

PARRAMATTA INDUSTRIAL LAND USE SURVEY

(UPDATED 15TH May 2012)

Prepared for MDM Pty Limited

Proponent



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Registered Valuer No 3151

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1. BACKGROUND AND INTRODUCTION

MJM Property Group has been instructed to undertake a study to assess the current levels of available industrial land and buildings in the Parramatta Local Government Area to assist in the compilation of a land use report for the subject property identified as 2 Factory Street, Clyde as at 15 May 2012.

The site consists of an irregular shaped parcel of land with a total land area of approximately 10,700 square metres. The improvements comprise a mix of four older style high clearance warehouse space and a two level full brick office building with timber partitioned offices plus a large paved yard area with substantial off street parking.

Access from Factory Street to the west of the site is via a large driveway and the 40 metre wide frontage to Factory Street. The office building is currently vacant and available for lease on a short term basis via Mainland Industrial & Commercial at Chatswood.

The property is described as Lot 22 in Deposited Plan 569501 and consists of an elongated site layout and the latest Land Value assessment in July 2009 was \$703,000.

According to the Valuer General's records the site area is approximately 10,700sqm and we are advised that the buildings have an estimated total gross area of 4,000sqm which excludes any access driveways which are part of the gross site area.

A copy of the site survey document is attached and we reserve the right to review this report if there are any major variations in the leases from any standard terms & conditions.

2. LOCATION

The site is located adjacent to Clyde Railway Station and approximately 20 kilometres west of the Sydney CBD opposite the intersection of William and Factory Street.

On the eastern side of the street there is an area of mixed industrial, commercial and residential development.

The immediate area features several industrial and commercial business users including Tabcorp Call Centre, Australia Post, Granville RSL & several new & older style residential strata and freehold buildings.

3. IMPROVEMENTS

Upon inspection the improvements consist of older style two level offices and feature high clearance warehouse space with a large paved concrete yard and restricted street access and exposure.

We have not sighted building floor plans, site surveys or fire compliance documents and this valuation assumes full compliance.

4. PLANNING

Under the Parramatta Local Environment Plan 2001 the site is zoned 4 Employment and under the Development Local Environmental Plan 2011 the classification is IN1 General Industrial.

5. MARKET REPORT RATIONALE

A study of the local market availability for large and mid size industrial units plus vacant industrial land in the following suburbs has been undertaken:

- South Granville/Clyde
- Camellia/Rosehill
- Rydalmere /Ermington
- Northmead/North Parramatta
- Old Toongabbie/Pendle Hill – No space available over 500sqm

The investment, development and owner occupier/leasing markets are currently suffering from weak demand levels and a consistent oversupply of large sites and buildings. We have targeted buildings in excess of 500 square metres. However, we noted that the sub 500 square metre market features consistent turnover of tenants & owner occupiers.

The Parramatta LGA is one of the smaller industrial precincts in the western suburbs but supplies a wide range of large freehold and smaller strata title industrial buildings/units.

6. STUDY OF INDUSTRIAL ZONES – UP TO 15TH MAY 2012

SOUTH GRANVILLE/ CLYDE

39 Berry Street, Clyde: 1,233sqm- vacant site for lease

4-6 Harbord Street, Clyde: 2,415sqm - industrial development for lease

11 Ferndell Avenue, South Granville - 9,916sqm building for lease

86 Boundary Street, South Granville - 10,179sqm building for lease

27 Factory Street, South Granville - 9,647sqm building under construction

31 Factory Street, South Granville - 4,502sqm building for sale

9 Ferndell Street, South Granville - 19,108sqm building for lease

26 Ferndell Street, South Granville - 15,000sqm building for lease

TOTAL AVAILABLE SPACE FOR CLYDE & SOUTH GRANVILLE – 72,000 square metres

CAMELLIA/ ROSEHILL

11b Grand Avenue, Camellia - 5,382sqm and 3,770sqm building for lease

13 Grand Avenue, Camellia – 9,547sqm site for lease

13 Grand Avenue, Camellia – 3,741sqm building for sale

19 Grand Avenue, Camellia - 3,000sqm site for lease

37 Grand Avenue, Camellia - 31,000sqm site with DA approval and available for pre-lease

87 Grand Avenue, Camellia - 15,000sqm building for pre lease

148 James Ruse Drive, Rosehill - 3,600sqm buildings for lease

142 James Ruse Drive, Rosehill - 744sqm & 3,000sqm buildings for lease

175 James Ruse Drive, Rosehill - 1,045sqm & 2,900sqm buildings for lease

James Ruse Business Park, Rosehill - 578sqm, 810sqm & 2,100sqm buildings for lease

Rosehill Industrial Estate (2 Unwin Street) - 9,112sqm building for lease

Granville Logistics Centre, Parramatta Road - 9,646sqm building for pre lease

TOTAL AVAILABLE SPACE FOR ROSEHILL & CAMELLIA – 104,975 square metres

RYDALMERE/ ERMINGTON

2-8 South Street, Rydalmere - 1,577sqm, 1,377sqm & 1,107sqm buildings for lease

9-11 South Street, Rydalmere – 1,290sqm & 2,204sqm buildings for lease

10-16 South Street, Rydalmere - 900sqm & 5,293sqm buildings for lease

21-23 South Street, Rydalmere- 5,602sqmt building for lease

36 South Street, Rydalmere - 1,605sqm building for lease

38 – 46 South Street, Rydalmere - 1,153sqm building for lease

54 South Street, Rydalmere - 611sqm building for lease

6 Pike Street, Rydalmere - 1,563sqm building for lease

12 Pike Street, Rydalmere - 1,026sqm building for lease

25 Pike Street, Rydalmere - 3,263sqm building for sale or lease

40 Brodie Street, Rydalmere: 3,376sqm building for lease

9 Euston Street, Rydalmere - 949sqm building for lease

13 Euston Street, Rydalmere - 750sqm building for sale (vacant possession)

33 Mary Parade, Rydalmere - 825sqm building for lease

5 Atkins Road, Ermington - 1,337sqm building for lease

TOTAL AVAILABLE SPACE FOR RYDALMERE & ERMINGTON – 35,808 square metres

NORTH PARRAMATTA/ NORTHMEAD

587 Church Street, North Parramatta - 1,273sqm building for lease

12 Boundary Road, Northmead – 9,209sqm building for lease

9-11 Barney Avenue, North Parramatta - 1,800sqm building for lease

16 Barney Avenue, North Parramatta - 1,100sqm building for lease

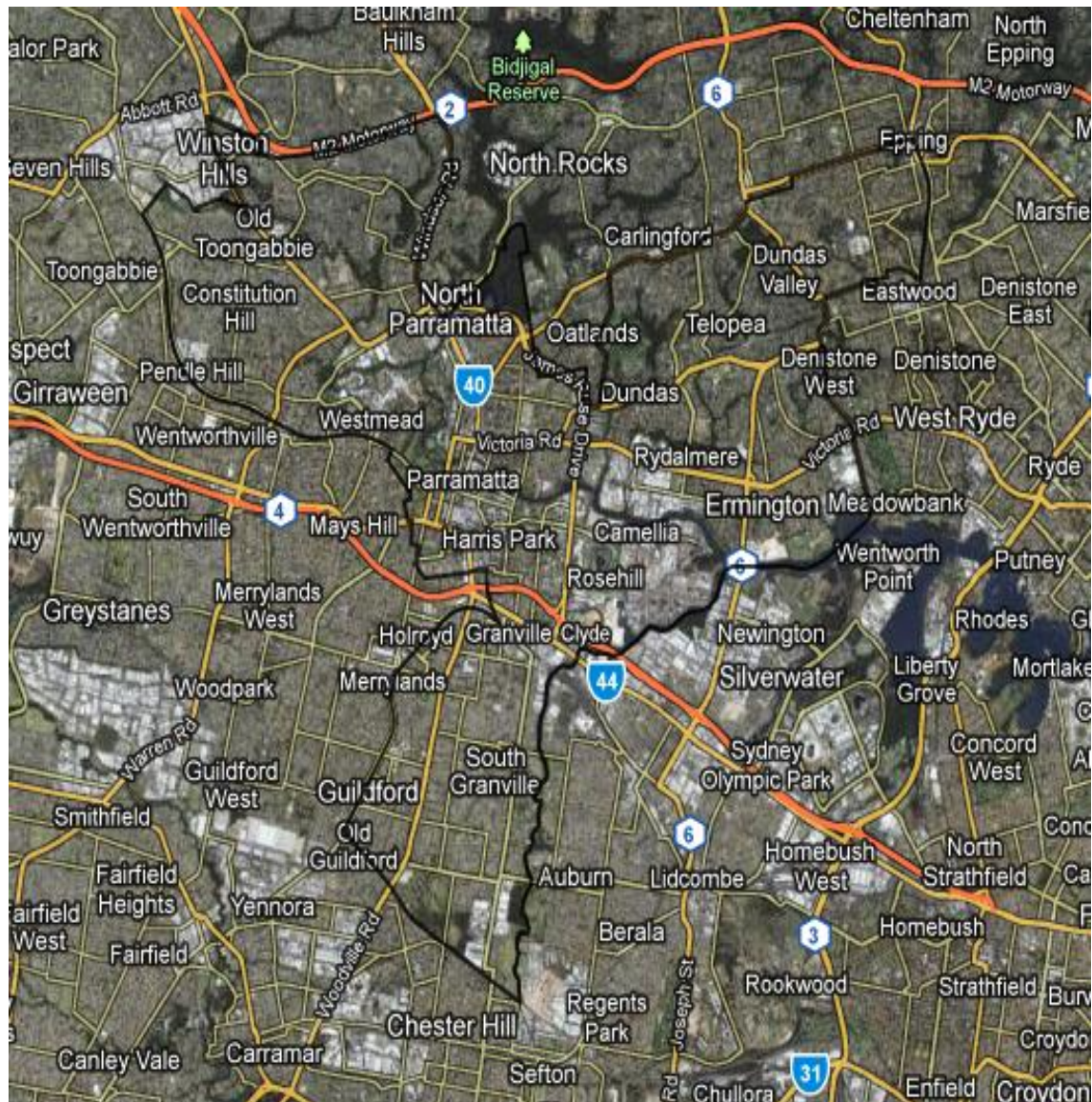
6 Boundary Road, Northmead - 1,223sqm building for lease

185 Briens Road, Northmead - 2,000sqm building for lease

Corner Castle Street & Boundary Road, Northmead - 2,200sqm building for lease

TOTAL AVAILABLE SPACE FOR NORTH PARRAMATTA & NORTHMEAD – 18,805 square metres

7. PARRAMATTA LOCAL GOVERNMENT AREA

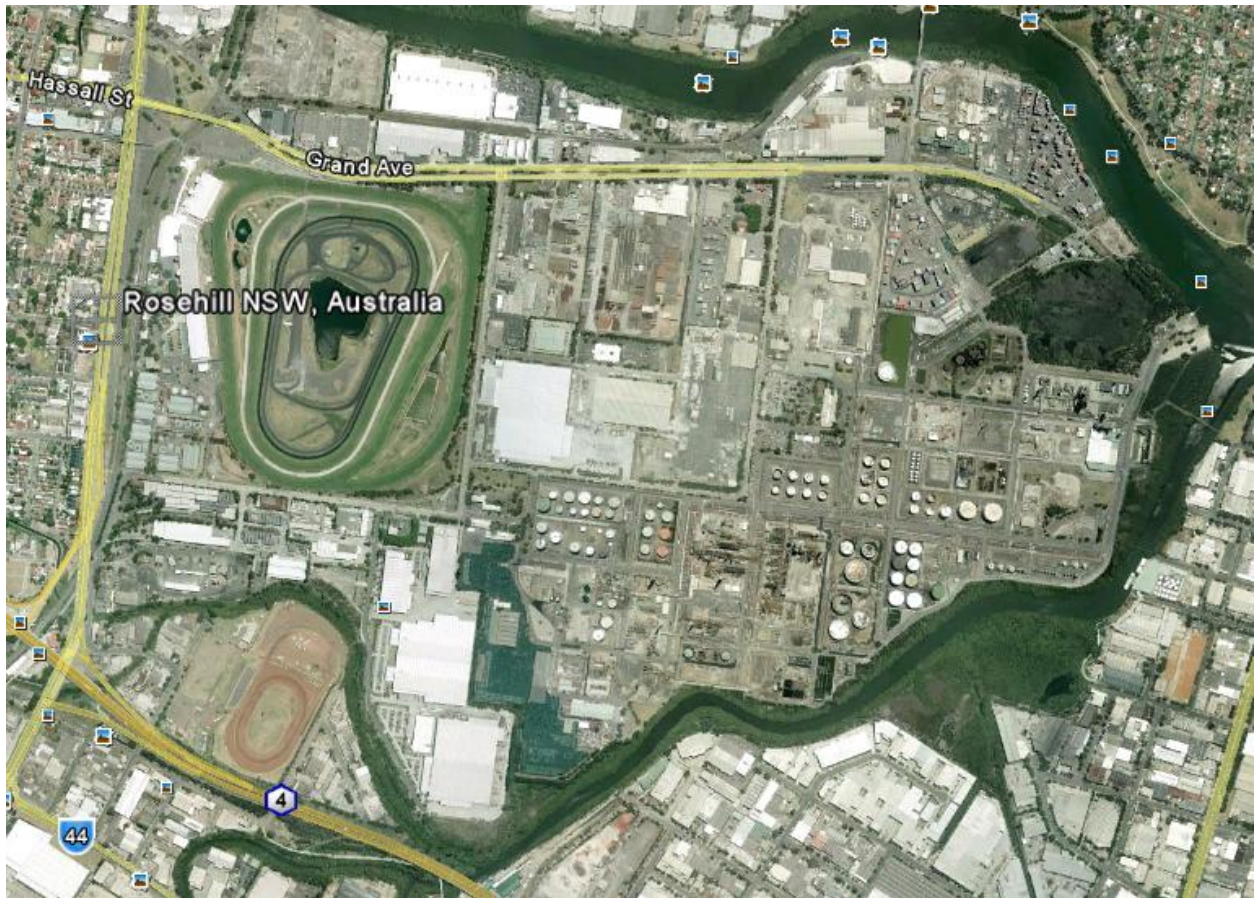


8. AERIAL ZONE LOCATIONS

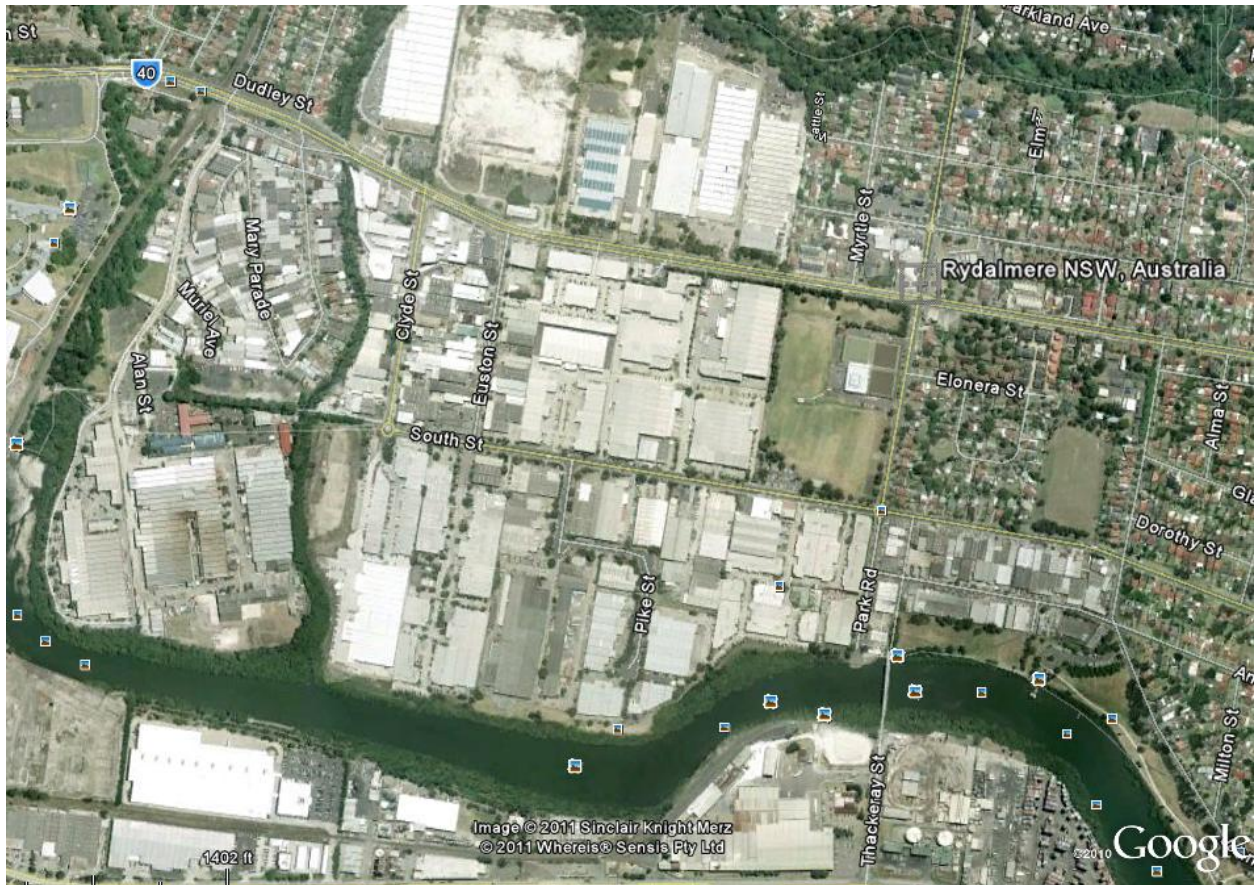
SOUTH GRANVILLE/ CLYDE



CAMELLIA/ ROSEHILL



RYDALMERE/ ERMINGTON



NORTH PARRAMATTA/ NORTHMEAD



9. SUMMARY

Currently as at 15 May 2012 the Parramatta Local Government Area had a substantial supply of industrial real estate in excess of 500 square metres which as at the date of this report totals in the region of 231,588sqm.

This estimated total does not include small strata units less than 500sqm which are for sale and/or lease, potential lease expiries with subsequent vacancies, sublease opportunities and sites earmarked for re-development in the near future after initial pre leasing transactions are finalised.

Ref:MJMFSG150512