an Australian-owned private family investment office that has been investing in property along the Eastern seaboard since 1981.

With a diverse range of investments in property across multiple sectors, the group's current focus is in industrial property with developments underway in Western Sydney, Newcastle/Hunters, Northern NSW, Melbourne and South-East Queensland.

Precinct are currently developing two large business parks, one of them being Nepean Business Park in Penrith and the other in Newcastle, the 22Ha Steel River Business Park. Upon completion, Nepean Business Park will deliver in excess of \$2 billion in economic activity.

Precinct Capital has a long history of successfully bringing projects of all sizes to life, with a track record spanning four decades and billions of dollars in property value. Precinct retains a team of specialists with extensive skills and experience so that each investment receives dedicated management, ensuring successful outcomes. The group's property activities span across industrial business parks, self-storage, residential, and commercial properties.

Artists' Impression



SALES PROCESS

Serviced industrial lots are offered for sale via private treaty.

Your offer should be submitted in writing and clearly specify:

- Full name of interested party (including names of principal directors/shareholders)
- Proposed purchase price
- Exchange and settlement dates
- The source and structure of equity and debt funding to complete the purchase
- Conditions attached to the offer
- Purchaser's internal approval process
- Intention for the site/proposed use

TERMS OF SALE

The vendor reserves the right not to accept any offer without limitation and is not obliged to accept the offer with the highest consideration. The vendor is not responsible for any costs or expenses incurred by any prospective purchaser in lodging an offer to purchase. Please contact the exclusive selling agents to arrange access.

DUE DILIGENCE

For further due diligence information, please contact the selling agents.

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DISCLAIMER

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