



WILLIAMTOWN
AEROSPACE CENTRE



Accelerating success.

Williamtown Aerospace Centre is a superbly positioned investment opportunity located within the bustling airport precinct of Newcastle.

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The Opportunity.

Colliers International is pleased to present Williamtown Aerospace Centre for sale by Expressions of Interest.

Williamtown Aerospace Centre (WAC) comprises a leading edge defence industry cluster at the heart of the RAAF Base Williamtown - Newcastle Airport precinct. The superbly located office and light industrial development incorporates six stand-alone buildings fully leased by a diverse mix of tenancies, many of which collaborate on defence contracts. Situated at the entrance to Newcastle Airport, the asset offers a healthy passing income underpinned by unrivalled covenants.

The property is ideally positioned to service the surrounding airport and related businesses and presents a significant opportunity to purchase a prominent, fully leased investment.



For enquiries, contact the exclusive agents at Colliers International:

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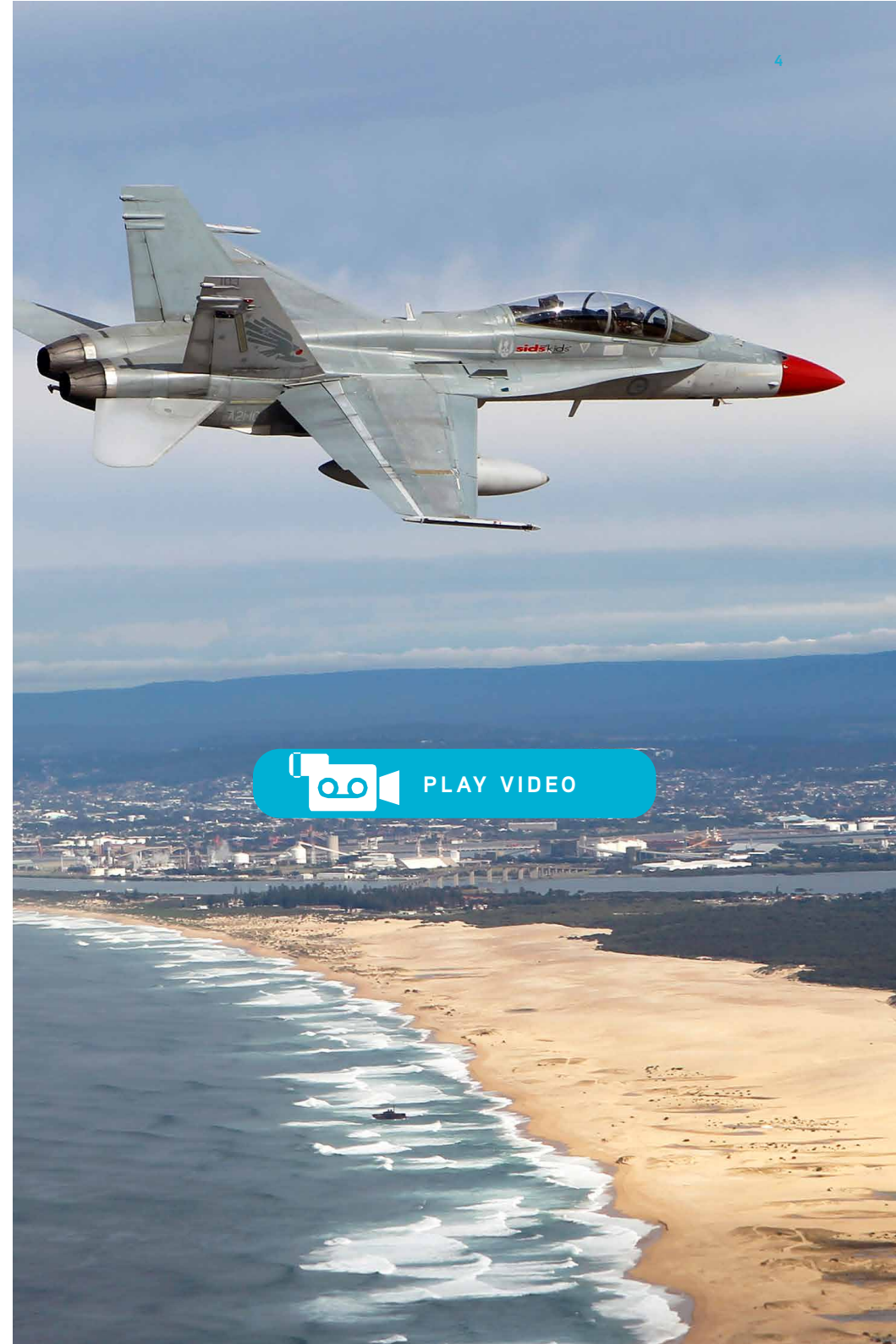
Chris Chapman

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Executive Summary.

Property	1 and 2 Technology Place, Williamtown
Title Details	Lots 1, 2 and 3 in Deposited Plan 271116
Local Government Area	Port Stephens
Zoning	B7 Business Park
Site Area	17,825sqm*
Net Lettable Area	7,557sqm*
Parking	470 spaces
Net Passing Income	\$3,321,386 per annum plus GST
Occupancy	100%
WALE	3.43 years (by area) as at 11 March 2021
Method of Sale	For Sale by Expressions of Interest closing 11 March 2021
Inspections	Due to the high level security requirements of occupants of the Williamtown Aerospace Centre, inspections will only be permitted with a Colliers International representative. Please note that access will not be provided to all tenancies and will be provided only to prospective purchasers who have met the Vendor's criteria to significantly progress their Expression of Interest to purchase.

*Approximately



Investment Highlights.



Diversified Income Stream

15 TENANTS PROVIDING A NET INCOME OF \$3,321,386 PER ANNUM



Fully leased investment to unrivalled covenants including three of the top five Defence companies, with nearly 50% underpinned by global publicly listed companies. A number of the tenants specialise in the defence sector including international prime defence contractors Boeing, Lockheed Martin and Raytheon.

*Approximately

Excellent Physical Fundamentals

CAMPUS STYLE DEVELOPMENT OVER SIX SEPARATE BUILDINGS WITH ON-SITE PARKING



Total Net Lettable Area of 7,557sqm* with 470 car spaces on a site of 17,825sqm*. All buildings have been designed and built to Defence zone level security requirements with Nabers energy ratings ranging from 4 stars to 5.5 stars.

High Exposure Location

LOCATED AT THE GATEWAY TO NEWCASTLE AIRPORT AND AUSTRALIA'S LARGEST OPERATING AIR FORCE BASE, RAAF BASE WILLIAMTOWN



Superbly positioned within the bustling airport precinct of Newcastle. Over 1.2 million annual passenger movements through Newcastle Airport, the second international gateway into New South Wales and the second busiest airport in the state.

Invest in a Strong Market

THE HUNTER REGION IS AUSTRALIA'S LARGEST REGIONAL ECONOMY



The Hunter Region has an economic output of over \$61 billion annually. Greater Newcastle is Australia's 7th largest city. The Port of Newcastle is the largest port on the East Coast of Australia with 166 million tonnes* of cargo per annum.

ECONOMY

The Hunter Region is home to over 9% of the NSW population and is the largest growth centre in NSW outside the Sydney basin.

Newcastle is an aspiring global city and Australia's seventh largest city, being the regional capital serving the Hunter Region with a large population of over 650,000. The Hunter offers steadily growing employment and investment opportunities across the region as well as a high quality lifestyle. It is predicted that the Hunter will become home to a population of one million people within the next thirty years.

The fundamentals of the overall catchment are very strong, with a diverse and highly skilled workforce, a globally ranked university with 40,000 students, a significant defence presence, fertile and productive agricultural hinterland and coastal fisheries. The region is also rich in resources and underpinned by the world's best quality coal, natural water resources, significant electricity generation capacity, and an innovative manufacturing sector.

The economy of the Hunter makes a significant contribution to the Australian economy. Health Care & Social Assistance

is the Hunter Region's largest employment sector, supporting an estimated 44,271 jobs.

The Port of Newcastle is a global gateway for the Hunter and regional NSW. It is the largest port on the east coast of Australia, handling 166 million tonnes of cargo and 4,600 ship movements each year. The Port's annual trade is worth \$29 billion to the NSW economy, enabling businesses to successfully compete in international markets. The success of the Port is inextricably linked to the prosperity of Newcastle and the Hunter Region.

The Hunter is positioning itself strongly as a world-class regional centre with a quality lifestyle for its population. The Hunter's location on Australia's eastern seaboard, skilled workforce and proximity to major markets, gives the region a competitive edge.

The transformation of the city of Newcastle is evident in the larger scale and efficient commercial, transport and residential construction investment and the associated improvements in productivity.

[HTTPS://RDAHUNTER.ORG.AU/](https://rdahunter.org.au/)
2020 HUNTER INVESTMENT PROSPECTUS

DEMOGRAPHIC SNAPSHOT



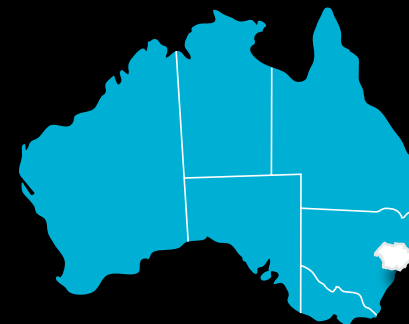
*658,812 people**

Population



*Over \$61 billion**

Hunter Region's Gross Regional Product



The largest

Regional economy in Australia



Economic Powerhouse

Economic drivers focused on innovation and intellectual resources fuelling sustained growth and creating new industries

*Remplan

Newcastle and the Hunter.

Australia's largest regional economy, it has sophisticated infrastructure, international gateways including an airport and deep sea port, its own media outlets and university and a talent pool that is increasingly STEM skilled and job ready. The Hunter combines an innovative economic and business environment with a high standard of living, proximity to Sydney and easy connections to Australia's other capital cities.



NEWCASTLE AIRPORT PRECINCT

RAAF Base Williamtown serves as the headquarters to the tactical fighter element of the Air Combat Group and the Airborne Early Warning and Control element of Surveillance and Response Group, is the nation's main fighter pilot training base and will house most of the planned F-35A Joint Strike Fighter's. The military base shares its runway facilities with Newcastle Airport, the second busiest airport in NSW.

In FY19 the airport recorded 252 flights per week with 1.28 million passengers travelling through the terminal. The airport has direct flights to major destinations including Sydney, Canberra, Melbourne, Brisbane, Gold Coast, Ballina, Dubbo and Auckland, and has become a preferred hub for international travellers flying via these locations to the rest of the world.

Aerospace industries cover both the defence and civil sectors. At Newcastle Airport, through the BAE Systems Fighter facility and at RAAF Williamtown, there is a world-class aerospace industry base. This estate includes large global multi-nationals (Boeing, Raytheon and Lockheed Martin)

through to specialised niche service providers.

In May 2020, the NSW Government announced Williamtown as its latest Special Activation Precinct (SAP). There are five SAP's which are unique to regional NSW, and bring together planning and investment to focus on creating job and career opportunities along with economic activity.

Newcastle Airport CEO Dr Peter Cock said the SAP announcement demonstrated the State Government's support for the Hunter Region and ensured Williamtown is set to become the state's premier location for defence, aerospace and innovation.

The Hunter region has a long history of supporting Australia's defence industry, with the RAAF base at Williamtown regarded as Australia's primary Department of Defence fighter pilot training base. It is home to Australia's F-35 fleet and the Asia Pacific Regional Warehouse for F-35's. The strategic location of the Williamtown precinct next to the RAAF base creates opportunities to attract new and existing businesses in the defence and aerospace industries.



F-35A JOINT STRIKE FIGHTER PROGRAM

The Australian Government is investing in 72 F-35A Lightning II aircraft to replace the current fleet of 71 ageing F/A-18A/B Classic Hornets.

The F-35A Lightning II is the Australian Defence Force's first fifth-generation air combat capability and a key part of the Morrison Government's \$200 billion investment in Defence capability. It is a highly advanced multi-role, supersonic, stealth fighter which will meet Australia's requirements to defeat current and emerging threats.

Australia has committed to 72 F-35A aircraft for three operational squadrons at RAAF Base Williamtown and RAAF Base Tindal, and a training squadron at RAAF Base Williamtown.

E-7A WEDGETAIL

The E-7A Wedgetail provides Australia with one of the most advanced air battlespace management capabilities in the world.

The Wedgetail is a modified Boeing 737-700, with the addition of advanced Multi-Role Electronically Scanned Array (MESA) radar and 10 mission crew consoles. It is one of the most advanced pieces of aerospace technology in the Australian Defence Force and provides airborne surveillance, communications and battle management capability.

Boeing Defence Australia (BDA) recently received Commonwealth of Australia approval to export RAAF and BDA technology to the UK Royal Air Force.





LOCATION

The Williamtown Aerospace Centre is located at Technology Place, Williamtown.

Williamtown is situated approximately 27 kilometres by road north of the CBD of Newcastle and approximately 175 kilometres north of Sydney.

Williamtown is home to Newcastle Airport and Williamtown Royal Australian Air Force (RAAF) base and is located on Nelson Bay Road, the main road linking Newcastle and Nelson Bay.

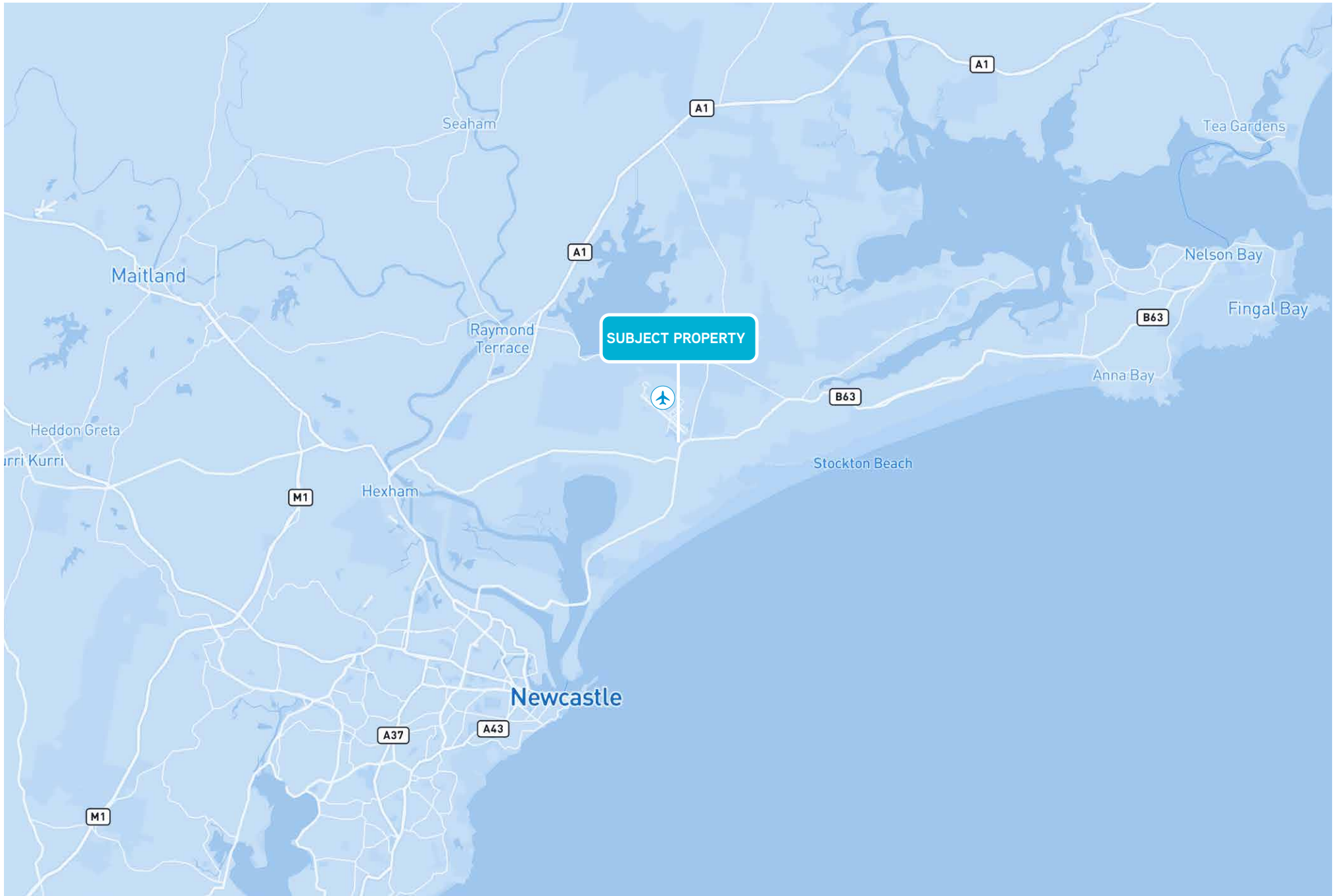
The property is prominently located at the entrance to the Newcastle Airport and sits adjacent to the 95 room Mercure Hotel.

Williamtown is located within the Port Stephens region which is renowned for tourism and an ideal temperate coastal living environment. Port Stephens includes pristine beaches within the Tomaree National park, whale and

dolphin watching within the 98,000 hectare Great Lakes Marine Park, wineries, breweries, dining, shopping and golf.

Due to the Hunter Region's close proximity to Sydney and the major consumer markets on the eastern seaboard (where the majority of the Australian population is based), the Hunter Region benefits from a diversified economy.

The ability to attract and retain skilled labour who appreciate the lifestyle offering makes Newcastle and the greater Hunter region a viable alternative to Sydney.



BAE SYSTEMS

BAE SYSTEMS

NEWCASTLE AIRPORT

MERCURE HOTEL



WILLIAMTOWN DRIVE

TECHNOLOGY PLACE

NELSON BAY ROAD

INDICATIVE OUTLINE ONLY



SITE & TITLE PARTICULARS

Legal Description	<p>Lot 1 in Deposited Plan 271116 known as Community Property (Private Road)</p> <p>Lot 2 in Deposited Plan 271116 known as 2 Technology Place, Williamtown</p> <p>Lot 3 in Deposited Plan 271116 known as 1 Technology Place, Williamtown</p>
Local Government Area	Port Stephens Council
Zoning	<p>B7 Business Park under Port Stephens Local Environmental Plan 2013 which states the following:</p> <ul style="list-style-type: none"> To provide a range of office and light industrial uses. To encourage employment opportunities. To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. To facilitate the future development of the land as an employment area relating to defence and airport operations to support the continued operation of the RAAF Base Williamtown and the Newcastle Airport. <p>Further details may be referenced from NSW Legislation</p>
Site Area	<p>Lot 1 - Community property</p> <p>Lot 2 - 2,684sqm*</p> <p>Lot 3 - 1.514ha</p>

*Approximately





METRO
PETROLEUM



MERCURE
HOTEL

WILLIAMTOWN DRIVE

TECHNOLOGY PLACE

NELSON BAY ROAD

INDICATIVE OUTLINE ONLY



BUILDING F



BUILDING C

BUILDING HIGHLIGHTS

Williamtown Aerospace Centre represents an excellent opportunity to acquire a 100% interest in one of the few developments of this size and location in Australia with a diversified tenancy profile.

The Williamtown Aerospace Centre (WAC) is a national, award-winning, regional partnership established to create, enhance and facilitate commercial activities in the land adjoining RAAF Base Williamtown and Newcastle Airport.

WAC is Australia's premier Defence Technology precinct being situated adjacent to the largest operating Air Force Base and one of Australia's fastest growing regional airports.

Williamtown Aerospace Centre provides a commercial campus-style tech park including commercial offices, technical and light industrial spaces. All buildings have been designed and built to Defence zone level security requirements. Facilities meet the modern requirements of aerospace, defence, technology and aviation, together with related industry companies.

Net Lettable Area*	Building A	987sqm
	Building B	1,068sqm
	Building C	1,113sqm
	Building D	1,228sqm
	Building E	1,954sqm
	Building F	1,207sqm
	Total*	7,557sqm
Year Constructed	2014 - 2020	
NABERS Energy Rating	Building D - 5.5 star	
	Building E - 5 star	
	Building F - 4 star	

*Approximately





INDICATIVE OUTLINE ONLY

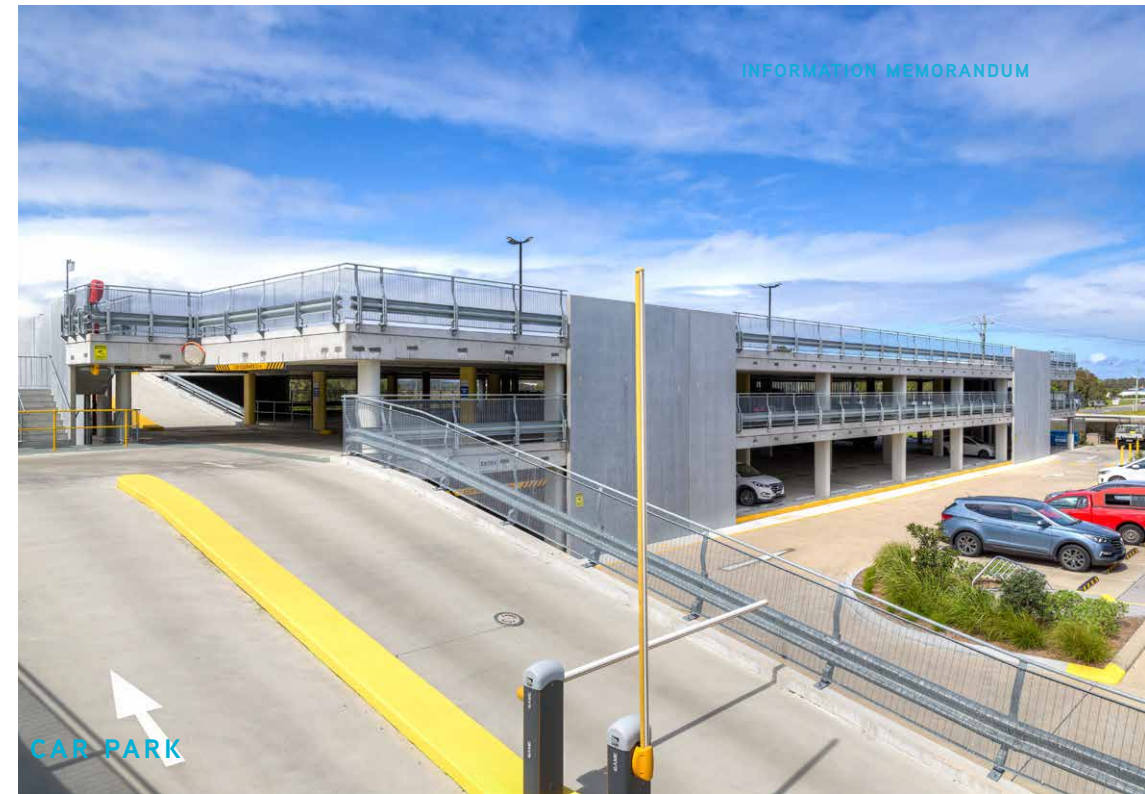


BUILDING E

Williamstown Aerospace Centre has been custom designed to suit the tenants' requirements in fulfilment of ongoing Department of Defence contracts. Each property has been built to meet Defence industry security requirements.

FINISHES AND SERVICES

External Finishes	Low reflective alucobond infill panel and pre-cast concrete panel wall paint facade finishes, colorbond roof sheeting with permastop insulation blanket, aluminium framed fitted shopfront entry doors, aluminium framed fixed window opaque glass.
Internal Finishes	A combination of concrete floors, carpet, ceramic tile and vinyl floor coverings, aluminium framed internal solid core and glass doors, plasterboard partitioned walls.
Lifts	Lift access to upper levels
Lighting	A combination of high bay lighting, fluorescent troffer and down lighting (LED)
Amenities	Male/female toilets, male/female ambulant toilets, male/female shower and unisex accessible WC & ambulant toilet and showers.
Security	Sensory alarm by Lessee. Gallagher boom gate security system.





BUILDING C





METRO PETROLEUM

MERCURE HOTEL

NELSON BAY ROAD

WILLIAMTOWN DRIVE

TECHNOLOGY PLACE

INDICATIVE OUTLINE ONLY





Tenancy Profile.

Williamtown Aerospace Centre is Australia's premier defence technology estate accommodating a cluster of primes and SME's that collaborate to support world leading defence platforms including the E-7A Wedgetail and F-35A Joint Strike Fighter

RAYTHEON

Raytheon Australia is the nation's leading defence technology company, and a trusted partner to the Commonwealth of Australia since the 1950's. For over two decades, Raytheon has invested in developing a truly sovereign workforce and comprehensive capability for Australia. The company employs approximately 1,500 Australians including over 700 engineers and technicians with demonstrated engineering capability spanning across all domains. This engineering core is bolstered by program managers, integrated logistics support, sustainment and training experts, technical governance specialists and corporate professionals.

Raytheon Australia provides state-of-the-art electronics, mission systems integration and other capabilities in the areas of sensing, effects, and command, control, communications and intelligence systems, as well as a broad range of mission support services. Raytheon Australia is a leading provider of technical services and integrator of sovereign Naval Combat Systems for the Australian Department of Defence and the Royal Australian Navy, and provides communications and asset management solutions for the Australian Defence Force. Raytheon Company is listed on the New York Stock Exchange.

<https://www.raytheon.com/au/>

BOEING

Boeing Defence Australia (BDA), a wholly-owned subsidiary of The Boeing Company within the Boeing Defence, Space and Security business unit, is one of Australia's leading aerospace enterprises. Boeing is listed in the United States on the New York Stock Exchange and manufactures aircraft engines and engine parts for commercial airplanes and defence, operating worldwide.

BDA has been an integral part of the region's defence industry and the partner of choice for some of Australia's largest and most complex defence projects. The company's 2,000 employees at 14 Australian sites and three international locations bring the 'Best of Boeing' products and services into the Australian market to provide a range of valued, through-life service solutions to its customers.

BDA's strength lies in its world-class, innovative solutions for the support, maintenance, modification and upgrade of Boeing and non-Boeing aircraft; military aircrew training design and delivery; and the design, development and support of Command, Control, Computers, Communications, Intelligence, Surveillance and Reconnaissance (C4ISR) solutions.

<https://www.boeing.com.au>

LOCKHEED MARTIN

Lockheed Martin Australia is an Australian company that is engaged in research, design, development, integration and sustainment of advanced technology systems, products and services. They are an industry leader in defence and technology, working with Australian partners to bring best practice and leading edge concepts and technology to Australia.

Their programs include next generation pilot training, combat systems integration, rotary wing systems and sustainment, 5th generation air combat capability and surveillance across air, sea, land and space domains.

They partner with Australia's leading universities and the Defence Science and Technology Group and have established a multidisciplinary research and development centre – STELaRLab – recognising Australia's reputation for world class research. As defence industry leader, Lockheed Martin Australia provides products and services that address some of the world's most critical issues, and are a prime contractor for the Joint Strike Fighter F-35.

Lockheed Martin Corporation is listed on the New York Stock Exchange.

<https://www.lockheedmartin.com>

VIASAT

Viasat is a global broadband services and technology company. The Williamstown facility houses maintenance, training and logistics operations for ViaSat Tactical Data Link (TDL) systems including the KOR-24A Small Tactical Terminal, which provides real-time situational awareness and command and control via Link 16 applications and other secure, spectrum-efficient line-of-sight digital data links.

The ViaSat presence at the Williamstown Aerospace Centre is key to providing complete turnkey TDL systems that support command and control, surveillance, intelligence, weapon status, and situational awareness communications in the region.

ViaSat, Inc is listed on the Nasdaq with its headquarters located in Carlsbad, California, US.

<https://www.raytheon.com/au/>

MARTIN-BAKER AUSTRALIA

Martin-Baker has been the world leader in the design and manufacture of ejection and crashworthy seats for over 70 years. A family-run business at their core, they have saved over 7,600 lives in their time and have been honoured to receive 11 Queen's Awards. Their latest designs offer unprecedented life-saving capabilities, with over 17,000 seats currently in service.

As the world's leading manufacturer of ejection seats and related equipment and sole worldwide supplier to the Joint Strike Fighter, they are the only company to offer a fully integrated escape system that satisfies the very latest in pilot operational capability and safety standards.

The Martin-Baker Williamstown office is their first office in Australia.

Martin-Baker Aircraft Company Limited is a Private Limited Company based in the United Kingdom.

<https://martin-baker.com/>

NOVA SYSTEMS

Specialising in the provision of engineering and management services. Nova Systems provides industry and government with world class independent expertise in delivering complex projects and solving technologically challenging problems.

Founded in 2000, Nova Systems – originally Nova Aerospace Pty Ltd – has been an active partner in the professional services business for more than 20 years. Since its inception, Nova has been proud to continually and successfully assist government and industry partners deliver some of the most complex acquisitions and in-systems projects, allowing them to export Australian know-how and innovation to the world.

Nova Systems operate in the Defence, Energy and Utilities, Communications and Transportation markets, with a clear focus on enabling technology to solve the problems that really matter.

<https://novasystems.com>

MILSKIL

Formed in 2001, Milskil is an Australian-owned Operational Training Services Provider delivering a diverse, but niche portfolio, of integrated solutions that develop, support and fast-track operational capabilities on behalf of military, government and commercial clients.

Milskil provide retraining for F-18 pilots to fly F-35A at RAAF Base Williamtown.

<http://www.milskil.com/>

PACIFIC AEROSPACE CONSULTING

PAC is an independent services company, providing worldwide support capabilities for their Australian, US, and International partners. Comprised of two independent companies headquartered in both Australia and the US, PAC is uniquely positioned to offer collaborative, seamless support to clients around the globe.

<https://pacificaerospaceconsulting.com>

PLEXSYS

Founded in 1986, PLEXSYS is a modeling and simulation (M&S) software company with 30+ years of delivering Live, Virtual, and Constructive (LVC) training readiness solutions and innovation.

They are a 100% employee-owned small business, with more than 160 full-time employees plus part-time consultants in nine states and four foreign countries.

Their passion is enabling better training and their value is measured by how their people and products add to their customer's success. Plexsys deliver solutions which enable live/synthetic blended training events and exercises.

The Plexsys Williamtown office is their first office in Australia.

<https://www.plexsys.com/>

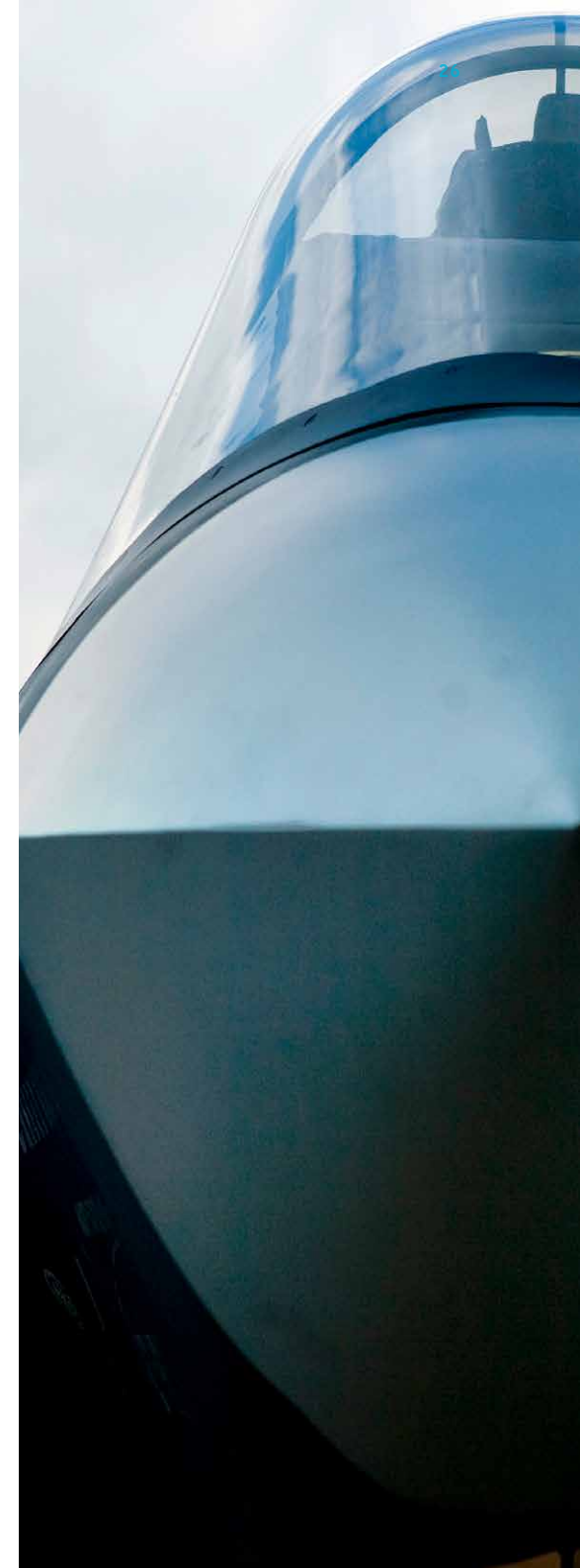
BOHEMIA INTERACTIVE

Bohemia Interactive is a global leader in military training simulation. They provide many of the world's premiere militaries with high-fidelity, cost-effective technologies for tactical military training.

Bohemia Interactive's flagship training product, Virtual Battlespace (VBS), is an industry standard in game-based simulation, and is used by the majority of NATO partners for daily tactical training and mission rehearsal.

Williamtown Aerospace Centre is home to the Australian headquarters of Bohemia Interactive. They also have offices in the United States, the United Kingdom, the Czech Republic and Poland.

<http://www.bisimulations.com>



REDARC

Redarc is an innovative Tier2/Tier 3 defence manufacturer.

REDARC Group provides a full electronic design and prototyping capability, including electronic product design and manufacture. They also offer fully integrated manufacturing and assembly and whole of life support. Engineering services include vehicle battery power management, tracking, sensing and control, health usage monitoring systems (HUMS), management and wiring support.

www.redarc.com.au

LEICA GEOSYSTEMS | HEXAGON

Leica Geosystems is a Swiss company with shares traded on the Swiss Exchange in Zurich. Revolutionising the world of measurement and survey for 200 years, Leica Geosystems, part of Hexagon, are known for premium products and innovative solution development. Professionals in a diverse mix of industries, such as aerospace and defence, safety and security, construction, and manufacturing, trust Leica Geosystems for all their geospatial needs.

<https://leica-geosystems.com/>

THE UNIVERSITY OF NEWCASTLE

Located at the Williamtown Aerospace Centre, I2N Hub Williamtown is a purpose-designed facility which offers a co-location working space for Researchers, Postgraduate Students and Industry to work collaboratively on projects of mutual benefit for the Defence, Security and Aerospace sectors.

A suite of programs will be delivered through the Hub which will focus on NSW Defence priorities, ensuring that the significant opportunities for building a strong Defence Industry in the Hunter region are realised.

Collaboration between Government, Industry and Academia is essential, and the Hub's collaborative program focus will include strengthening relationships and leveraging capability, regional development through Defence jobs and fostering innovation, commercialisation and partnerships.

<http://www.williamtownaerospace.com.au/university-of-newcastle/>

HUNTER IMAGING GROUP

Hunter Imaging Group is Newcastle and the Hunter's largest provider of diagnostic medical imaging services. Hunter Imaging Group provides a comprehensive array of imaging services such as MRI, Nuclear Medicine, Computed Tomography (CT), Ultrasound and Interventional procedures. Hunter Imaging Group utilises the latest medical imaging technology and electronic report transmission to ensure results are accurate and delivered promptly to your referring Doctor.

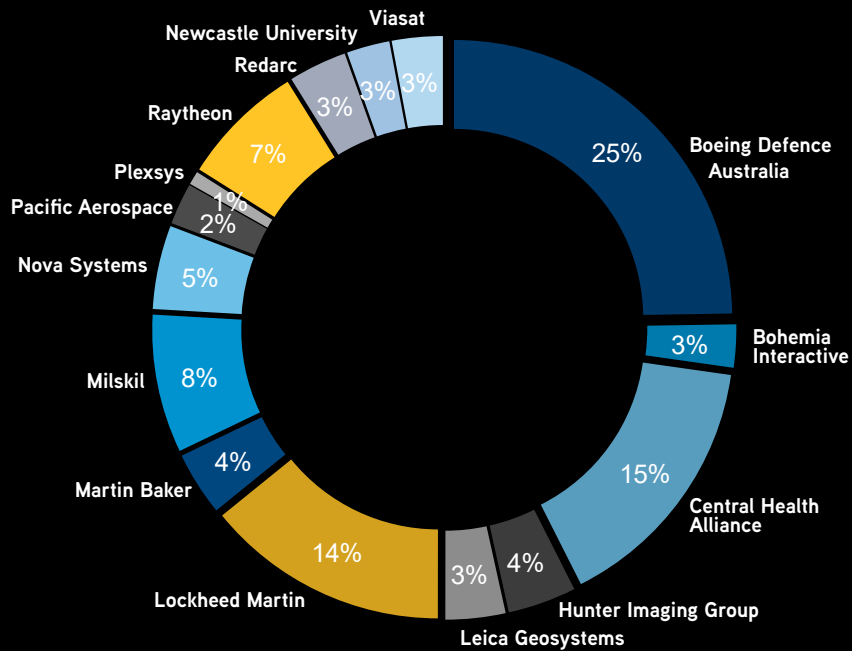
<https://www.hunterimaging.com.au/>

CENTRAL HEALTH ALLIANCE

Newly formed, dedicated and vastly experienced team servicing the local community including the health needs of the RAAF Base Williamtown. They understand the needs of the community and have identified means to provide improved care for the benefit of all.

Financial Summary.

AREA COMPOSITION



over 50% underpinned by publicly listed companies

FINANCIAL SUMMARY

Rental Income	\$ p.a
Office	\$2,786,982
Communications	\$17,445
Parking	\$536,465
Plus Recoverable Outgoings	329,441
Total Gross Income	\$3,670,334
Less Budgeted Statutory Outgoings	\$43,104
Less Budgeted Operating Expenses	\$305,844
Total Net Income	\$3,321,386

NOTES:

Based upon Tenancy Schedule and Outgoings information provided by the Vendor, dated as at 11/3/2021. Further detail available in Electronic Data Room.

- All amounts exclusive of GST
- All leases are net leases where outgoings are paid by the Lessee.

Data Room.

To assist in the assessment of this offering, an electronic data room (EDR) has been established to facilitate the provision of due diligence information. Access to the EDR will be granted upon agreement of the Confidentiality and data room protocol. Please contact the exclusive selling agents to arrange access.

The Vendor and Agent reserve the right to refuse access to the property and/or information regarding the property to any party and may refuse to provide access to further information regarding the property at their discretion.



Sale Process.

The property is offered For Sale by Expressions of Interest closing Thursday 11 March 2021.

LODGEMENT DETAILS

Please provide your Expression of Interest by completing the Returnable Schedule attached. Expressions of Interest can be lodged by the following methods.



Delivery / Post to:

Colliers International
Ground Floor, 18 Honeysuckle Drive
Newcastle NSW 2300



Email:

E: peter.macadam@colliers.com
E: chris.chapman@colliers.com

Please Note:

This is not an invitation to Tender.

- The Vendor reserves the right to determine in its absolute discretion which person who lodges an EOI (an "Interested Party"), if any, it will negotiate with.
- The Vendor may consider EOI's with a view to selecting one which the Vendor regards as the most suitable for either the immediate exchange of contracts or for further negotiation.
- This Information Memorandum and the EOI do not create any binding legal relationship. No legal or other obligations will arise between an applicant and the Vendor unless and until a contract on terms agreed between the successful Interested Party and the Vendor, has been exchanged.
- The Vendor is not obliged to select the EOI which contains the highest proposed purchase price or any particular provision, and may choose not to select any EOI.
- The Vendor is not obliged to exchange contracts with any Interested Party with which it is negotiating.
- The Vendor is not required to give any reason for its actions or decisions to any Interested Party or any other person.
- All prospective Interested Parties should conduct and rely on their own enquiries in relation to the Property.
- To the extent permitted by law, the Vendor does not owe any duty to any Interested Party.



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DISCLAIMER

This report has been prepared by Colliers International for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property. The information contained in this report does not constitute any offer or contract of sale; it is provided as a guide only; and has been prepared in good faith and with due care. Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information. Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost; market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant. The Vendor, Colliers, or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential purchaser relies upon that is contained in this report or any other marketing material. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law. The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract, vendor's statement or other material associated with the proposed sale, which may be made available to a potential purchaser.

EXPRESSION OF INTEREST FORM

Property	1 & 2 Technology Place, Williamtown
Purchase Price (excl. GST)	
Deposit (%)	
Settlement Period	
Special Conditions (if any)	
Purchaser name	
ACN / ABN (if applicable)	
Contact	
Postal Address	
Phone	
Email	
Purchaser's Solicitor	
Solicitor Contact Name	
Solicitor Address	
Phone	
Email	
Signed for and on behalf of the purchaser	
Date	
Name of authorised signatory (printed)	



WILLIAMTOWN
AEROSPACE CENTRE

