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GATEWAY TRANSPORT TERMINAL TOWNSVILLE PROSPECTUS



TOPRISE AUSTRALIA PTY LTD DEVELOPMENT



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FAIRFIELD CENTRAL

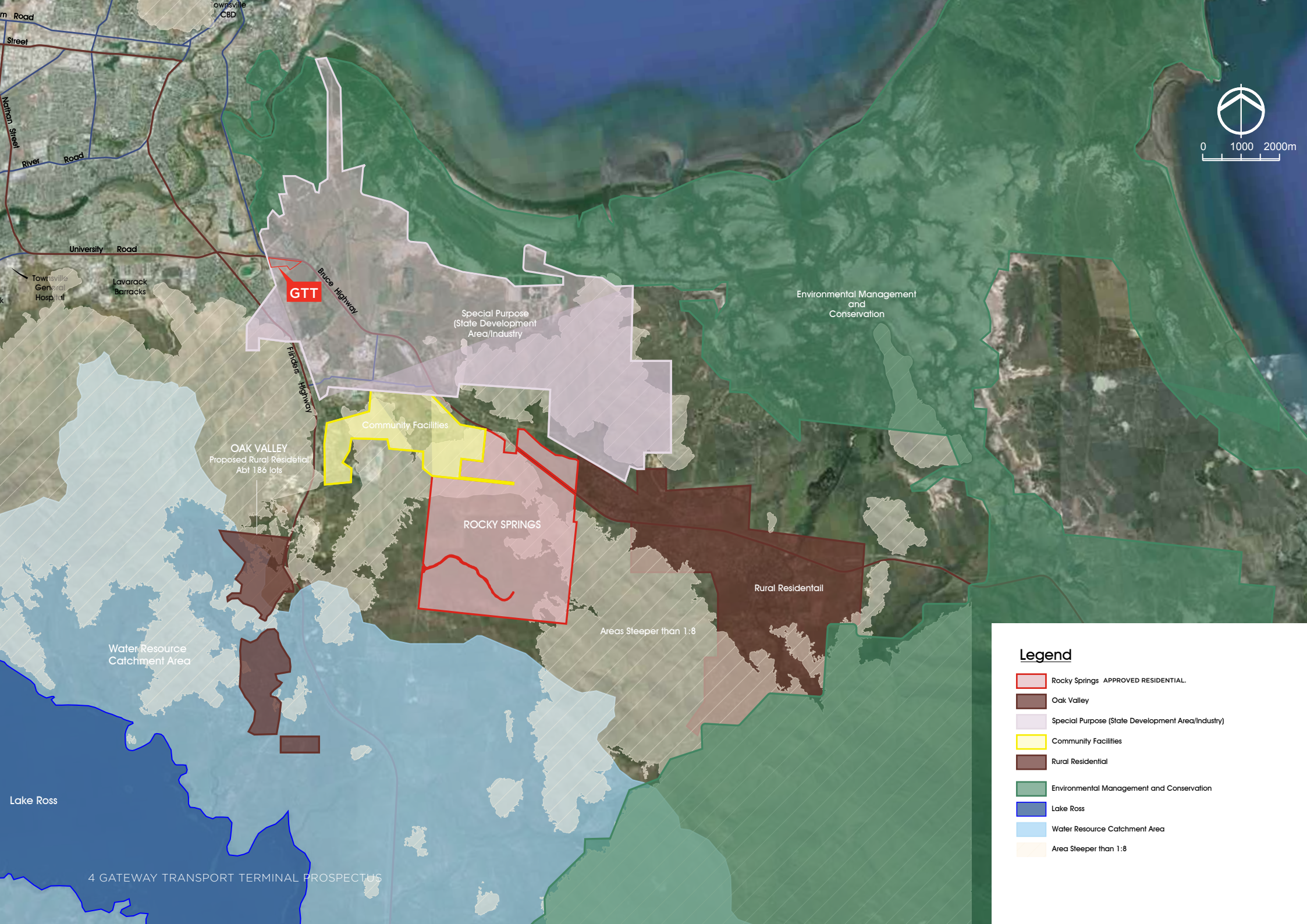
TOWNSVILLE CBD

GTT

GTT

BRUCE HIGHWAY

SOUTH



Legend

- Rocky Springs APPROVED RESIDENTIAL.
- Oak Valley
- Special Purpose (State Development Area/Industry)
- Community Facilities
- Rural Residential
- Environmental Management and Conservation
- Lake Ross
- Water Resource Catchment Area
- Area Steeper than 1:8

GTT

Bruce Highway

Figgers Highway

Special Purpose
(State Development
Area/Industry)

Community Facilities

OAK VALLEY
Proposed Rural Residential
Abt 186 lots

ROCKY SPRINGS

Rural Residential

Areas Steeper than 1:8

Environmental Management
and
Conservation

Water Resource
Catchment Area

Lake Ross

4 GATEWAY TRANSPORT TERMINAL PROSPECTUS

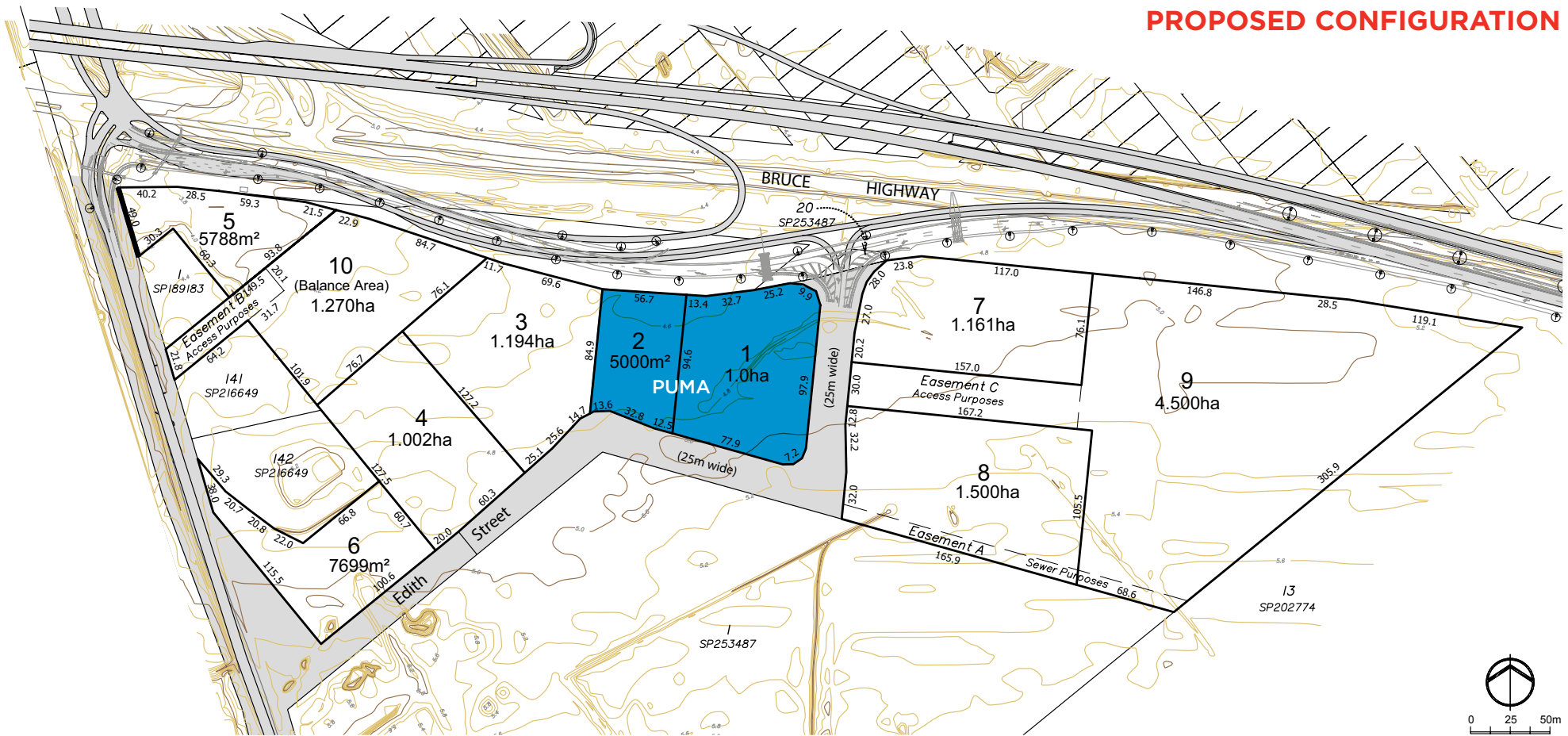
University Road

Townsville General Hospital
Lavarack Barracks

Street
Nathan Street
River Road

Townsville CBD

PROPOSED CONFIGURATION



Lots 1 - 10

Note:

1. There is no Stormwater detention on the land as part of this proposed reconfiguration.
2. There are no retaining wall on the land or proposed as part of this Transport Terminal.
3. Land not affected by Q100.

The plan is fully approved. Individual lot sizes can be changed to suit individual buyers.

Cancelling Lot 10 on SP261127, Lot 3 on EP1100,
 Lot 188 on EP1839, Lots 18 & 19 on RP705929,
 Lots 15 - 22 on SP105728, Lot 23 on SP105729,
 Lot 2 on SP257322 and Lots 11 & 13 on SP262840.

GATEWAY TRANSPORT TERMINAL

Gateway Transport Terminal (GTT) is an industrial subdivision developed specifically for transport related businesses servicing Townsville and North Queensland. GTT is the only freight distribution centre located on the Bruce Highway's southern access into Townsville.

Specifically, GTT is located at the axis of the Bruce Highway, Flinders Highway and Port Eastern Access Corridor, and is adjacent to the city's key rail distribution/collection operations. This location positions GTT as the logistical choice for freight distributors and associated businesses.

GTT offers custom sized lots, wide corridors and semi-turning capability, strong visibility to highway traffic and access for type 1 and type 2 road trains.

TOWNSVILLE STATE DEVELOPMENT AREA

GTT is a designated transport hub under the Townsville State Development Area (TSDA), which promotes strategic industrial development to Townsville's south.

The TSDA was identified as the logical location for industrial development due to Townsville south's proximity to port, rail and road avenues, without the need to intersect Townsville's suburban road network.

FREIGHT DISTRIBUTION ADVANTAGE

Currently, freight distributors operating in Townsville are forced to transfer goods through or around Townsville's city and suburbs before distributing. GTT's southern location is adjacent to the region's largest rail freight distribution centre, and is at the axis of the Bruce Highway heading north, Flinders Highway heading west, and the Port Eastern Access Corridor. This location has been identified to reduce travel time and operational costs for freight distributors.



POTENTIAL ROCKY SPRINGS

Townsville's southern residential population is set to grow with Lend Lease's latest community development Rocky Springs due to commence November 2016. Once the 30-year Rocky Springs project is complete, the residential community will be home to over 25,000 people in over 10,000 dwellings.





PORT OF TOWNSVILLE

PORT ACCESS ROAD

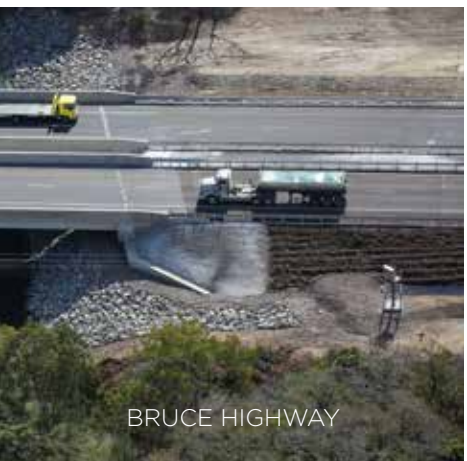
BUNNINGS

HOME MAKER CENTRE

GTT

PUMA

GTT



BRUCE HIGHWAY



PORT ACCESS ROAD INTERSECTION 1.5KM SOUTH



ABOUT THE GATEWAY TRANSPORT TERMINAL (GTT)

Gateway Transport Terminal is an industrial subdivision located south of Townsville's city, within the Townsville State Development Area. This freight distribution centre is strategically positioned to connect transport businesses and services with port, rail and road networks

SOUTHERN LOCATION

GTT is the only freight distribution centre located south of Townsville - all others are based north. All freight arrives in Townsville via road or rail from the south, or through Port of Townsville also located to the south.

The subdivision is within 2kms of the Pacific National Rail Freight Terminal, is adjacent to the Aurizon rail freight terminal which services North Queensland.

STRATEGIC POSITION

✓ reduces cross-city transfers

Located at the axis of the Bruce Highway, Flinders Highway and Port Access Road, GTT is positioned to allow distributors to move from point A to point B easily and without unnecessary transfers across Townsville's suburban roads.

85% of all freight transported through Townsville stays in Townsville or is transported west, leaving only 15% of goods to be transported further north.

✓ reduces travel costs + equates to cost savings

Based on a case study of 26 movements of 1 hour per day, at \$150 per hour to operate truck and driver, a business could reduce running cost by \$4000 per day, or \$1.4 million per year.

STRONG VISIBILITY

GTT's site has street frontage to 13,000 traffic movements daily. With Lend Lease's Rocky Springs community development to create homes for 25,000 residents over the next 30 years, traffic volume will increase.

EASY ACCESS

GTT has been designed with a 25m wide carriageway road to suit transport businesses and allow semi-turning capability.

FLEXIBLE LOT SIZES

The subdivision offers custom lot sizes to suit space and positioning needs.

Options are to purchase custom lots, or enter into design and construct lease-back agreement.

VEHICLE TYPES

Type 1 and Type 2 road trains have approved access to GTT. (In accordance with GTT's memorandum of understanding with Department of Transport and Main Roads.)

GTT's format removes the need to divert type 1 and type 2 road trains off the Bruce Highway to an inland route, and reduces breakdown time between goods arrival in Townsville and distribution across the city.



ABOUT TOWNSVILLE STATE DEVELOPMENT AREA (TSDA)

Townsville State Development Area is the most strategic industrial land in North Queensland, identified as the TSDA by the Queensland government in 2003.

The 4900 hectare area is identified as the optimum location for industrial development, with its proximity to the Port, rail operations and the minerals-rich North West without needing to navigate Townsville's suburban landscape.

Industries already established within the TSDA include:

- Townsville Distribution Precinct
- Aurizon (relocating adjacent to GTT mid 2016)
- Pacific National's intermodal freight terminal
- Queensland Rail locomotive and rolling stock maintenance facility
- Origin Mount Stuart power station
- Australia Meat Holdings' abattoir
- Sun Metals Zinc Refinery
- Xstrata Copper Refinery

PORT ACCESS

The Port of Townsville is central to North Queensland's economic development as the primary sea link to local mineral and agricultural regions, and regional population centres.

Port of Townsville's 10 operational berths handle more than one-eighth of Queensland's international trade based on value, making it a major gateway for the State's trade and investment and a key driver of North Australia's economic growth.

With the Port Eastern Access Corridor connecting the port to Bruce Highway, Flinders Highway, rail freight distribution centre and TSDA, Port of Townsville benefits from an efficient transport network to north, south and west.

AURIZON RELOCATION

Aurizon is Australia's largest rail freight operator. Aurizon's Townsville base currently distributes freight transported to Townsville via rail from the South Townsville rail yards.

Aurizon's freight distribution business plus the company's locomotive and freight car maintenance operations will be relocated to the Stuart/Cluden facility by mid-2016.

All freight arriving to Townsville by rail will be collected and distributed from this new location, adjacent to GTT.

Works on the \$40 million relocation have commenced.

GLENCORE

Glencore is one of the world's largest natural resources companies. It is also the major industrial land owner within the TSDA.

Glencore uses Port of Townsville as the export gateway for mineral resource wealth of north-west Queensland, exporting own-source and third-party products, including zinc and copper concentrates and fertiliser.

In April 2015, Glencore's Berth 8 facility was commissioned, increasing shiploading capacity and securing the long-term export future for mineral products produced within the resource-rich North West Minerals Province.





ECONOMIC FACTS*

Townsville Gross Regional Product is **\$12.592B**

Estimated population by 2036 is **314,362**

Estimated number of cars that pass by the Gateway Transport Terminal is **13,000** per day

TONNAGE MOVEMENT THROUGH PORT OF TOWNSVILLE 2014 -2015^

MINING

- 11.05 million tonnes

AGRICULTURE

- 1.68 million tonnes of sugar
(Port of Townsville is Australia's largest sugar exporter)
- 300,000 heads of cattle

GENERAL CARGO

- 62,000 TEUs (twenty-foot equivalent units) of cargo moved through the Port (fastest growing sector at Port of Townsville)

TOWNSVILLE

Townsville is located half way between the tip of Cape York and Brisbane. The city is the largest in northern Australia, and in Queensland outside of the South-East corner, with a population of 192,038 at last count (June 2014). Townsville's population is expected to grow to 314,362 people by 2036.

Townsville is a major service centre and the main centre for government administration outside of Brisbane. The city includes Queensland's only tertiary hospital outside Brisbane, a major defence base, two university institutions and a TAFE campus, and a diverse local economy including agriculture and mining. Townsville is Queensland's broadest-based regional economy outside of Brisbane.

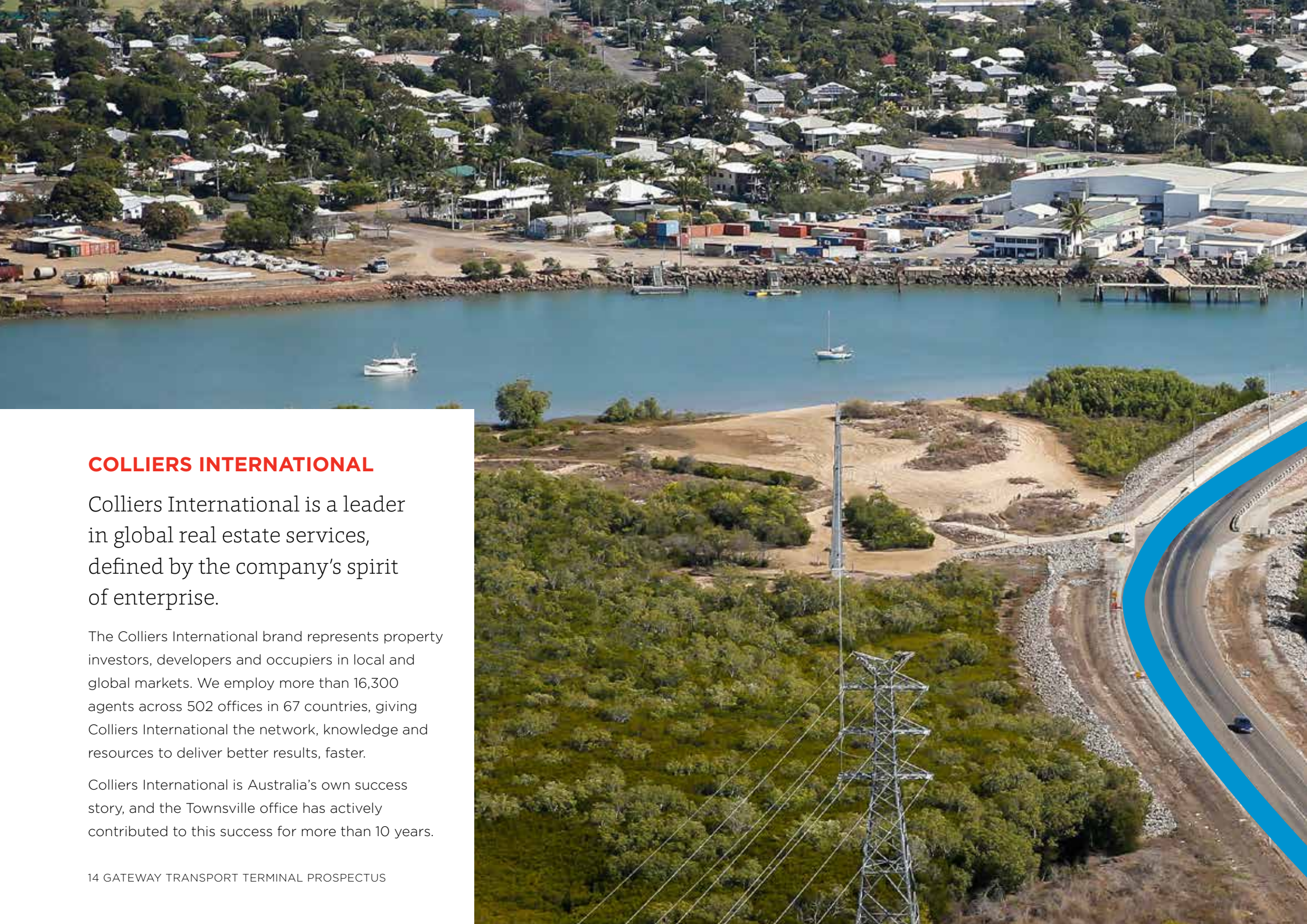
Townsville is well-connected with road, rail and sea, is proximal to Asia and has been named a key piece in the Federal Government's vision for developing northern Australia for the nation's next phase of economic growth.

* Source: Opportunity Townsville North Queensland, Townsville Enterprise.

^ Source: Port of Townsville 2014—2015 Annual Report



PORT ACCESS RD



COLLIERS INTERNATIONAL

Colliers International is a leader in global real estate services, defined by the company's spirit of enterprise.

The Colliers International brand represents property investors, developers and occupiers in local and global markets. We employ more than 16,300 agents across 502 offices in 67 countries, giving Colliers International the network, knowledge and resources to deliver better results, faster.

Colliers International is Australia's own success story, and the Townsville office has actively contributed to this success for more than 10 years.



PORT ACCESS RD

PORT OF
TOWNSVILLE



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