

Frasers Property Industrial continues strong leasing momentum in Melbourne

- ◆ Rubix Connect industrial estate in Melbourne's southeast is now fully leased, with GPC Asia Pacific and SJ Display Group occupying the remaining lots
- ◆ A pre-lease agreement has been signed with Australian retailer Strand at 4Ten Epping

SYDNEY, 13 JUNE 2025

Frasers Property Industrial has maintained its strong performance in Melbourne with several new pre-lease and speculative lease agreements. Rubix Connect in Dandenong South is now fully leased, following recent transactions with GPC Asia Pacific and SJ Display Group.

GPC Asia Pacific, a leading supplier of industrial and automotive parts and services, has secured a lease for an 11,345 sqm speculative building, which will be occupied by its subsidiary Auto Parts Group. The facility is set for practical completion in July 2025.

Meanwhile, SJ Display Group, an innovative global designer, manufacturer, and distributor of retail display solutions, has committed to an 8,590 sqm speculative facility. These transactions point to the growing demand for well-designed, high-quality industrial assets in Victoria's southeast.

Rubix Connect, launched in 2020, has achieved remarkable leasing success. The estate is home to several major brands, including Freedom Australia, Penguin Random House, and IVE Group, solidifying its reputation as the region's premier industrial hub.

At 4Ten Epping, Frasers Property Industrial has successfully secured a 28,740 sqm pre-lease deal with Strand, one of Australia's largest retailers of bags and accessories. The new facility will feature extensive automation and is set to become Strand's national distribution centre. Additionally, a 308kW solar system is being installed specifically for Strand's use, enabling the tenant to operate with enhanced energy efficiency. The facility is scheduled for completion in August 2026.

Andrew Hanna, General Manager – Victoria at Frasers Property Industrial, said, "It's fantastic to track the progress we're making with leasing across Victoria, particularly at Rubix Connect and 4Ten Epping. These recent deals show the trust and confidence our customers have in us as providers of premium industrial spaces that meet their unique needs. Our premium product and high-quality solutions have been well received by our customers and we're proud to be creating future-proof industrial spaces in Victoria."

END

About Frasers Property Industrial

Frasers Property Industrial is a strategic business unit of SGX-listed Frasers Property Limited. Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group"), is a multinational investor-developer-manager of real estate products and services. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$38.9 billion as at 31 March 2025.

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\$12.0 billion of assets under management as at 31 March 2025 with integrated development, asset management and third-party capital management capabilities across the Group's industrial and logistics markets in Australia, Germany and the Netherlands.

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 Singapore-listed REIT with a S\$6.8 billion portfolio comprising 114 industrial and commercial properties across 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://fraserspropertyindustrial.com) or follow us on [LinkedIn](#).

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group"), is a multinational investor-developer-manager of real estate products and services. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$38.9 billion as at 31 March 2025.

Frasers Property's multinational businesses operate across five asset classes, namely, commercial & business parks, hospitality, industrial & logistics, residential and retail. The Group has businesses in Southeast Asia, Australia, the EU, the UK and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("REITs") and one stapled trust listed on the SGX-ST. Frasers Centrepont Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit frasersproperty.com or follow us on [LinkedIn](#).

FOR MEDIA QUERIES, PLEASE CONTACT:

DEC PR – External consultancy

Phoebe McElduff

T +61 431 865 144

E frasersindustrial@decpr.com.au