



KILMORE GROUP + L O F T E
THE FOUNDRY
PROSPECTUS

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ACKNOWLEDGEMENT OF COUNTRY

Kilmore Group respectfully acknowledges Aboriginal and Torres Strait Islanders as the traditional custodians of the lands on which we operate. We pay our respects to their Elders, past, present, and emerging, and extend that respect to all Aboriginal and Torres Strait Islander Peoples.

We recognise their enduring connection to the land, waters, and community, and are committed to working respectfully and collaboratively to honour the rich cultural heritage.



A RARE OPPORTUNITY!

*COLLABORATE WITH OUR DEVELOPMENT TEAM TO CREATE A BESPOKE DESIGN
TAILORED TO MEET THE UNIQUE NEEDS OF YOUR BUSINESS, ENSURING THE
LAYOUT SUPPORTS YOUR SPECIFIC OPERATIONAL REQUIREMENTS.*

BE PART OF THE ADAPTIVE RE-USE OF THIS STUNNING HERITAGE BUILDING

&

INVEST IN THE RICH HISTORY FOR THE FUTURE

*Kilmore Group and Lofte Property are seeking Expressions of Interest
for suitable tenants to lease the building following a full refurbishment
by the proponent.*



EXECUTIVE SUMMARY

PROPERTY ADDRESS

Lot 806 Foundry Road, Midland

Midland is the City of Swan's CBD and the second largest employment centre within the local government area. It is a Western Australian 'Strategic Metropolitan Centre' with strong future growth potential, supported by local and state government policies.

BUILDING AREA

- 5090 sqm Site Area
- 4556 sqm GFA (Existing 2666sqm with an additional 1890sqm)
- 3830 sqm NLA
- 66 Parking Bays (On-grade parking)
- High quality public space offering
- *[Parking: On street parking available, and 184 public bays less than 200m away]*

SUSTAINABLE DEVELOPMENT

A sustainable development opportunity through repurposing an iconic existing structures to meet your needs.

Become the next chapter of rich heritage whilst reducing environmental impact.

LEASE OPPORTUNITY

Potential to lease as a fully refurbished cold-shell tenancy or as warm-shell fit out detailed to suit to tenant's individual requirements.

POTENTIAL USES

The Midland Foundry can be utilised for a number of uses including;

- | | |
|-----------------------|------------------|
| - Food and Beverage | - Residential |
| - Creative Industries | - Educational |
| - Tourism | - General Office |
| - Healthcare | |

The historic charm and potential to service Perth's North-East make it an attractive choice for businesses.

LOCAL GOVERNMENT

City of Swan

The fourth largest Western Australian local government

(ABS Census 2021)

ZONING

The Foundry falls under the 'Helena Precinct' in the Metronet East Redevelopment Scheme.

THE OPPORTUNITY

WHY INVEST?

Midland is one of Perth's key strategic metropolitan activity centres. It serves as the key hub for the north-east of Perth and the Wheatbelt region.

The population within the region has continually exceeded forecasts. It is anticipated to double in size between 2008 and 2028 due to an influx of new residential housing.

The site sits within a historic heritage precinct which is becoming a premier living, learning, creative and medical industries hub.

Kilmore Group and Lofte Property have formed a partnership as builder and developer to refurbish and reinvigorate the area's most prestigious heritage building, The Foundry.

The building has an area of 2,256m² and exceptional internal volume. This allows for multiple mezzanine levels to increase volumes where required.

THE BUILDING'S UNIQUE CHARACTERISTICS AND FLEXIBLE SPACES PRESENT THE OPPORTUNITY FOR A RANGE OF FOOD AND BEVERAGE, RETAIL, OFFICE, MEDICAL OR ACCOMMODATION USES.



New high quality
Metronet train station
200m from site



Two hospitals
Public Hospital and
brand new Private Hospital



A total of
\$1.2 billion invested
in immediate locality



A university campus and a TAFE



Is within 15 minutes of the Perth
International Airport.



The location is the gateway to the
Swan Valley wine and produce
region.



Significant business investment,
servicing local needs and
economic needs of the Wheatbelt
agricultural region.



Serves a rapidly growing
residential population within the
north-east metropolitan region.

CATCHMENT

MIDLAND ACTIVITY CENTRE

Midland is situated approximately 16 kilometers northeast of Perth's CBD, positioning it as a strategic hub for the north-eastern metropolitan region. The suburb's excellent connectivity includes:

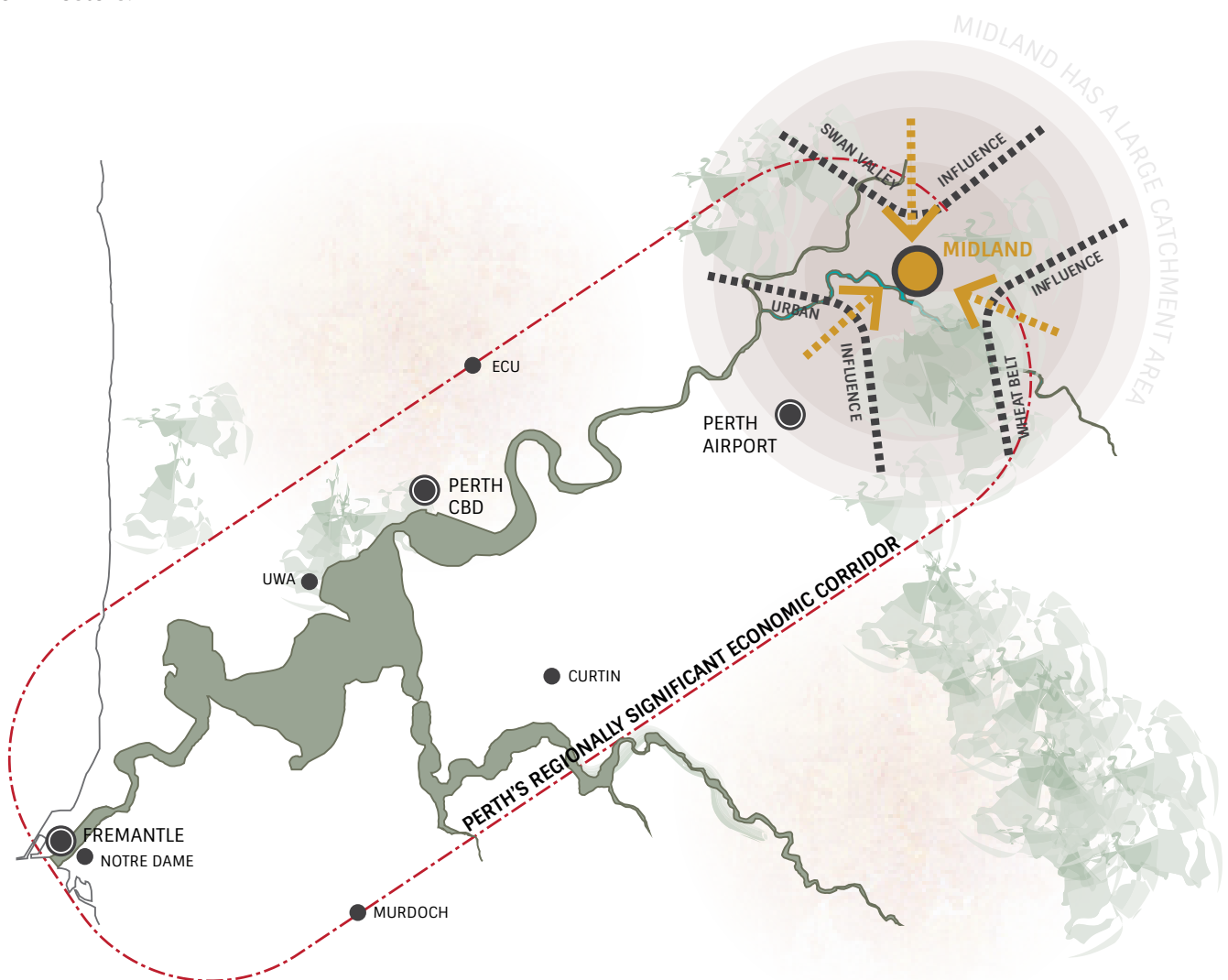
- Easy access to major highways
- Easy access to Great Eastern Highway and Roe Highway
- Seven kilometres from Perth Airport

The City of Swan is one of Western Australia's largest and fastest-growing local governments. The City encompasses Midland as a key commercial and cultural center. The council is committed to sustainable growth and heritage preservation, making it an ideal partner for investors.

Midland is poised for continued growth and development with plans including:

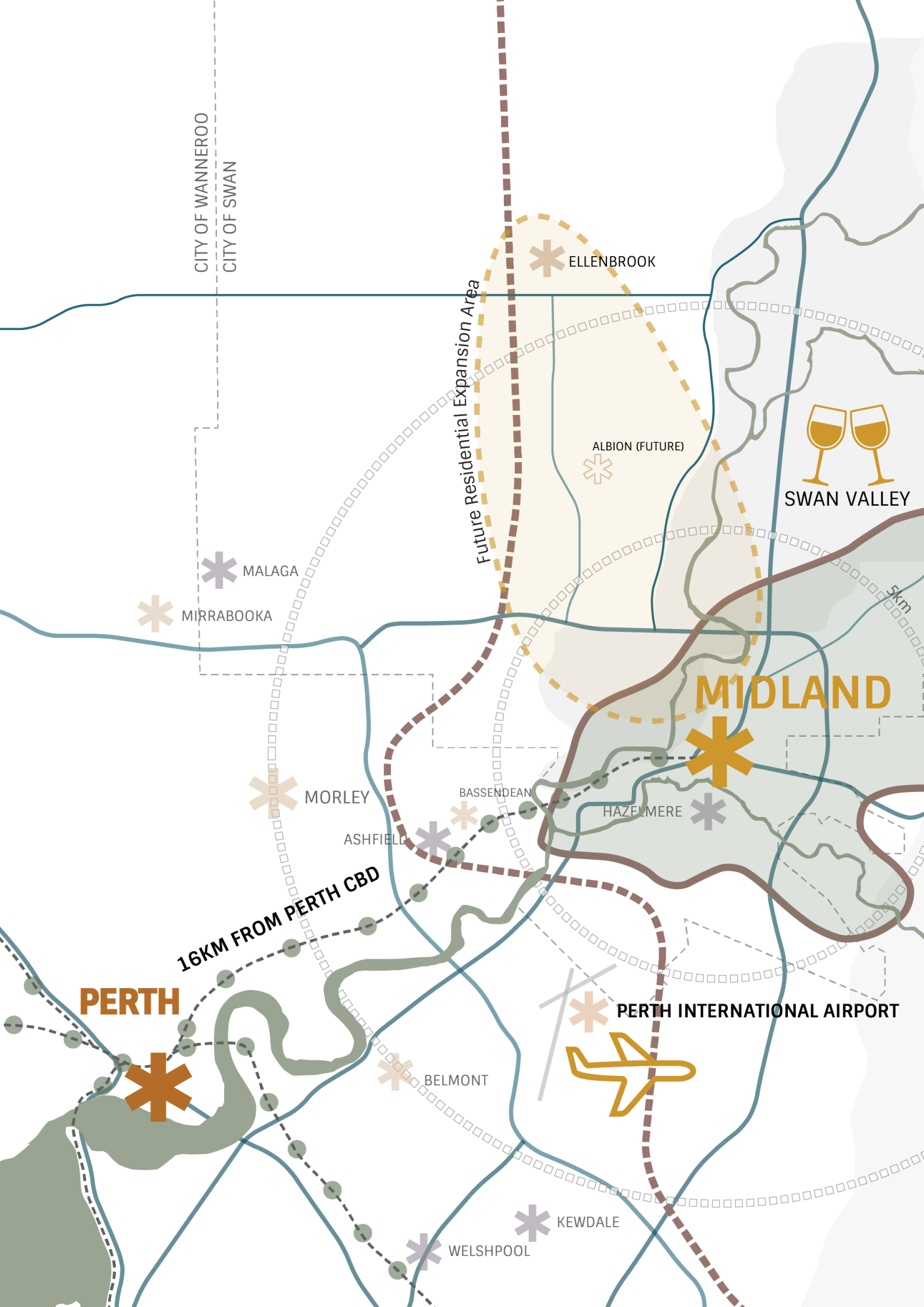
- Further expansion of health and education facilities
- Ongoing improvement of public spaces and infrastructure
- Continued focus on preserving and showcasing the area's unique heritage

Investing in Midland's heritage buildings presents a rare opportunity to be part of a thriving community while contributing to the preservation and revitalisation of Western Australia's industrial legacy.



Map Source: Midland Master Plan, Prepared for the MRA by Hassell

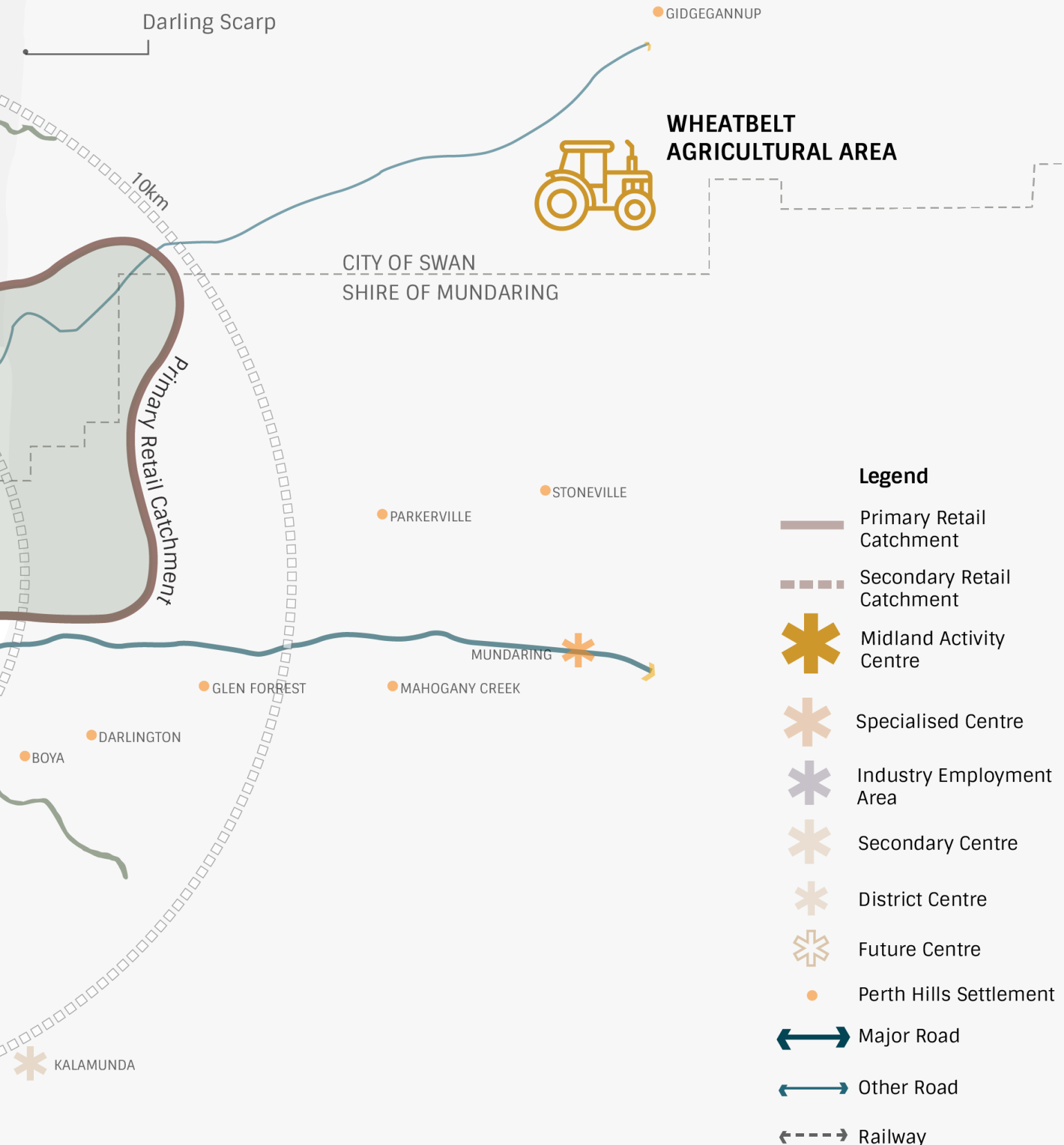




NORTH-EAST MAP

Midland is a 25 minute drive from the Perth CBD and 15 minutes from Perth's international and domestic airports. Due to its location, Midland acts as the gateway to the Swan Valley, Avon Valley and the Wheatbelt. Midland CBD's catchment stretches far beyond the City of Swan boundaries. Midland's immediate catchment population is forecast to expand by 62% by 2036. The number of households is expected to increase by 69.4% to 82,203.

Source: City of Swan, Investment Focus PDF





NEW METRONET
STATION

THE FOUNDRY SITE

NEW HOSPITAL SITE
ST. JOHN OF GOD DEVELOPMENT

LEGEND

- 1 DEVELOPMENT WA MULTI-RESIDENTIAL
- 2 PLATING SHOP TERRACE RESIDENTIAL LOTS
- 3 MULTI-RESIDENTIAL DEVELOPMENT SITE
- 4 NEW CHILD CARE APPROVED PRIVATE
- 5 WATER TANK PARK BY DEVELOPMENT WA
- 6 DA APPROVED - HOTEL DEVELOPMENT
- 7 FUTURE PRIVATE DEVELOPMENT
- 8 FUTURE PRIVATE DEVELOPMENT
- 9 EXISTING CARPARK - 184 PUBLIC BAYS
- 10 EXISTING TRAIN STATION
- 11 METRONET MULTI-STOREY CARPARK
- 12 PRIVATE DEVELOPMENT (APARTMENTS)
- 13 CENTREPOINT MIDLAND SHOPPING CENTRE
- 14 POLICE OPERATIONS FACILITY IDENTIAL
- 15 CURTIN UNIVERSITY
- 16 MIDLAND CENTRAL SHOPPING CENTRE



MIDLAND GATE
SHOPPING CENTRE

GP SUPER CLINIC

TRAIN LINE

MIDLAND HOSPITAL

WORKSHOP 2

WORKSHOP 3

CURTIN UNIVERSITY
MIDLAND CAMPUS

9

14

15

16

MIDLAND AREA

STATISTICS AND FACTS

LARGEST AGE GROUP

25-44

30% OF POPULATION

INCOME SPEND

29%

ON FOOD AND BEVERAGE

MEDIAN INCOME

\$1,138

HOUSEHOLDS / WEEKLY

NO CHILDREN FAMILY

38.4%

LARGEST FAMILY TYPE

OCCUPATIONS

15.6%

COMMUNITY SERVICE

TRAVEL (FAMILY)

51.8%

Cited sources:

1. Midland Redevelopment Area Economic Opportunities, 2013, Macroplan Australia
2. Australian Bureau of Statistics (ABS), 2024

WHY INVEST IN MIDLAND?

By securing a space at the Midland Foundry, tenants will be strategically positioned to capture this expanding customer base, ensuring long-term business growth and increased visibility in a rapidly growing and dynamic community.



NEW PRIVATE HOSPITAL

Significant economic growth stimulation in the area

\$240m

Invested in new private hospital



MIDLAND PUBLIC HOSPITAL

GP Super Clinic and the Midland Specialist Centre boost foot traffic, improve amenities and attract ongoing investment.

\$355m

Invested in public hospital upgrades



A NEW METRONET TRAIN STATION

The new station will play a pivotal role in transforming Midland, improving accessibility and creating a thriving transportation hub that drives economic growth,

200 m

From the Foundry Building and only 25 minutes to Perth CBD.



EDUCATION AND MEDICAL PRECINCT

The Education and Medical Precinct, anchored by Curtin University, continues to be a key driver of local economic growth.

3000m²

State-of-the-art learning facility



HIGH PROJECTED RESIDENTIAL GROWTH

The City of Swan is poised for a massive population surge

239, 934

Projected Population by 2031 (Doubling from 2011)



COMMERCIAL, RETAIL AND INDUSTRIAL GROWTH

As commercial development accelerates, new jobs will be created, and the area's infrastructure and amenities will evolve to meet this growing need.

10, 400+

Local businesses in the City of Swan

WHY INVEST IN MIDLAND?



TWO HOSPITALS - ONE PUBLIC AND ONE PRIVATE



NEW PROPOSAL ST JOHN OF GOD HOSPITAL



SITE ACQUIRED - ST JOHN OF GOD HOSPITAL

St John of God Health Care is set to deliver a brand new standalone, \$240 million private hospital in Midland, the first of its kind for Perth's eastern suburbs and the wider Wheatbelt region.

The five storey, 17,000m² facility will include 96 overnight inpatient beds including a six bed critical care/high dependency unit, 24 bed (plus six chairs) short stay and day procedure unit, four general theatres, two procedure rooms and a cardiac/vascular catheter laboratory.



'MIDLAND HEALTH CAMPUS'



MIDLAND PUBLIC/PRIVATE HOSPITAL



MIDLAND PUBLIC/PRIVATE HOSPITAL

The current SJOG Midland Public and Private hospital opened in November 2015. This investment demonstrated a commitment by the WA State Government to enhance public hospital services to the eastern suburbs of Perth and the wider Wheatbelt region.

The co-located campus will become a fully public 267 bed public hospital in the 2026/2027 financial year.

WHY INVEST IN MIDLAND?



A UNIVERSITY CAMPUS – CURTIN



CURTIN UNIVERSITY – MIDLAND



CURTIN UNIVERSITY – MIDLAND

Curtin University will also play a crucial role in driving local economic growth through an increase in skilled labour, jobs, boost property values and engage with the community. A new university presence can also lead to increased demand for housing and a more vibrant and appealing area.

The three-storey facility totalling approximately 3000 square metres features state-of-the-art learning and teaching spaces including immersive simulation-based environments for Health Science disciplines. Key users of the facility include the Curtin Medicine, Nursing and Allied Health programs.



GENERAL PRACTICE SUPER CLINIC AND SPECIALIST MEDICAL



GP SUPER CLINIC



MIDLAND SPECIALIST CENTRE

GP Superclinic @ Midland Railway Workshops is a state of the art medical centre located within the iconic railway workshops.

The GP super clinic has significantly enhanced the up-and-coming business center of Midland by increasing foot traffic, improving amenities, creating jobs, stimulating economic activity, and enhancing property values.

The Midland Specialist Centre and Day surgery building offers crucial health services to the local community.

WHY INVEST IN MIDLAND?



A NEW RAILWAY STATION WITHIN 200M – METRONET



MIDLAND METRONET STATION



MIDLAND METRONET STATION

The new Midland Station is located within 200M of the Foundry building, and will provide improved connections to Midland from the CBD and Metronet's wider network.

Providing a 25 minute journey to Perth, the new station will further solidify Midland's position as the gateway to the Swan Valley, the Avon Valley and the Wheatbelt.



URBAN RENEWAL PROGRAM FOR A THRIVING CITY CENTRE



RIVERMARK COMMUNITY DEVELOPMENT



DEVELOPMENT WA HOUSING

A series of developments currently in construction or pending construction, with significant land sales to developers in 2024.

- Rivermark development by Hesperia is a new master planned community of more than 650 homes, located less than 5 km away

- Development approval for Tuohy Garden Apartments Midland by Bluerock Projects. Noted as one of the most significant private developments in Midland which is billed to be a potential catalyst for future projects in the area.

A HERITAGE ICON

THE BUILDING

THE FOUNDRY BUILDING

The Foundry represents one of the most substantial industrial complexes established by the Western Australian Government at the turn of the century.

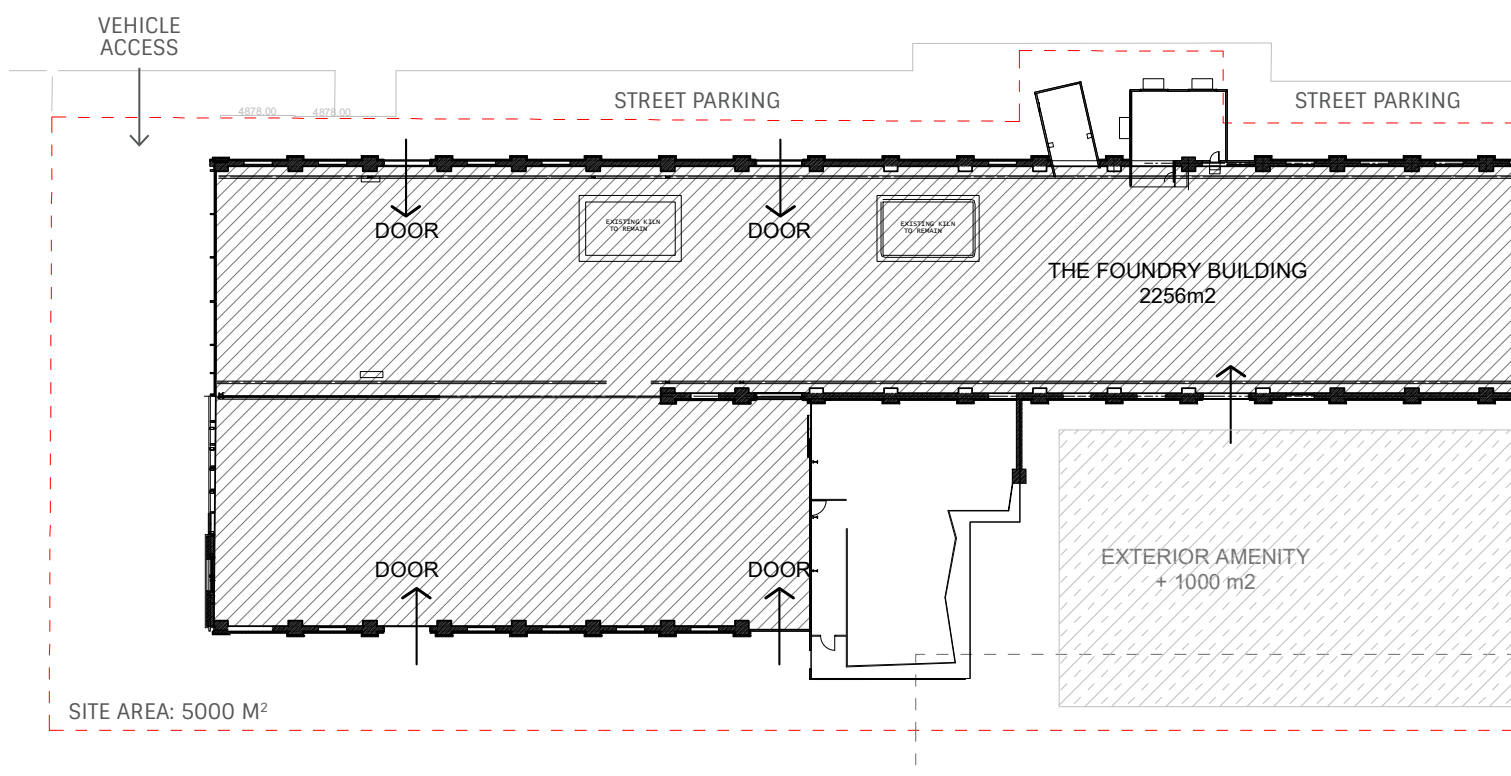
The building contained the main workshops of the WA Railways from 1904 to 1994, playing a major role in the economy for almost a century. The building contributed to the manufacture of rail carriages and wagons, and built munitions to support the war effort in world war two.

The building has exceptional architectural features, including fine brickwork of local materials, expansive internal ceiling and a striking roof form.

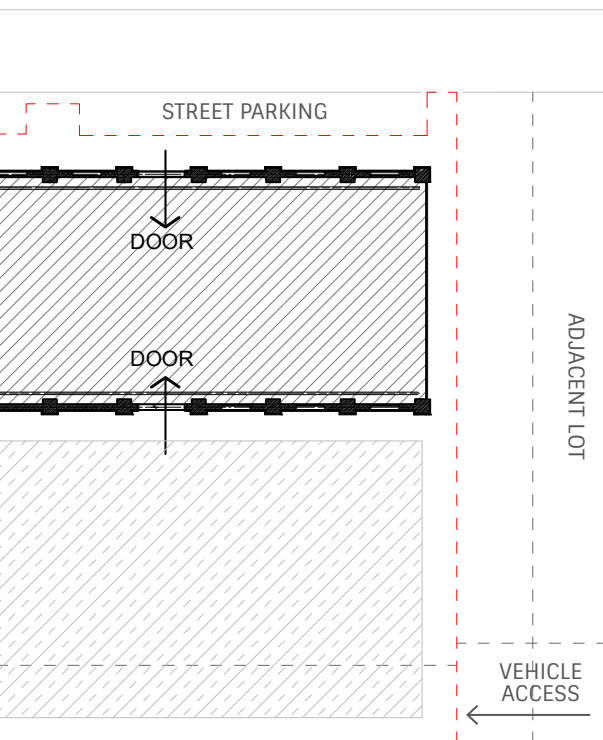
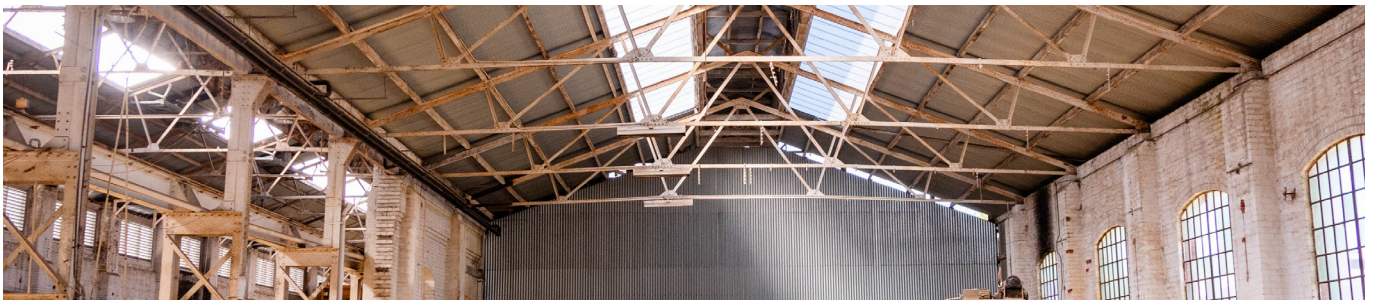


PLAN

FOUNDRY ROAD



NOT TO SCALE



A HERITAGE ICON

THE VISION

THE FOUNDRY BUILDING

Tenancy 01 | 1842sqm

Property Type | Office/Medical

Areas | Ground Floor - 842 sqm

First Floor - 1000 sqm

Total NLA - 1,842 sqm

Parking | On Site - 40 bays

On Street - 15 bays

Tenancy 02 | 1809 sqm

Property Type | Office/Medical

Areas | Ground Floor - 853 sqm

First Floor - 956 sqm

Total NLA - 1,809 sqm

Parking | On Site - 40 bays

On Street - 15 bays

Tenancy 03 | 318 sqm

Property Type | Food and Beverage

Areas | Ground Floor - 177 sqm

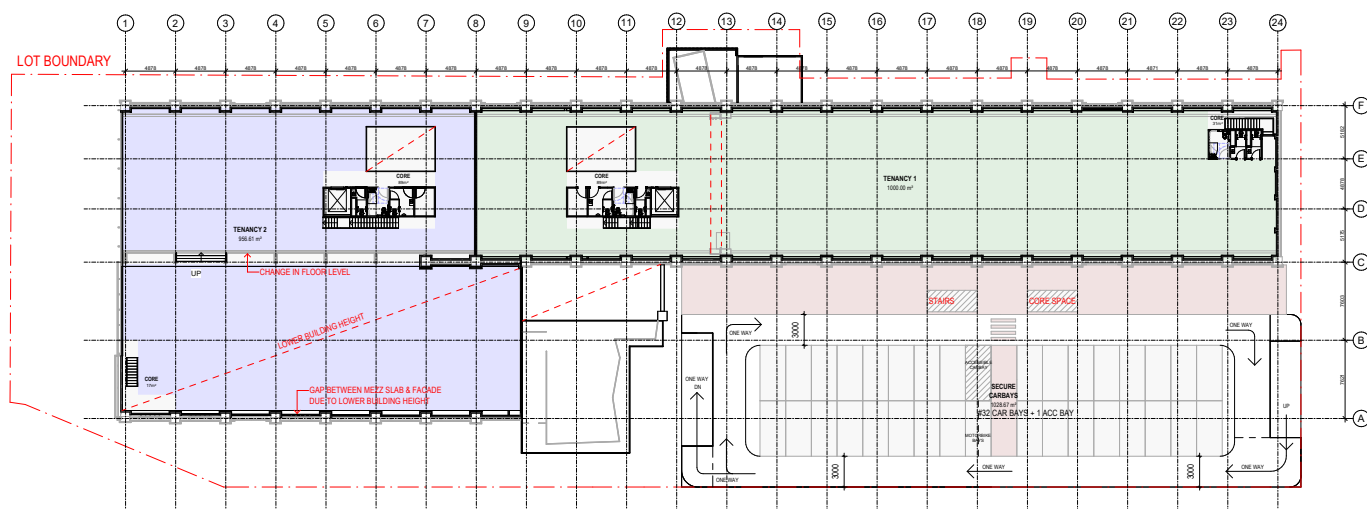
Alfresco - 141 sqm

Total NLA - 318 sqm

Parking | On Street



GROUND



FIRST

THE VISION

THE FOUNDRY BUILDING







KILMORE GROUP

REFURBISHMENTS, EXTENSIONS, ALTERATIONS AND REMEDIATION

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