

CROSSPOINT

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JOIN THE MOVEMENT

Crosspoint is a pioneering industrial development in the Western Sydney Aerotropolis unlike anything else on offer in Australia.

Feel the momentum and be positioned right amongst the activity and enterprise of Western Sydney Aerotropolis in prime logistics, warehousing and office space.

Crosspoint offers seamless access to major roads, the airport and cargo precinct to streamline freight movement and nurture a symbiotic relationship with logistics partners and your broader supply chain.

With a growing, young and active community nearby in the stunning natural environment of Luddenham Village and the emerging city of Bradfield, Crosspoint is an attractive employment hub poised to power your business to new heights.

Arrive at the frontier of Australia's newest city.



WHERE INNOVATION MEETS OPPORTUNITY



24/7
OPERATIONAL

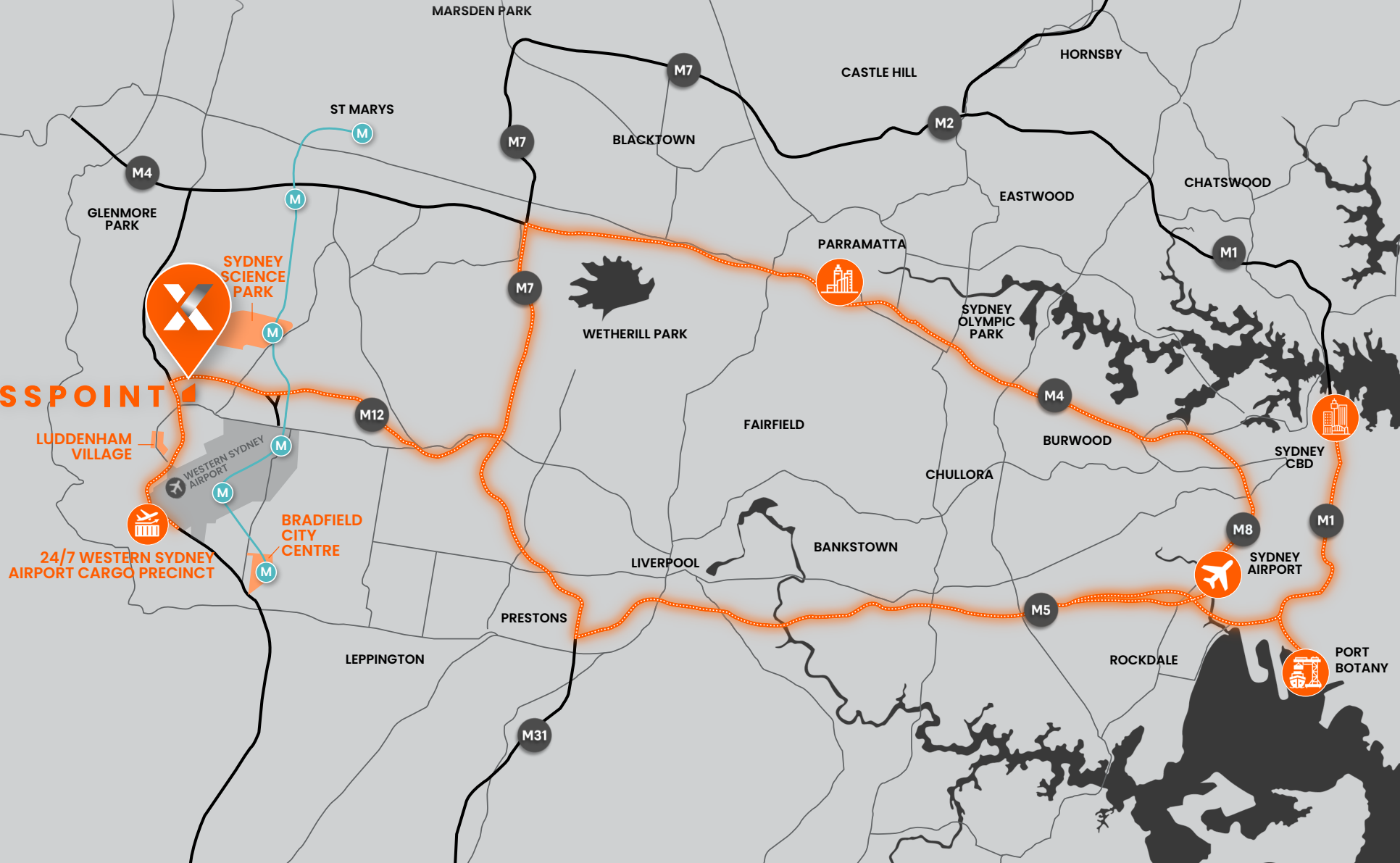
2km
FROM THE M12

6
TARGETING
GREEN STAR
RATING
& AS BUILT

1.2m
BACKED BY
AWARE SUPER
MEMBERS

POSITIONED FOR SUCCESS

CROSSPOINT



CONVENIENCE AT YOUR DOORSTEP



WESTERN SYDNEY
INTERNATIONAL AIRPORT
2KM



M12
MOTORWAY
2KM



LUDDENHAM
VILLAGE
1KM



M7-M12
INTERCHANGE
14KM

MASTERPLAN

Crosspoint was approved as a State Significant Development on 28 April 2025.

A forward-thinking masterplan is designed to suit every tenant's needs, providing a flexible approach to doing business through leading supply chain connectivity, and a diverse range of warehousing sizes to meet different operational needs.

Crosspoint is its own ecosystem where opportunity and innovation meet. It is an emerging community at the heart of the thriving Western Sydney Aerotropolis and near our newest city of Bradfield.

Warehouse	31,610 m ²
Office 3A	1,085 m ²
Office 3B	1,085 m ²
Total GLA	33,780 m²
Car Parking	1,085 m ²

THE NORTHERN ROAD



CAFE OUTDOOR SPACES NATURAL WATER COURSES



BESPOKE TO YOUR NEEDS

CROSSPOINT INFORMATION MEMORANDUM

Crosspoint presents a once-in-a-generation opportunity to position your business at the frontier of a new city.

This hive of enterprise is set take you anywhere you want to go, placing you closer to your customers, suppliers and the communities where your employees live and thrive.

Crosspoint brings everything you need together.

Ideally located at the intersection of major roads and nearby the airport and cargo precinct, and M12 motorway, Crosspoint offers B-Double access reducing lead times, and enhancing productivity.

Arrive at an industrial estate at the heart of the Western Sydney Aerotropolis. With warehouses, hardstands, loading areas and offices that are bespoke to your needs, Crosspoint takes you anywhere you want to go.

WESTERN SYDNEY AEROTROPOLIS

2km

The Western Sydney Aerotropolis is the hub surrounding the Western Sydney International Airport. At the heart of this hub, Crosspoint allows you to optimise freight movement, and leverage the growing infrastructure that enables development, supports job creation and maximises economic growth.

Crosspoint is a future-facing home for your business and your employees.



LUDDENHAM VILLAGE

1km

Through Crosspoint, Luddenham Village's growing and vibrant community will have work close to home, and employees will have access to an extensive range of local amenities.

Luddenham Village is steeped in history and character and will be a key local centre within the growing Western Sydney Aerotropolis.



FUTURE TRANSPORT UPGRADES

CROSSPOINT INFORMATION MEMORANDUM

CROSSPOINT

24/7 WESTERN SYDNEY
AIRPORT CARGO PRECINCT

ORBITAL
ROAD

ORBITAL
ROAD

ARCHBOLD
ROAD

SOUTHERN
LINK ROAD

MAMRE
ROAD

ELIZABETH
DRIVE

M12

MARSDEN PARK

CASTLE HILL

BLACKTOWN

PARRAMATTA

WETHERILL PARK

FAIRFIELD

BANKSTOWN

LIVERPOOL

PRESTONS

LEPPINGTON

M7

M7

M7

M4

M

M

M

M

M7

M31



FOCUSED ON THE FUTURE

Aware Real Estate and Barings' property portfolio is developed and managed to ensure positive outcomes for business, investors and the communities we serve.

Crosspoint will incorporate best practice sustainability features that meet our responsibilities to improve energy conservation and environmental protection.

GREEN STAR RATING



RAINWATER HARVESTING



EV CHARGING



ROOFTOP SOLAR



ENERGY EFFICIENT LIGHTING



NATURAL VENTILATION



COMMUNITY

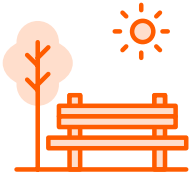
Crosspoint nurtures a culture of connection that reaches beyond a connected supply chain to build a true sense of community.

Diverse industries with a local workforce thrive together, enjoying thoughtfully designed communal spaces within a strong local economy.

With a commitment to inclusion and care, the wellness of every tenant and employee at Crosspoint is supported by a collaborative relationship with Aware Real Estate and Barings.



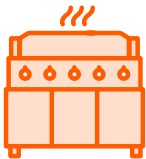
**RUNNING
TRACK**



**OUTDOOR
SEATING**



**ON-SITE
CAFE**



**BBQ
FACILITIES**



ABOUT US

Crosspoint is owned by Aware Real Estate, developed in partnership with Barings and backed by the strength of Aware Super, one of Australia's largest and top-performing super funds.



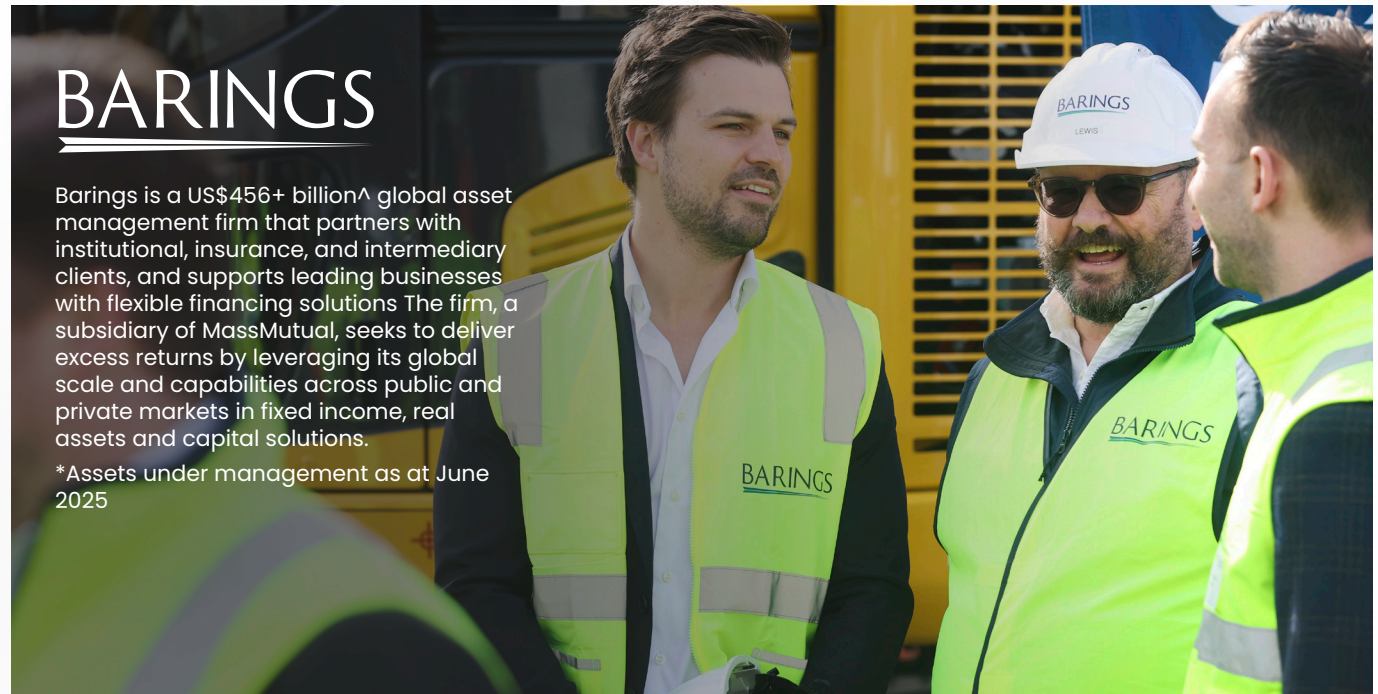
Aware Real Estate works together to unlock exceptional value in Australian property investment and management by delivering sustainable, high performing returns. We are backed by the strength of one of Australia's top performing super funds, Aware Super, which has 1.2 million members. As a long-term investor, we bring stability and scale. We focus on direct local property.



BARINGS

Barings is a US\$456+ billion[^] global asset management firm that partners with institutional, insurance, and intermediary clients, and supports leading businesses with flexible financing solutions. The firm, a subsidiary of MassMutual, seeks to deliver excess returns by leveraging its global scale and capabilities across public and private markets in fixed income, real assets and capital solutions.

*Assets under management as at June 2025



OUR TRACK RECORD

MIIX

Melbourne Intermodal & Industrial Exchange in Somerton is a multi-faceted destination that combines prime-grade industrial workspaces and Melbourne's largest intermodal terminal with community experiences that inspire happier, healthier, more productive workers.



MIIX



ALTITUDE

The Yards

The Yards at Kemps Creek is Australia's new home for industrial innovation. It's a connected place where people and progress come together to experience the rewards of sustainable design, unlimited scales and unrivalled access.



THE YARDS

First Estate

Situated in the sought-after Erskine Park industrial precinct in Orchard Hills, First Estate provides efficient access to major transport routes to the Sydney metropolitan area and Eastern seaboard.



FIRST ESTATE

Altitude

Altitude at Bankstown Airport is the premier logistics hub in Sydney's southwestern transport corridor, comprising 164,000 square metres of best-of-class warehousing and office accommodation across 46 hectares.

Access Logistics Park

Access at Kemps Creek, within the Western Sydney Aerotropolis, is one of the biggest build projects in Australia's history. Developed by Barings Real Estate Australia, Access is located within the Mamre Road Precinct.



ACCESS LOGISTICS PARK

LEASE AT CROSSPOINT



PHILIP GRECH

Development Manager

T 0424 613 115

E philip.grech@barings.com



STEPHEN O'CONNOR

Project Director

T 0420 546 491

E stephen.oconnor@barings.com



WHY PARTNER WITH US

We have a proven track record in delivering award winning industrial & logistics solutions to our customers. With bold leadership, collaboration, sustainability, and a focus on embodying a positive force at the core of our operations.



**Specialist
Logistics Partner**



**Aligned Core
Values**



**Flexible and
Nimble**



**Long-term Owners &
Investors assures
stability**



**Tech Enabled
Design**



**Partnership
Approach**



**Strategic and Proven
Delivery Partners**



Trusted Landlord



**Core Sustainability
Social Principles**

Crosspoint tells the stories of First Nations Peoples.

The site at Elizabeth Drive, Luddenham showcases First Nations culture. Located at a point where the borders of the Dharug, the Dharawal and the Gandangara people meet, the story of all three clans are celebrated through interpretative design within the public areas.

Existing water courses connect the development to the surrounding natural water courses and create sensory and enjoyable spaces. Combined with other on-site amenities including the café, the precinct is designed to support wellbeing and inclusivity.

We acknowledge and pay our respects to the Traditional Custodians of Country within Luddenham Village and the Aerotropolis, the Dharug people.

We extend that respect to many others who have custodial obligations for Country and have been connected to this place for many generations, including the Dharawal and Gudungurra.



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E stephen.oconnor@barings.com

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