Investment Brief

Northern Australia’s First Inland Intermodal Port
LOCATION

- AUSTRALIA
- Queensland
- Central Highlands Regional Council
- 23 km east of Emerald
- Locality Yamala
FREIGHT CONNECTIVITY

PORT ACCESS
• Rail & Road access to 3 Export/Import container ports & one bulk terminal.

HIGHWAY ACCESS
• Intersection of main east west highway and inland highway

RAIL ACCESS
• Frontage to main heavy-duty western rail line (20TAL)
**IMMEDIATE INVESTOR VALUE**

- Generation and sale of energy rights for estate micro grid including potential sale to adjacent industries
- Lot 2 - 1.6km rail siding (20TAL) with capacity for second siding to run adjacent to existing siding
- Lot 3 - 31ha of rail frontage for intermodal container terminal and suitable for further subdivision.
- Lot 55 - 7.4 ha with existing buildings including sheds, caretakers' residence, offices etc.
AVAILABLE LAND

• 50+ lots available for sale ranging in size from 1.5 ha to 7ha
• Large undivided Lot 56 - 57ha available for further development
LOT 2 – RAIL (3.5ha)

- 1.6 km rail siding
- Ownership and control of land and rail siding assets and management of rail siding operations.
- (20TAL) with capacity for second siding to run adjacent to existing siding
- Rail links seamlessly integrating the region into the existing Queensland rail network
LOT 3 - INTERMODAL

- 31 ha site with 1.6km direct rail frontage
- Intended to support regionally significant intermodal/container park and suitable for future subdivision
- Regional intermodal terminal will facilitate point to point rail access to destination markets (intrastate/Import-Export (IMEX)/interstate)
LOT 55 –
ESTABLISHED SITE

• 7.4 ha with existing buildings
• Includes industrial sheds, caretakers' residence, offices etc.
• Mains power, 250,000L rain-water storage.
INTERNAL ROADS

• Fully sealed internal roads 16m wide
• Designed for over dimensional loads
• Suitable for Type 1 road trains, B Double and AB Triple configured trucks

<table>
<thead>
<tr>
<th>Vehicle combinations</th>
<th>Max length (metres)</th>
<th>Vehicle category</th>
<th>Combination diagram (See section 6.1.3 for permitted axle groups)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A rigid truck towing one trailer (total length exceeding 19 m)</td>
<td>31.5</td>
<td>Type 1</td>
<td><img src="image1" alt="Diagram" /></td>
</tr>
<tr>
<td>A prime mover towing two semitrailers connected by a drawbar</td>
<td>36.5</td>
<td>Type 1</td>
<td><img src="image2" alt="Diagram" /></td>
</tr>
<tr>
<td>B-triple: A prime mover towing 3 semitrailers connected by turntable couplings</td>
<td>36.5</td>
<td>Type 1</td>
<td><img src="image3" alt="Diagram" /></td>
</tr>
<tr>
<td>AB-triple: A prime mover towing a single semitrailer and a set of B-double trailers, connected by a converter dolly</td>
<td>36.5</td>
<td>Type 1</td>
<td><img src="image4" alt="Diagram" /></td>
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</tbody>
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HWY INTERSECTION

24/7 Hour Site Access

Capricorn Highway (East – West)
linking Rockhampton, Longreach and beyond to North West Queensland and the Northern Territory.

Gregory Highway (North – South)
Linking major regional areas Townsville, Toowoomba to New South Wales & beyond, identified as the inland transport alternative between Cairns and Melbourne.

Major roads in the region are sealed, dual carriage, weatherproof and allow road trains (Type 1) and B & AB – Triple combinations.
CURRENT INDUSTRY OPPORTUNITIES

• Area zoned ‘Special Industry’ minimizing planning approval process
  • Heavy Industry manufacturing and repairs
  • Close to Certified Coal Seam Gas deposits expected to come into production in 2022
  • Freight, logistics and distribution
  • Fuel Storage and bulk fuel retail opportunities
  • Transport and machinery depots & hardstands
  • Mining Services
  • Processing Facilities
  • “Value Add” services (e.g packing, decanting, containerization, refrigeration)
FUTURE AGRICULTURAL OPPORTUNITIES

Area zoned ‘Special Industry’ minimizing planning approval process

- Central Highlands delivers approximately $839 million in agricultural value
- Broadacre cropping including wheat and sorghum is worth $103 million
- A thriving horticulture sector including table grapes and citrus is valued at >$100 million
- Over two-thirds (68%) of Central Highlands produce is exported, primarily to the USA and Asian Free Trade Agreement markets
- Less than 24% of domestic or exported product is value-added
  - Meat Processing
  - Oil Grain Seed Facility
  - Packing and Containerisation
  - Fertiliser Plant
Central Queensland Inland Port

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