

## **Probiotec Limited commits to 15-year lease of state-of-the-art facility at The YARDS in Sydney's West**

- The YARDS, a Premium Estate in Kemps Creek is owned by Frasers Property Industrial and Aware Real Estate
- Probiotec's modern 29,808 sqm facility will consolidate its various packaging and distribution operations across the company
- Supply chain specialist TMX Global secured a 15-year lease for The YARDS
- The YARDS is being leased by Frasers Property Industrial and Altis Property Partners

### **SYDNEY, 23 MARCH 2023**

Joint venture developers Frasers Property Industrial and Aware Real Estate have secured Probiotec, an industry leader in the contract manufacturing and packing space for pharmaceuticals, for a built-to-suit 29,808 sqm facility on a 15-year lease at The YARDS, a Premium Estate at Kemps Creek in New South Wales.

Probiotec will consolidate its packaging operations across the company at the architecturally-designed facility, which also includes a 1,118 sqm office mezzanine.

Once complete and operational, the new facility is expected to house more than 200 employees. The facility will support heavy logistical operations with 11 flush docks and four recessed docks, as well as additional floor loading tolerances. The warehouse will also be fitted with a climate control system to ensure that inventory is handled within optimum temperature tolerances, as well as the ability to support flexible automation for efficient production operations.

Designed to target a 6 Star Green Star Design & As Built v1.3 rating by the Green Building Council of Australia, the facility will feature energy-efficient smart LED lighting, an upgradable photovoltaic system, energy metering and monitoring, rainwater capture and harvest systems as well as water-saving tapware with a minimum five-star Water Efficiency Labelling and Standards (WELS) rating.

Located in a burgeoning industrial zone of Greater Western Sydney that is earmarked for further expansion, The YARDS offers access to key transport infrastructure, including the M4 and M7 motorways.

Practical completion for Probiotec's facility is expected in 2024.

#### **Roland Martin, General Manager – NSW, Frasers Property Industrial said:**

"We are pleased to partner with Probiotec to bring their new pharmaceutical packaging and distribution centre to life. Our team has worked together with Probiotec to design a modern facility that is able to accommodate the high standards of hygiene and climate control required in their specialised operations. We look forward to welcoming them to The YARDS."

#### **Jack Moroney, Global Director at TMX Global, said:**

"TMX designed and procured a property solution for Probiotec at The YARDS, which is focused on optimising their core operational performance and enabling future growth targets to be reached by providing adaptability to accommodate any changes, such as future acquisitions that Probiotec may experience over the next 15 years or more. Probiotec's long-term lease at The YARDS is a strong indicator of the confidence they have in the project and this latest deal continues the trend of large manufacturing businesses exiting older style facilities and seeking modern, bespoke and operationally efficient buildings."

#### **Wesley Stringer, Chief Executive Officer at Probiotec Limited, said:**

"As a leader in the pharmaceutical packing sector, Probiotec needed a modern facility to not only match our growth as a business, but one that was acutely tailored to our production processes including integrating

flexible automation into our operations. Many of our clients also have specific requirements to meet various regulations and standards when it comes to packaging and storage of consumer goods. This required a complex bespoke warehouse solution.”

“We also wanted to capitalise on the operational benefits of consolidating our operations across Sydney under one roof, as we continue to grow.”

**Michelle McNally, CEO Aware Real Estate said:**

“We are pleased that Probiotec will be centralising their operations at The YARDS, which is being developed as Western Sydney's premier industrial precinct. As The YARDS continues to draw blue-chip customers in the region, we look forward to its emergence as an innovation hub where businesses can thrive. Altis Property Partners is project managing this development on our behalf.”

For The YARDS leasing enquiries, please contact Altis Property Partners and Frasers Property Industrial.

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**About Frasers Property Industrial**

Frasers Property Industrial is a strategic business unit of SGX-listed Frasers Property Limited (together with its subsidiaries, the “Group”), a multi-national company that owns, develops, and manages a diverse and integrated property portfolio with total assets of approximately S\$40.2 billion as at 30 September 2022.

Frasers Property Industrial owns and manages industrial and logistics properties in Australia and Europe, and its portfolio includes logistics facilities, warehouses and production facilities in strategic locations. Frasers Property Industrial has approximately S\$11.2 billion of assets under management as at 30 September 2022 with integrated development, asset management and third-party capital management capabilities across the Group's industrial and logistics markets in Australia, Germany, the Netherlands and Austria.

In addition, Frasers Property Industrial provides property management services to the logistics and industrial properties owned by Frasers Logistics & Commercial Trust (“FLCT”) in the major logistics and industrial markets of Australia, Germany and the Netherlands. FLCT is a SGX-listed REIT with a S\$6.7 billion portfolio comprising 105 logistics, industrial and commercial properties in five developed markets – Australia, Germany, Singapore, the United Kingdom and the Netherlands. FLCT is sponsored by the Group and is managed by Frasers Logistics & Commercial Asset Management Pte. Ltd.

**For more information on Frasers Property Industrial, please visit [FrasersPropertyIndustrial.com](https://www.fraserspropertyindustrial.com) or follow us on [LinkedIn](#).**

**About Aware Real Estate**

Aware Real Estate was launched in 2022 to actively manage Aware Super's directly-owned Australian living, industrial, office and mixed-use portfolio. With \$1.7 billion Assets Under Management (AUM), Aware Real Estate aims to be a market-leading property platform hosting \$7 billion in assets within five years.

Altis Property Partners have been foundational in establishing the Aware Real Estate portfolio, and as our development partner, has a strong track record in delivering quality projects.

A core strategic pillar of the platform is to cement its leadership in the Build-To-Rent sector through management of Aware Super's national Essential Worker Housing Program which offers eligible residents rent at 80% of the market rate and access to 500 existing apartments and an active development pipeline of 1,200 quality apartments.

**For more information about Aware Real Estate, please visit [www.aware realestate.com.au](https://www.aware realestate.com.au) or follow us on [LinkedIn](#).**

**For more information about Altis Property Partners, please visit [www.altisproperty.com.au](https://www.altisproperty.com.au) or follow us on [LinkedIn](#).**



**About TMX**

TMX, formerly TM Insight and XAct Solutions, is Asia-Pacific's #1 business transformation consultancy. While others plan for the future, we invent it – creating the digital and supply chain solutions of tomorrow to make you go further, faster.

TMX's specialist team brings deep industry experience to optimise the entire value chain, from top-of-the-funnel demand generation right through to final fulfilment.

TMX boasts more than 150 experts in supply chain, property, project management and ecommerce in more than seven countries across the Asia-Pacific region. The team have led major business transformations for the likes of Coles, Kmart, Coca-Cola Japan Bottlers Inc, Asahi, Singapore Post, Bunnings and Universal Robina. **For more information about TMX, please visit [tmx.global](http://tmx.global) or follow us on [LinkedIn](#).**

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