

## **ESR Australia fully commits ESR Clayton Business Hub with second large-scale long-term lease**

- ASX listed toy retailer, Toys“R”Us ANZ Limited (“Toys“R”Us”), has committed to a ten-year lease, with options to extend, at ESR Clayton Business Hub
- Toys“R”Us will take up 19,650 sqm space, which will encompass their Australian headquarters, along with cutting-edge warehousing facilities
- The deal sees ESR Clayton Business Hub fully leased ahead of construction completion

**SYDNEY, 22 July 2021** – ESR Australia has secured its second large scale user to its ESR Clayton Business Hub, with Toys“R”Us signing on for a highly innovative head office and warehouse covering 19,650 sqm.

Global toy retailer Toys“R”Us has committed to a 10-year lease, with the option for two further extension periods, each set at five years, at ESR Clayton Business Hub.

State-of-the-art logistics technology, offices and associated fit-outs are scheduled for completion in mid-2022. The deal with Toys“R”Us sees the ESR Clayton Business Hub fully leased well ahead of construction completion.

ESR Australia CEO, Phil Pearce, said: “Over the past eighteen months, ESR Australia has been transforming the 6.4 ha outdated manufacturing site into a forward-focused business estate, working closely with our innovation-minded customers to develop bespoke facilities to serve their needs today and well into the future.

“Toys“R”Us’ commitment to ESR Clayton Business Hub as their Australian headquarters sees the site fully-leased well before completion of construction, and we look forward to welcoming them to their custom-built facility next year.”

The site is centrally positioned at 45-49 McNaughton Road, providing excellent connectivity to key arterial roads and is within proximity of major institutions, including Monash University and Monash Medical Centre.

The development benefits from its prime location within the premier business park precinct of Monash National Employment Cluster, an area with the highest concentration of jobs outside the Melbourne CBD and slated by the Victorian Government for strategic infrastructure investment.

Toys“R”Us will join another ASX listed company, BWX Limited, who has also taken a long-term lease committing approximately 18,000 sqm of lettable area in a bespoke facility to be developed on the site.

On completion, ESR Clayton Business Hub will provide a premium business park for customers, targeting a 5 Star Green Star rating. The state-of-the-art estate will create a new benchmark in the current market for a high-quality business hub featuring enhanced facades, lush landscaping, and deck car parking.

**About ESR Australia**

ESR Australia is a leading manager of industrial and business park real estate with assets under management of more than A\$2.5 billion, and a robust pipeline of developments underway. ESR Australia also has established funds management capabilities with long term relationships with global institutional investors.

Their team has deep expertise across the industrial and office real estate markets. A fully integrated service offering is delivered by this in-house team, achieving positive customer outcomes through tenant-driven development solutions, active asset management, and a strategic approach to property investment management.

ESR Group is the largest Asia Pacific logistics real estate group by gross floor area (GFA) and by value of the assets owned directly and by the funds and investment vehicles it manages. With approximately US\$29.9 billion in assets under management across 20.1 million sqm of real estate and land, ESR operates across the region in China, Japan, South Korea, Singapore, Australia, India and Vietnam. ESR has been listed on the Main Board of The Stock Exchange of Hong Kong Limited since 1 November 2019.

For more information on ESR Australia, please visit [au.esr.com](http://au.esr.com).

Assets Under Management @ 31 December 2020

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