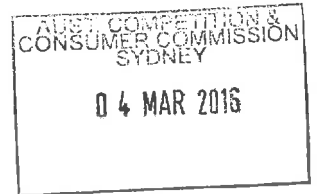


4.3.2016



Form G

Commonwealth of Australia
Competition and Consumer Act 2010 — subsection 93 (1)
NOTIFICATION OF EXCLUSIVE DEALING

To the Australian Competition and Consumer Commission:

Notice is hereby given, in accordance with subsection 93 (1) of the *Competition and Consumer Act 2010*, of particulars of conduct or of proposed conduct of a kind referred to subsections 47 (2), (3), (4), (5), (6), (7), (8) or (9) of that Act in which the person giving notice engages or proposes to engage.

PLEASE FOLLOW DIRECTIONS ON BACK OF THIS FORM

1. Applicant

- (a) Name of person giving notice:
(Refer to direction 2)

N98962 CPG TD Fund 1 Pty Ltd (ACN 605 680 386) (CPG)

- (b) Short description of business carried on by that person:
(Refer to direction 3)

Acquisition, development and sale of land including in Victoria.

- (c) Address in Australia for service of documents on that person:

Charlie Buxton
CPG TD Fund 1 Pty Ltd
Suite G.01, Toorong Village
774 Toorak Road, Glen Iris VIC 3146

2. Notified arrangement

- (a) Description of the goods or services in relation to the supply or acquisition of which this notice relates:

This notice relates to the sale of a parcel of land for development for commercial use under the Hobsons Bay Planning Scheme, being Lot 8, 58 to 86 Toll Drive, Altona North, Victoria, 3025 (**Land**). The Land is located within Altona Logistics Park.

- (b) Description of the conduct or proposed conduct:
(Refer to direction 4)

CPG proposes to sell the Land to Matthews Brothers Engineering Proprietary Limited (ACN 004 636 926) (**Purchaser**) on condition that the Purchaser acquires building, construction and related services to develop the Land for commercial use from Texco Construction Pty Ltd (**Texco**). It is

proposed that a logistics and warehouse facility will be developed on the Land by Texco.

3. Persons, or classes of persons, affected or likely to be affected by the notified conduct

- (a) Class or classes of persons to which the conduct relates:
(Refer to direction 5)
- The Purchaser.
- (b) Number of those persons:
- (i) At present time:
- One.
- (ii) Estimated within the next year:
(Refer to direction 6)
- One.
- (c) Where number of persons stated in item 3 (b) (i) is less than 50, their names and addresses:
- Matthews Brothers Engineering Proprietary Limited
120 Mason Street, Newport, Victoria, 3015

4. Public benefit claims

- (a) Arguments in support of notification:
(Refer to direction 7)

The proposed conduct will result in public benefits as follows:

- a) The land sale and construction package will be available at a lower and more affordable price to the Purchaser than if the acquisition was made after construction because the transfer of title to the Land will be effected before commencement of construction (meaning stamp duty is payable on land value only).

The Purchaser will not have to bear the cost of "double" stamp duty as there will be a single transfer of land from CPG to the Purchaser and no intermediate transfer of the Land to Texco. If an intermediate transfer took place, the resulting stamp duty would be passed on to the Purchaser.

- b) By engaging Texco the Purchaser will also realise immediate and significant time and costs savings by not having to search for an appropriately qualified construction company to develop the Land. As a result the warehousing infrastructure developed on the Land will be

developed quicker, thereby delivering economic benefits to the Victorian and national economy sooner.

- c) CPG and Texco have undertaken a number of projects in the immediate area and their significant knowledge of geotechnical, environmental and other physical characteristics of the area will ensure that the Land is developed in an efficient, responsible and environmentally safe manner for the benefit of those who will visit and use the Land in the future.
 - d) The Site is subject to strict design principles that apply to the Altona Logistics Park as a whole. These design principles are administered by Hobsons Bay City Council under the Hobsons Bay City Planning Scheme. The Purchaser will have the security of knowing that the Site will be developed to the standard required by these principles, and that this standard has been applied by CPG in a consistent way to the sites within the Altona Logistics Park previously developed by CPG (including the neighbouring facility at 23-45 Toll Drive, Altona North). This will assist to preserve the resale value of the Land after it is developed, thereby maintaining the value of the Purchaser's investment.
- (b) Facts and evidence relied upon in support of these claims:

See item 4(a) above.

5. Market definition

Provide a description of the market(s) in which the goods or services described at 2 (a) are supplied or acquired and other affected markets including: significant suppliers and acquirers; substitutes available for the relevant goods or services; any restriction on the supply or acquisition of the relevant goods or services (for example geographic or legal restrictions):
(Refer to direction 8)

The commercial real estate market in metropolitan Melbourne and the surrounding area.

6. Public detriments

- (a) Detriments to the public resulting or likely to result from the notification, in particular the likely effect of the notified conduct on the prices of the goods or services described at 2 (a) above and the prices of goods or services in other affected markets:
(Refer to direction 9)

CPG does not consider that there will be any public detriment arising from the proposed conduct. The Land is a single commercial real estate site available for development or redevelopment in metropolitan Melbourne and the surrounding area. Other lots within Altona Logistics Park also remain

available for purchase and development such as Lot 23, a 30,160 sqm site located adjacent to the Land at 63 to 65 Toll Drive (see Annexure 1).

- (b) Facts and evidence relevant to these detriments:

See item 6(b) above.

7. Further information

- (a) Name, postal address and contact telephone details of the person authorised to provide additional information in relation to this notification:

Charlie Buxton
CPG TD Fund 1 Pty Ltd
Suite G.01, Tooronga Village
774 Toorak Road, Glen Iris VIC 3146
m: 0400 330 319
d: 9999 0930
p: 9038 8686

Dated..... 04-03-2016

Signed by/on behalf of the applicant

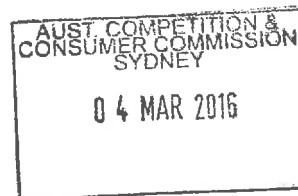
Charles Andrew Buxton

(Signature)

Charles Andrew Buxton
(Full Name)

CPG TD Fund 1 Pty Ltd
(Organisation)

Director
(Position in Organisation)



DIRECTIONS

1. In lodging this form, applicants must include all information, including supporting evidence that they wish the Commission to take into account in assessing their notification.

Where there is insufficient space on this form to furnish the required information, the information is to be shown on separate sheets, numbered consecutively and signed by or on behalf of the applicant.

2. If the notice is given by or on behalf of a corporation, the name of the corporation is to be inserted in item 1 (a), not the name of the person signing the notice, and the notice is to be signed by a person authorised by the corporation to do so.
3. Describe that part of the business of the person giving the notice in the course of the which the conduct is engaged in.
4. If particulars of a condition or of a reason of the type referred to in section 47 of the *Competition and Consumer Act 2010* have been reduced in whole or in part to writing, a copy of the writing is to be provided with the notice.
5. Describe the business or consumers likely to be affected by the conduct.
6. State an estimate of the highest number of persons with whom the entity giving the notice is likely to deal in the course of engaging in the conduct at any time during the next year.
7. Provide details of those public benefits claimed to result or to be likely to result from the proposed conduct including quantification of those benefits where possible.
8. Provide details of the market(s) likely to be affected by the notified conduct, in particular having regard to goods or services that may be substitutes for the good or service that is the subject matter of the notification.
9. Provide details of the detriments to the public which may result from the proposed conduct including quantification of those detriments where possible.

ALTONA

LOGISTICS PARK

SALE OR LEASE

The Inner West's Foremost Transport
& Logistics Address

Last Remaining Opportunities

Cadence

CBRE



ALTONA

LOGISTICS PARK

1.

INTRODUCTION



2.

LOCATION



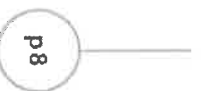
3.

SITE DETAILS



4.

UNRIVALLED
BENEFITS



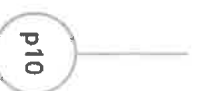
5.

OPPORTUNITY



6.

CONTACT
INFORMATION



1. INTRODUCTION

Cadence Property Group is pleased to offer for sale or lease the last remaining lots within the Altona Logistics Park.

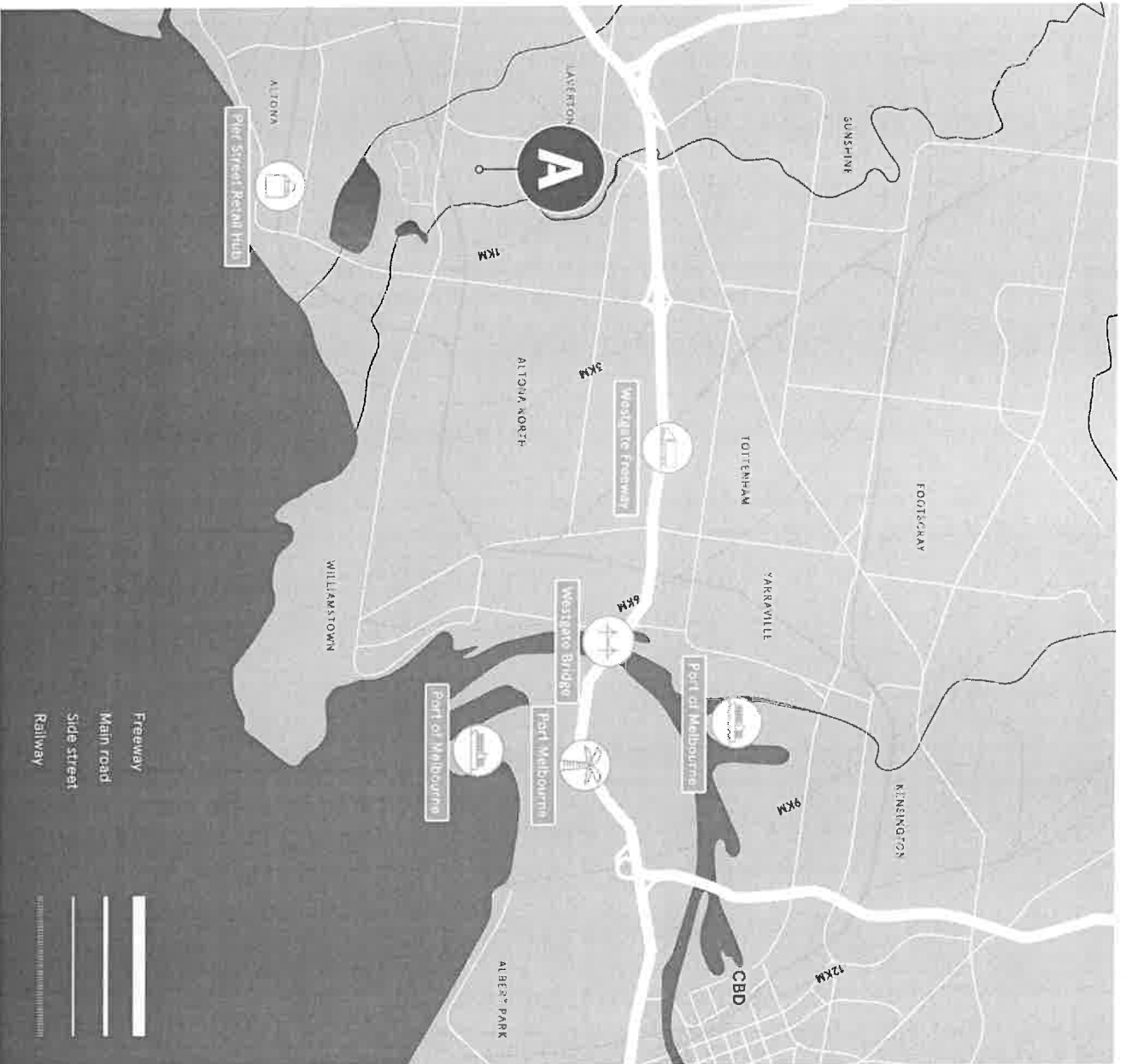
Centered in Melbourne's foremost industrial and logistics precinct this unique opportunity represents one of the last chances to secure a position in this tightly held location.

Strategically located within close proximity to the Port of Melbourne, multiple freeway on and off ramps and the Melbourne CBD, the Altona Logistics Park is well regarded as the west's premier logistics address.

This significant offering can be summarised by the following key attributes:

- Close proximity to West Gate and Princes Freeway
- Access and egress from three separate roads including a fully signalised intersection at Griewe Parade
- Toll Drive has an extra wide carriageway of 15m to accommodate seamless truck movements
- Super B-Double approved location
- No curfew on operating hours
- Located just over 2km from Altona's main retail strip of Pier Street





Altona Logistics Park IM

2. LOCATION

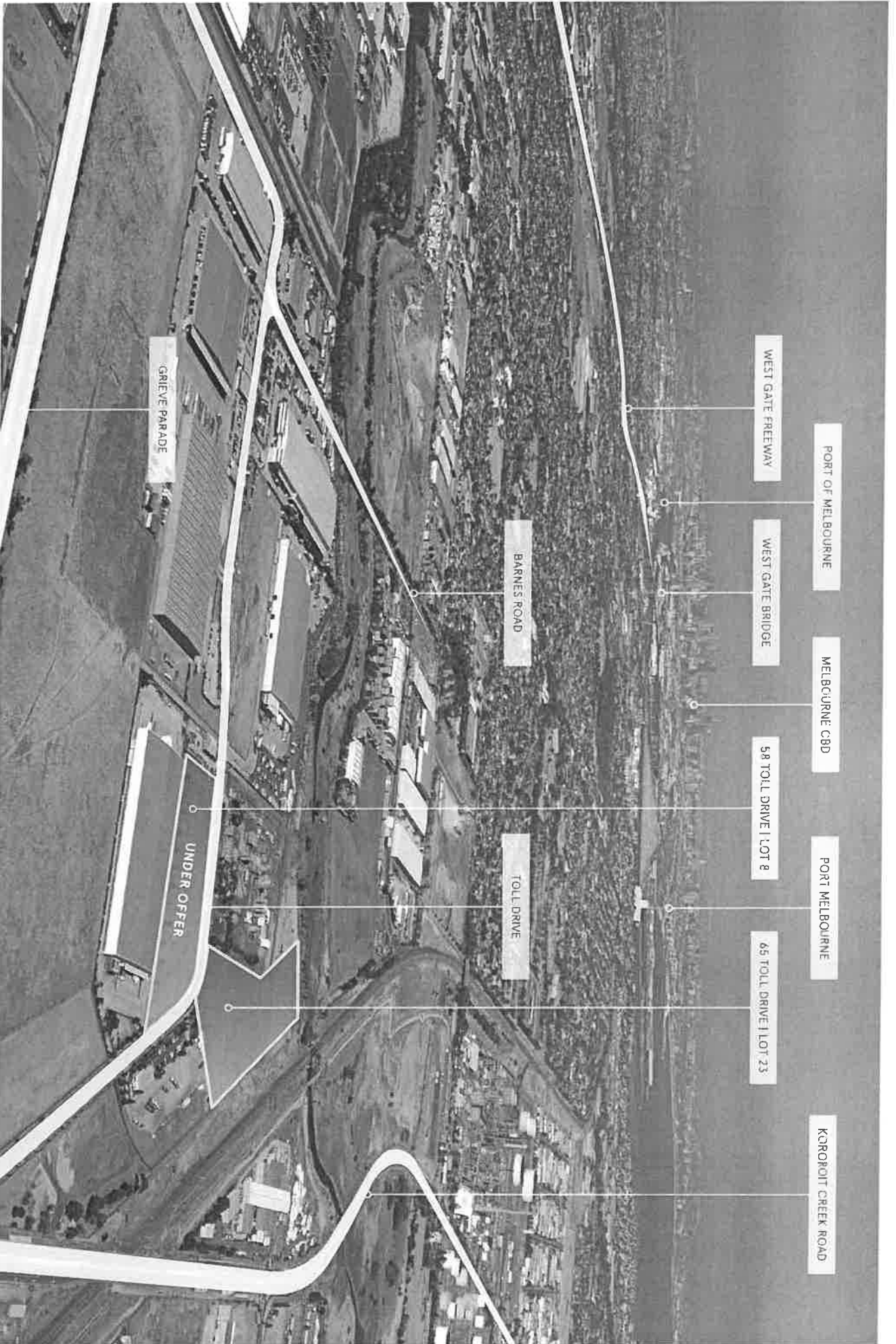
The Altona Logistics Park is located within the prominent industrial and logistics hub of Altona North only 8km to the Port of Melbourne and 12km from the Melbourne CBD.

Generally regarded as the closest core industrial location to the Port of Melbourne, Altona North is home to many local, national and international transport and logistics firms attracted by its favorable positioning.

Located within close proximity to some of Melbourne's major logistical assets including the Western Ring Road, CityLink, Tullamarine Freeway, Princes Freeway and the proposed Altona inland port, the Altona Logistics Park is centrally positioned to accommodate efficient transport movements north, south, east and west.

Altona North also boasts some of the best amenity available in the west of Melbourne with the Altona township on 2.5km's south with the busy Pier Street offering a myriad of retail, lifestyle and hospitality options.

Landmark	Distance
Melbourne CBD	12km
Westgate Freeway	2.5km
Port of Melbourne	8km
Tullamarine Airport	17km
Train Station	1.4km
Retail Hub – Pier Street	2.5km
Altona Beach	3km
Altona Gate Shopping Centre	3km



AMENITIES MAP

Altona Logistics Park is located within close proximity to Altona Gate Shopping Mall, numerous food vendors in the immediate vicinity, coupled with numerous public transport options (including Westona Train Station) providing excellent amenity.

EAT & DRINK

- 01 Fat Tomato Pizza
- 02 Altona Farmers' Market
- 03 Mosaic Restaurant
- 04 Saigon Sun
- 05 Melissa Cakes Cafe
- 06 Altona Beach Bites
- 07 Wafflee
- 08 Hangar1one2
- 09 Siam Secret Thai
- 10 Altona Curry House
- 11 Stella Pizza Cafe
- 12 The Greek Grill
- 13 Two Bros on Blyth

RECREATION & LIFESTYLE

- 14 Altona City Theatre
- 15 Altona Bowls Club
- 16 Altona Tennis Club
- 17 Anytime Fitness
- 18 Altona Library
- 19 Coles
- 20 J K Grant Reserve
- 21 Cherry Lake Reserve
- 22 Altona Beach
- 23 Altona Pier
- 24 Koorringal Golf Course



3. SITE DETAILS

SITE AREA / DIMENSIONS

Lot 23 (63-65 Toll Drive): 30,160m²

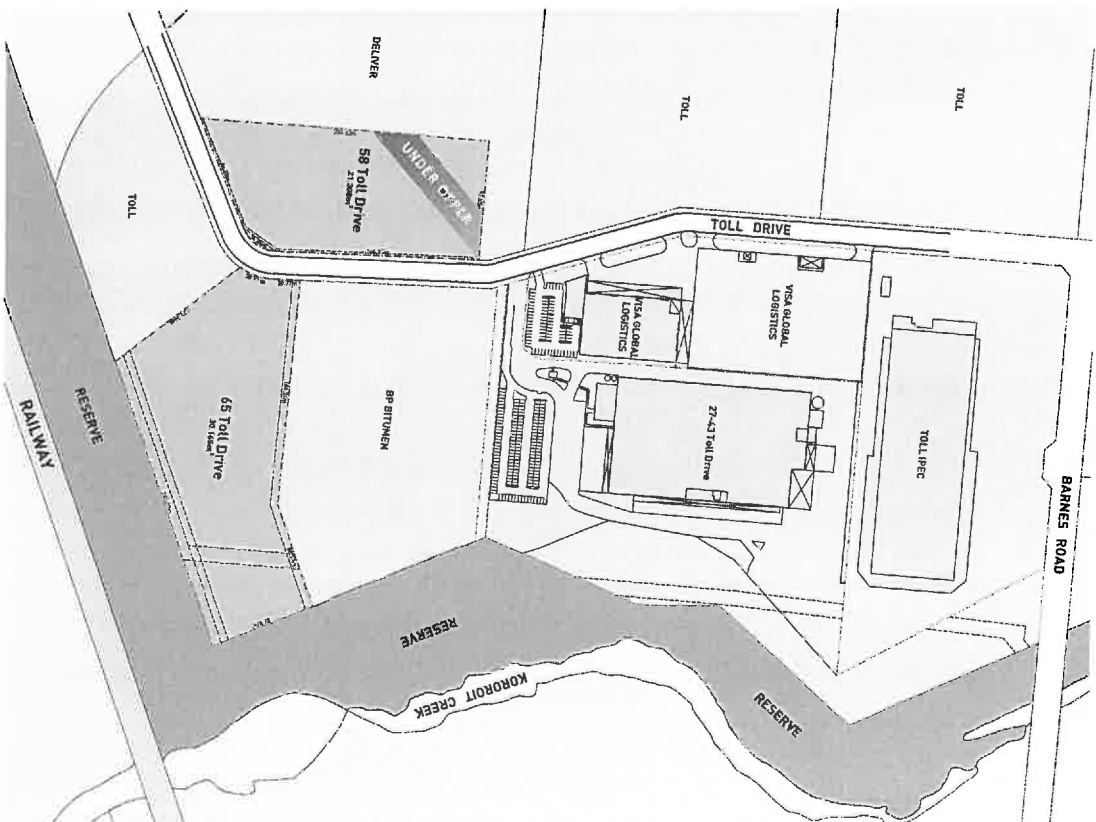
Lot 8 (58-86 Toll Drive): 21,310m² **UNDER OFFER**

EXISTING IMPROVEMENTS / SERVICING

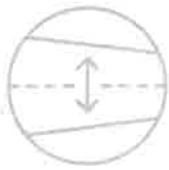
			
ELECTRICITY	SEWERAGE	TELECOMMUNICATIONS	FIBRE OPTIC
			
POTABLE WATER	STORMWATER	GAS	

ZONING

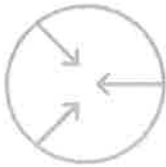
Hobsons Bay City Council
Special Use Zone 4 (SUZA).



4. UNRIVALLED BENEFITS



Unencumbered truck movements on the extra wide 15m carriageway of Toll Drive with room for truck parking each side of road as well as 2-way traffic.



Flexibility of three separate entrance and exit points to the Park including a signalized intersection on to Grievie Parade.



Excellent access to Victoria's most vital arterial road networks including: Westgate Freeway, Western Ring Road and Deer Park Bypass, CityLink and Tullamarine Freeway.



Benefit from technological advantages of Fibre Optic servicing.



Get amongst the logistics hub of the Inner West, neighboring Toll, Visa Global Logistics, WA Freight Group, Arrow Logistics and Toll Liquid.



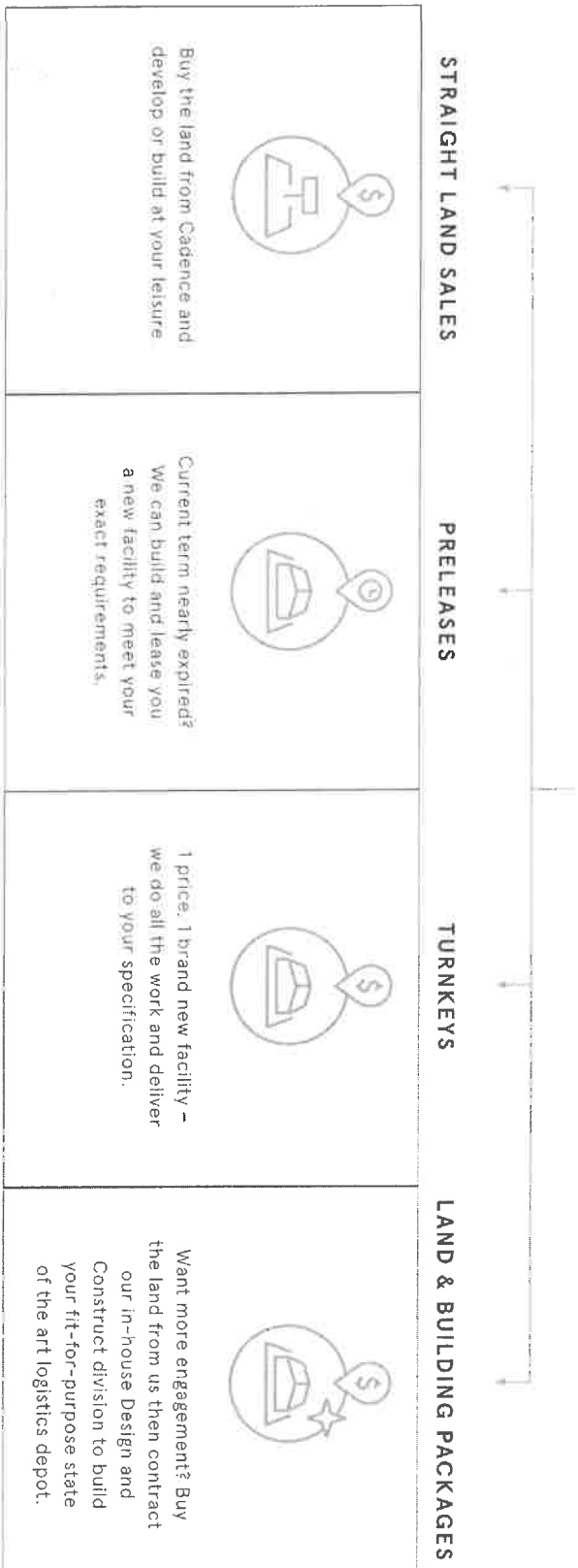
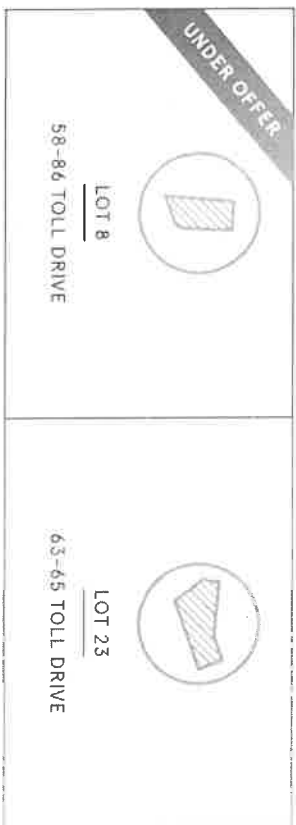
Future proofed with Super-B Double approved access.



Operational efficiency of 24 hours a day, 7 days a week operation.

5. OPPORTUNITY

LAST TWO REMAINING SERVICE LOTS



6. CONTACT INFORMATION



CHARLIE BUXTON

0400 330 319

CBuxton@cadenceproperty.com.au