# The Future of Australian Logistics

# Overview

No other logistics precinct in Australia compares to the scale and location of Moorebank Intermodal.

**243 ha**

Prime logistics and intermodal precinct

**1,200,000sqm**

Onsite large format warehousing

**1,550,000 TEU**

A year across the IMEX and Interstate Terminals

**20+ MW**

Of rooftop solar across the estate

Moorebank Intermodal Precinct

# Strategic Location

The location is minutes to Sydney's arterial road network via M5 and M7. The site has benefits further from both Interstate and Import Export (IMEX) Intermodal terminals

🚗 0 km to M5

🚗 5 km to M7

✈ 25 km to Sydney Airport 32

⛴ km to Port Botany

✈ 32 km to Western Sydney Airport

**Legend**

⎯⎯ Rail Link to IMEX

⎯⎯ Motorways

# Connecting to Australia's inland rail network

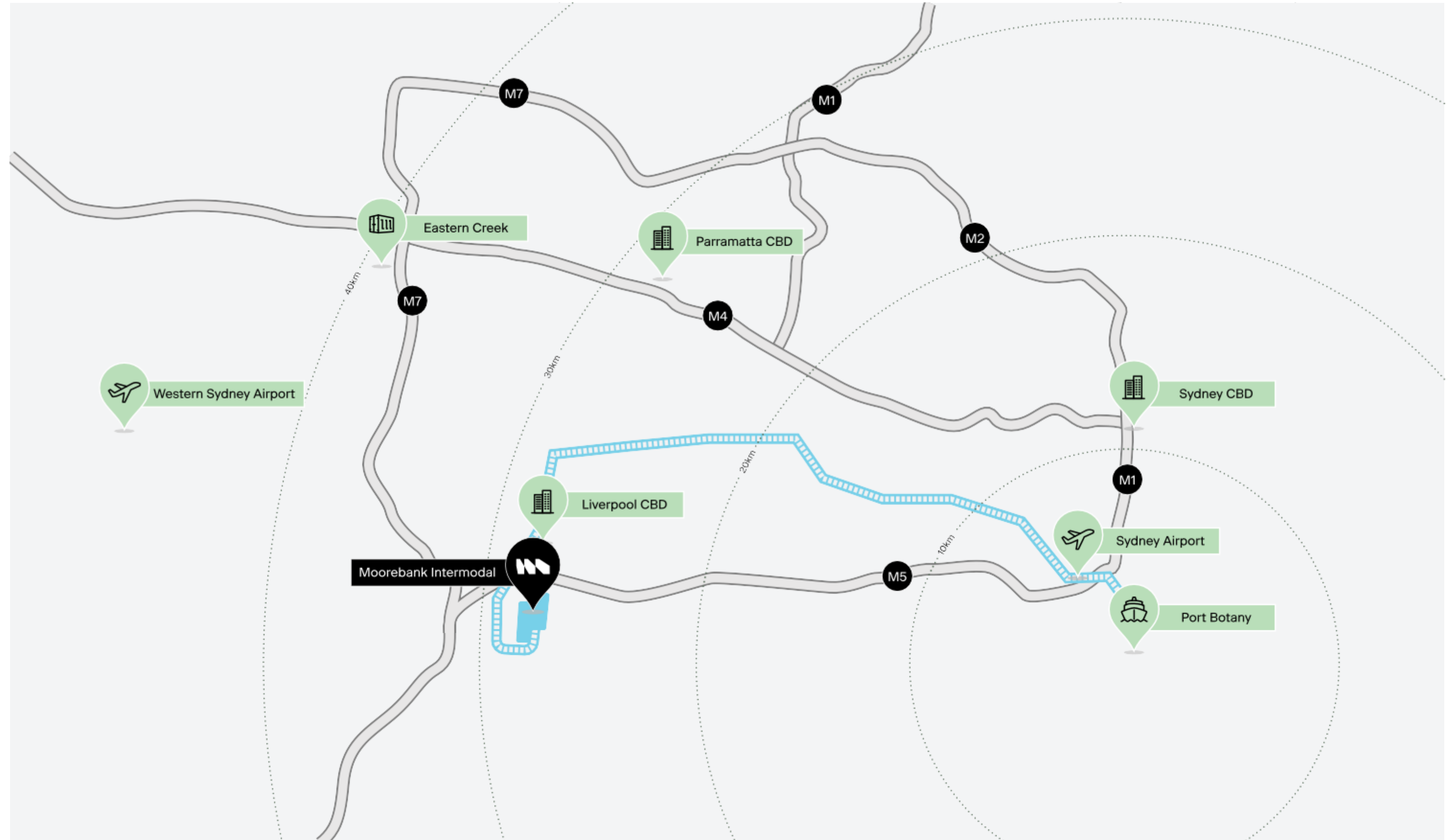Moorebank Intermodal Precinct will connect via the Interstate Terminal to the Inland Rail network, allowing a direct link to Melbourne, Adelaide, Perth and Parkes. This network will enhance our nations freight and supply chain capabilities, connecting existing freight routes through rail, road and ports.

Inland Rail means freight can be delivered faster and more reliably across Australia and beyond to global markets.

**Legend**

Rail Link to IMEX

Motorways

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# Interstate Terminal

The Moorebank Interstate Rail Terminal was officially opened in April 2024.

The terminal will process 1,800m long interstate trains, each moving approximately 1,500 tonnes of freight and consumer goods. The terminal will ultimately be able to process circa. 3,000 trains per year with an expected capacity of 500,000 TEU per year.

The terminal's efficiency benefits will result in significantly lower supply chain costs and lower transport emissions.

**Owned & Operated by The Moorebank Intermodal Terminal Company, a joint venture of ESR, National Intermodal, and Qube Logistics**

# Masterplan

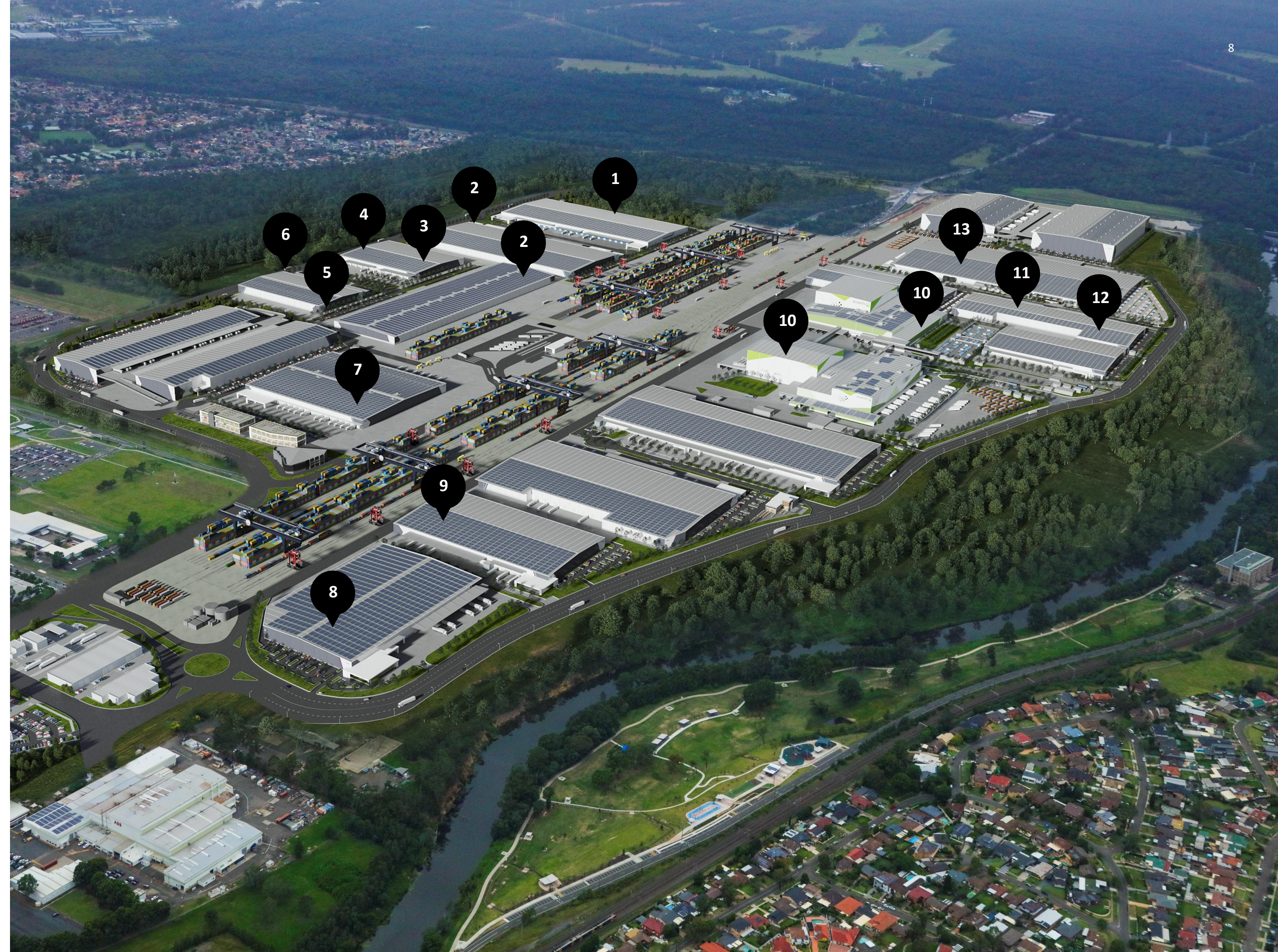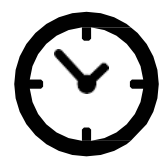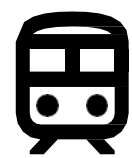| 1 | MAINFREIGHT |
|---|---|
| 2 | QUBE |
| 3 | ATS BUILDING PRODUCTS |
| 4 | PCA |
| 5 | THE SOURCE FEDeral HOSPITALITY EQUIPMENT |
| 6 | caesarstone |
| 7 | Kmart |
| 8 | MAERSK |
| 9 | SYDNEY TOOLS |
| 10 | Woolworths |
| 11 | Signify |
| 12 | BRACKNELLS WAREHOUSING & DISTRIBUTION |
| 13 | Kmart  Target |

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# Unbridled Supply Chain Benefits

Reduced delivery timing

Supply chain savings shifting from road to rail

Reduced carbon footprint accelerating Net Zero targets

Savings on outgoings
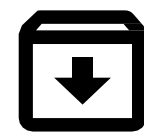
Fast turn-around for inventory stock levels
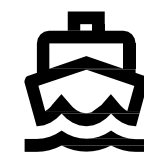
Total savings on interstate transport
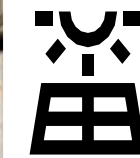
Electricity savings

Reduced GLA Footprint

Woodburn Intermodal Precinct

ESR
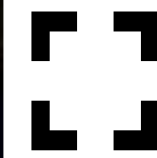
# How goods are traditionally transported across Sydney

**Day 1**

9:00am

Ship arrives at Port Botany

**Day 2**

Containers available, book VBS Slot for truck pick up. Limited containers per truck.

**Day 3**

10:00am

Truck pick up from Port Botany

Accident on M5, truck stuck in delay

2:00pm

Mid afternoon the container arrives at warehouse. Warehouse manually packs container

5:00pm

Container park closes. Empty container held overnight. Continues to incur fees into the following day

**Day 4**

Goods sorted, reloaded and ready for dispatch

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# How goods are shipped at Moorebank Intermodal

## Day 1

| 9:00am | 10:00am | 12:00pm | 2:00pm | 3:00pm | 4:00pm | 4:00pm |
|--------|---------|---------|--------|--------|--------|--------|
| Ship arrives at Port Botany | Containers ready to load to train | Up to 80 containers on on train, departs for MLP | Containers arrive at IMEX | Containers processed through cross dock | Empty returned to Container Park | Available for delivery direct to store or warehouse |

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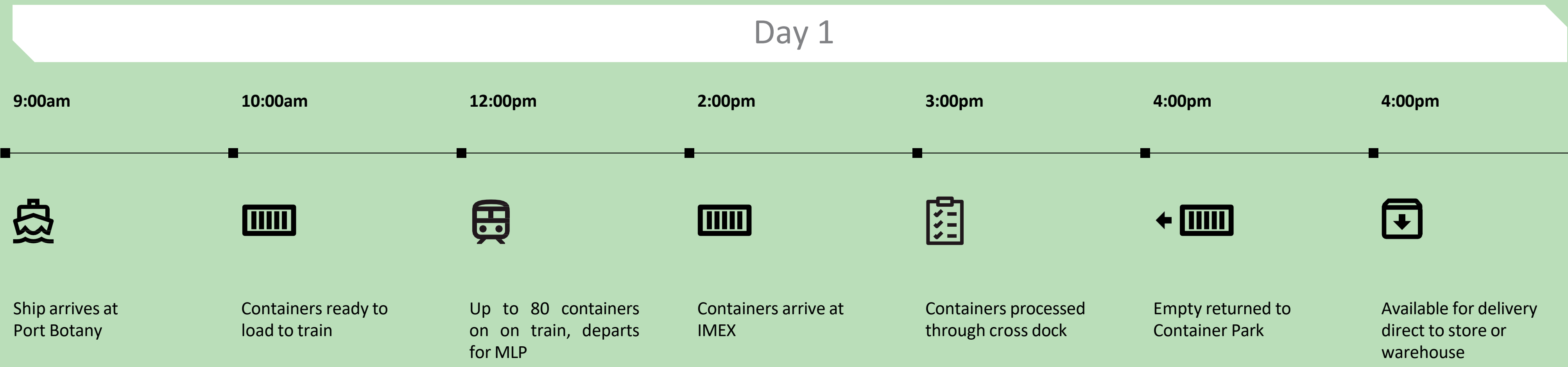
# Road V Rail Container Pricing

## 40 Foot Comparison: On Site De-hire

| Road Rate | | |
|---|---|---|
| **Per container price, Return Journey by Road** | **High Volume TEU** | **Lower Volume TEU** |
| Base rate (volume dependant) | $397 | $510 |
| Fuel surcharge | $99 | $128 |
| Tolls | $85 | $85 |
| VBS Timeslot Fee | $62 | $62 |
| TAC – Terminals Access Charge | $195 | $195 |
| Empty Container Notification Fee | $229 | $229 |
| **Total** | **$1067** | **$1209** |

| Rail Rate | |
|---|---|
| Full container – Ex Port Botany - IMEX | $128 |
| Empty Container - Ex Moorebank IMEX to Port Botany | $128 |
| IMEX Terminal Lift on/Lift off | $138 |
| IMEX Terminal to Warehouse / Return to IMEX Lift in / Lift out | $52 |
| TIF – Terminal Infrastructure fee | $195 |
| De-hire at MCS Cooks River | $229 |
| **Total** | **$870** |

Rail Base Rate $446

Additional savings to be gained when you de-hire onsite at Moorebank Empty Park (MEP)

**Rail Benchmark**

Minimum
18% saving

**High Volume Road User**

Up to
28% saving

**Low Volume Road User**

$870

$1067

$1209

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# Sustainability

### Solar Energy & Net Zero

20+ MW of rooftop solar powering warehouses, and an estate-wide electrical embedded network with opportunity for batteries.

Net Zero Strategy (fund) covering Scope 1, 2 & 3 emissions.

### Warehouse Ratings & Innovation

5-star Green Star ratings on warehouse developments.

Green Star Performance v2 ratings on stabilised warehouses.

World first warehouse estate with fully integrated intermodal terminal for container freight.

### Electric Vehicle (EV) Infrastructure

EV charging points within estate carparks to encourage EV car usage. Janus Electric EV truck charge and battery-swap station on-site for heavy vehicles.

### Enhanced Nature

100 hectares of protected and regenerated bushland, supporting local biodiversity and improving ecological outcomes.

### Transport emissions & road congestion reduction

Replacing 1.55 million containers on roads per year.

3,000 less heavy truck movements from Sydney's roads each day.

Removing 110,000 tCO2e (tonnes of carbon) in transport emissions per year.

### Economic Benefits

$11 billion (approx.) in economic benefits over 30 years.

6,800 permanent new roles (approx.) created in diverse and emerging industries such as automation, robotics, transport & logistics, renewable energy, hospitality and retail.

# A thriving onsite community

Proposed future amenities may include vibrant retail hubs located throughout the precinct, providing convenient access to everyday essentials, and lifestyle services for employees and the wider community

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# SPACE AND INVESTMENT SOLUTIONS FOR A SUSTAINABLE FUTURE

**At ESR Australia & New Zealand, sustainability is built into the spaces we create and the services we provide. For us, it encompasses the natural environment, social wellbeing, business success, economic prosperity and cultural richness.**

Our best-in-class real-estate developments, property management, investment solutions and customer-first approach help to build sustainable growth for businesses, employees, investors and communities.

Whether you're looking to develop, expand or invest, we're here to help you create a sustainable future.

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# ESR AUSTRALIA & NEW ZEALAND. GLOBAL EXPERIENCE, LOCAL EXPERTISE

We're a part of the ESR Group, a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure that power the digital economy and supply chain for investors, customers, and communities.

**A$ 29.2bn** — Assets Under Management

**SQM 6.2m** — Gross Lettable Area (GLA)

**A$ 12.6bn** — Development Pipeline

**SQM 4.0m** — Development GLA

**600+** — Customers

**230+** — In-house Experts

**ESR Australia & New Zealand is a leading manager of industrial, business park and office real estate with assets under management of more than A$29.2 billion, and a robust pipeline of developments underway.**

We have established funds management capabilities and long-term relationships with global institutional investors.

Our global strength and local know-how help to make a real difference for businesses, investors, communities and our world.

And we're committed to creating growth for our customers and investors, offering best-in-class services, development and investment solutions that are good for the planet, the people and the economy.

China

South Korea

Japan

5

4

2

3

1

South East Asia

1. Indonesia
2. Malaysia
3. Singapore
4. Vietnam
5. Thailand

Australia

New Zealand

# ESR GROUP.
# APAC LEADER,
# GLOBAL IMPACT.

**ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure that powers the digital economy and supply chain for investors, customers, and communities. Through our fully integrated real asset fund management and development platform, we strive to create value and growth opportunities for our global portfolio of investors.**

We offer our customers modern space solutions to realise their ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe.

# NEW SOUTH WALES

**● Development Sites**

1. Badgerys Creek Industry Park, Badgerys Creek
2. Horsley Logistics Park, Horsley Park
3. Eastern Creek Industry Park, Eastern Creek
4. Minto Industry Park, Minto
5. Wetherill Industry Park, Wetherill Park
6. Huntingwood Logistics Estate, Huntingwood
7. Westlink Industry Park, Kemps Creek
8. Birmingham Industry Park, Villawood
9. 270 Horsley Road, Milperra
10. 49 Stephen Road, Banksmeadow
11. 130 Wentworth Avenue, Banksmeadow
12. Moorebank Intermodal Precinct, Moorebank
13. Mascot Logistics Estate, Mascot



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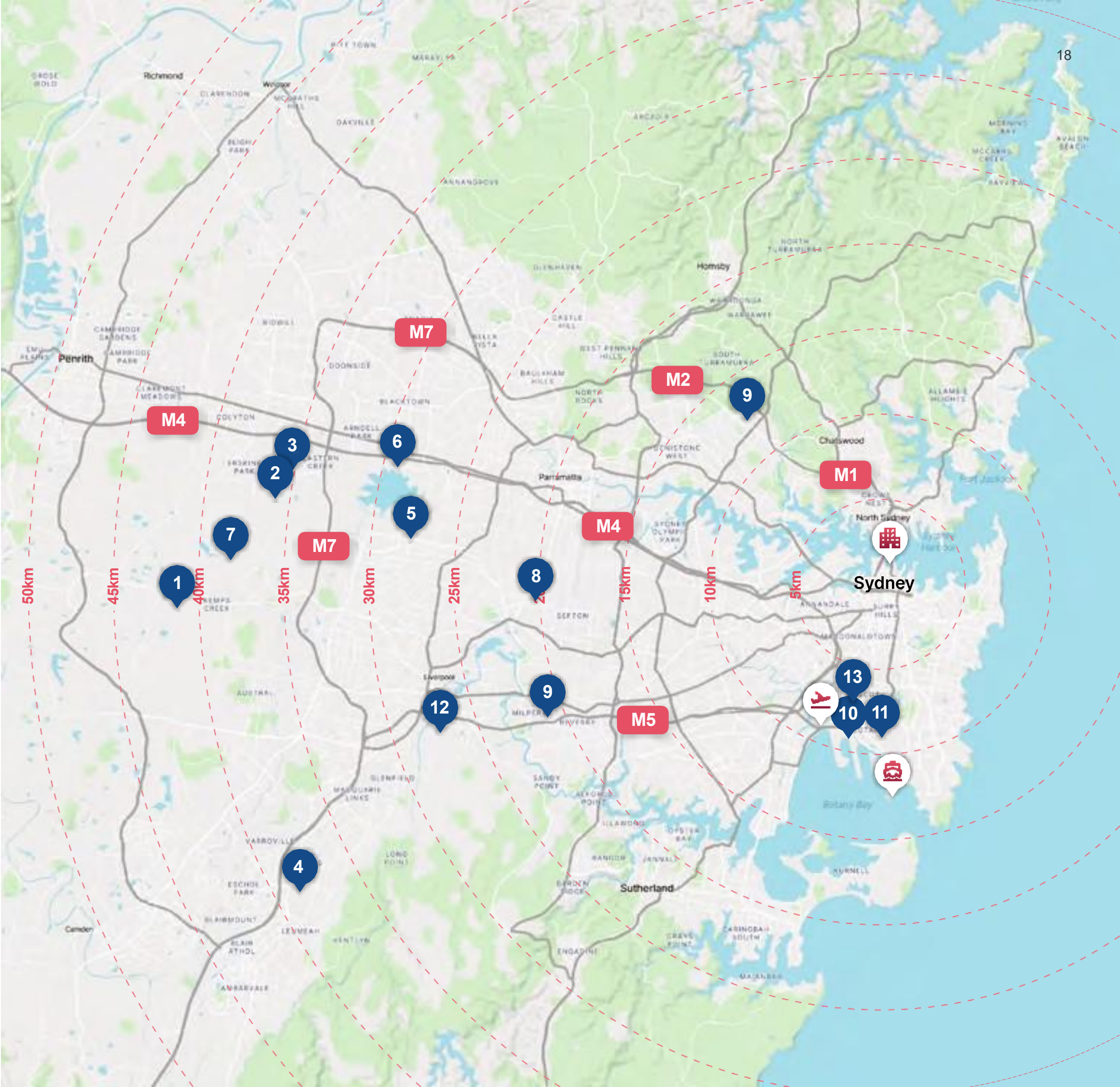
# The Future of Australian Logistics

**Moorebank Intermodal Precinct**

Moorebank Intermodal Precinct brought to you by ESR, National Intermodal and Qube Logistics. Together we are delivering cutting-edge industrial, logistics and intermodal property solutions to support our customers' growth and success — The Future of Australian Logistics

**Partnering with**

ESR | NATIONAL INTERMODAL | QUBE

**Backed by**

AustralianSuper | NSW GOVERNMENT | tcorp | Ivanhoé Cambridge | AXA Investment Managers

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