



IPORT

BUSINESS PARK

**YOUR
OPPORTUNITY TO
BE PART OF THE
KEY INDUSTRIAL
HUB FOR
CANTERBURY.**

**IPORT'S ATTRACTION IS ITS
DIVERSITY OF LAND OFFERING -
FROM SMALL INDUSTRIAL
LAND FOR SALE THROUGH
TO LARGE DESIGN, BUILD
AND LEASE OPTIONS.**

INTRODUCTION

THE FUTURE IS HERE

IPORT is a \$500 million business park located on 122 hectares of prime industrial-zoned land at Rolleston, Christchurch, Canterbury.

Rolleston is the key transport hub for not only Canterbury, but also the whole of the South Island. Currently 92% of Canterbury's exports go through Rolleston.

Rolleston's position as the major hub servicing not just the Christchurch Metropolitan area, but also the whole of the South Island, has been further solidified and strengthened by the significant roading projects completed and planned for the area. The Southern Arterial Motorway Stage 2, a \$360 million motorway project, is now open. It has reduced the travel time from Rolleston to Christchurch CBD from 30 minutes to 15. This motorway project was funded by the New Zealand Transport Authority (NZTA) as it was identified as a roading project of national significance.

IPort is at the centre of this economic growth and provides a diversity of land offering - from small industrial land for sale, through to large design, build and lease options.





ROLLESTON - AT THE CENTRE OF CANTERBURY'S GROWING ECONOMY.

THE LOCATION ROLLESTON

ROLLESTON - TRANSPORT AND LOGISTICS HUB

Rolleston not only directly links to Christchurch CBD, it also has a close connection to the whole of the greater Christchurch metropolitan area. This is further solidified by the new Southern Aerial Motorway which connects directly to the Christchurch CBD and the state highway system directly linking to the areas south of Christchurch and north of Christchurch. The Selwyn district's planning and investment in quality infrastructure means it is well positioned to cater for future growth.

Recently the Government has also announced that NZTA will fund and complete a three-lane overbridge over the State Highway directly linking IPort to Rolleston township. The new overbridge will also provide for pedestrians and cyclists and will pass over the railway line improving the safety and avoiding the existing road level crossing on Hoskyns Road.

Rolleston is located in the Selwyn District. Selwyn has had the highest population and economic growth in New Zealand over the last 10 years. Selwyn's GDP growth over those 10 years averages 6.5%, compared to the national average of 2.5%. The district experienced resilience throughout and beyond the Covid pandemic, with its economy growing 5.1% over the year to March 2023, ahead of the national growth of 2.9% and on the back of strong growth in the 2021 year of 4.8%.

GROWING ECONOMY

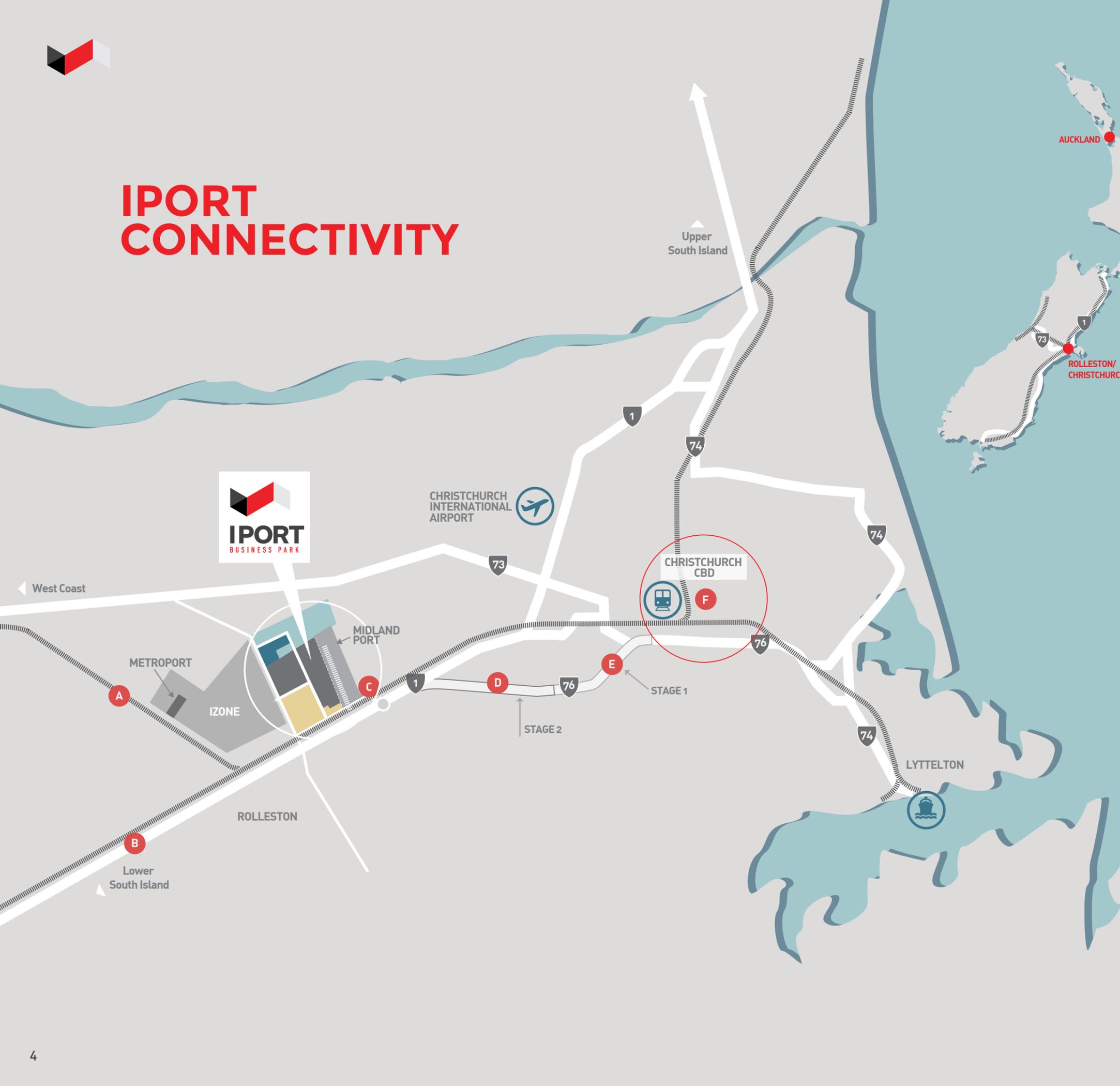
IPort's location just 28 kilometres from Christchurch's CBD is a major asset for exporters and importers.

It is strategically positioned at the intersection of the South Island's major freight arteries - the South Island Main Trunk Railway Line, the Midland Railway Line, State Highway 1, and Christchurch's new Southern Motorway which opened in 2020. These arteries provide easy access to Lyttelton Port and Christchurch Airport - the major freight links into and out of the region.

I PORT commenced with the sale of 27 hectares to Lyttelton Port of Christchurch to build its inland port - MidlandPort - which also links directly to rail.



I PORT CONNECTIVITY



IPort is located in Rolleston, the gateway to and from the South Island's expanding primary production base, which is centred to the southwest of Christchurch.

TRAVEL TIMES	MINUTES
TO LPC INLAND PORT, MIDLAND PORT	0
TO PORT OF TAURANGA INLAND PORT, METROPORT	1
TO CHRISTCHURCH AIRPORT	10
TO THE CENTRAL CITY	15

- A** MIDLAND RAILWAY LINE
(TO THE WEST COAST)
- B** SOUTH ISLAND MAIN TRUNK
RAILWAY LINE
- C** ROLLESTON INDUSTRIAL ACCESS
(WEEDONS INTERCHANGE, JONES ROAD)
- D** SOUTHERN MOTORWAY STAGE 2
15 MINS TO CITY CENTRE
- E** SOUTHERN MOTORWAY STAGE 1
- F** CHRISTCHURCH CBD
15 MINS FROM IPORT



DEVELOPMENT OVERVIEW

KEY BENEFITS

NO BUILD TIES TO ANY CONSTRUCTION COMPANY

LOWER COUNCIL RATES AND SELWYN DISTRICT COUNCIL SUPPORTIVE OF GROWTH

REDUCED LOGISTICS COSTS AND ACCESSING EFFICIENCIES BY BEING LOCATED WITH AN OPEN BOUNDARY TO LYTTTELTON PORT'S INLAND PORT, MIDLAND PORT

LARGE DEVELOPMENT OFFERING OPPORTUNITIES TO CUSTOMISE SITES FOR PARTICULAR NEEDS

GOOD GEO-TECHNICAL CONDITIONS RESULTING IN LOWER CONSTRUCTION COSTS

15 MINUTES TO CHRISTCHURCH CBD VIA VSTAGE 2 OF SOUTHERN MOTORWAY

LOCATED WHERE THE SOUTH ISLAND'S ECONOMIC GROWTH IS CENTRED

UNPARALLELED ACCESS TO ALL OF THE SOUTH ISLAND'S MAIN TRANSPORT MODES



KEY FACTS

ADDRESS JONES, MADDISONS, HOSKYNs ROADS, ROLLESTON, CANTERBURY

TOTAL AREA OF DEVELOPMENT 122 HECTARES

OPTIONS FREEHOLD LAND FOR SALE
DESIGN, BUILD, LEASE OPTIONS
TURN-KEY BUILDINGS FOR SALE

SITE COVER NO MAXIMUM SITE COVER

ZONING PERMISSIVE INDUSTRIAL ZONING

ENVIRONMENT REALISTIC NOISE STANDARDS AND ABILITY TO OPERATE 24/7
NO RESTRICTIONS ON THE GENERATION OF TRAFFIC MOVEMENTS

AMENITIES CLOSE TO THE ROLLESTON TOWN CENTRE, RETAIL OUTLETS, EXISTING CAFÉS, IPORT'S FUTURE LARGE FORMAT RETAIL CENTRE

LOCAL COUNCIL SELWYN DISTRICT IS THE FASTEST GROWING DISTRICT IN NEW ZEALAND
SELWYN DISTRICT COUNCIL IS PROGRESSIVE AND BUSINESS FRIENDLY

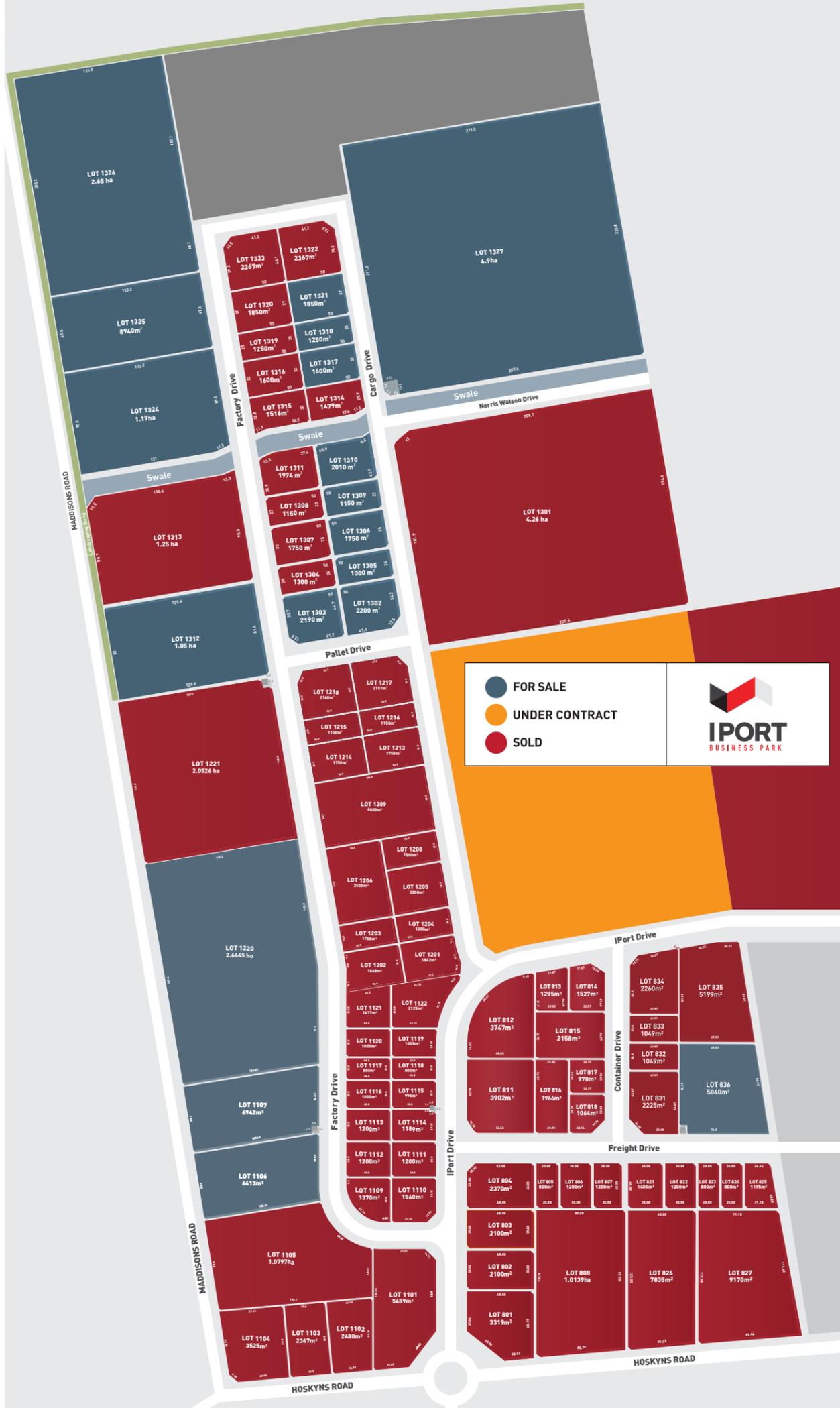


MASTER PLAN

The sale of lots of prime industrial land in a credible and substantial development committed to the long-term growth of Canterbury. This is a unique opportunity for smaller businesses to purchase land with no ties to any construction company.

- FOR SALE
- UNDER CONTRACT/NEGOTIATION
- SOLD





FOR SALE

STATUS	LOT NO.	AREA (M ²)	SALE PRICE (EXCL GST)
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STAGE 8D - TITLES ISSUED

FOR SALE	836	5840	\$2,365,200
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STAGE 11 - TITLES ISSUED

FOR SALE	1106	6413	\$2,565,200
FOR SALE	1107	6942	\$2,776,800

STAGE 12 - TITLES ISSUED

FOR SALE	1220	26,645	\$10,391,550
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STATUS	LOT NO.	AREA (M ²)	SALE PRICE (EXCL GST)
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STAGE 13 - TITLES ISSUED

FOR SALE	1302	2200	\$913,000
FOR SALE	1303	2190	\$908,850
FOR SALE	1305	1300	\$559,000
FOR SALE	1306	1750	\$735,000
FOR SALE	1309	1150	\$494,500
FOR SALE	1310	2010	\$834,150
FOR SALE	1312	10,500	\$3,990,000
FOR SALE	1317	1600	\$680,000
FOR SALE	1318	1250	\$537,500
FOR SALE	1321	1850	\$777,000
FOR SALE	1324	11,900	\$4,403,000
FOR SALE	1325	8,940	\$3,352,500
FOR SALE	1326	26,500	\$9,142,500
FOR SALE	1327	49,000	\$20,580,000

THE DEVELOPER

The Carter Group, established in 1946, is a privately-held Christchurch-based company with a diverse investment portfolio. It has a significant property portfolio throughout New Zealand and Australia, and a long history of building excellence in Canterbury.

Predominantly self-funding, the Group has a solid balance sheet and a track record of strong strategic relationships. The Group has extensive capabilities ranging from property management, design management and financial modelling, through to contract and tenancy management. The Group has three main divisions: property investment, hotels and private equity investment.

Carter Group has a long proven history and reputation of delivering projects on time and on budget.

CARTER GROUP PROJECTS

The Regent, Christchurch

Located on the edge of Cathedral Square, this office building will provide tenants with a commanding presence in the centre of Christchurch. Its location creates a unique juxtaposition, situated between the modern, yet edgy Convention Centre (Te Pae) and Library (Turanga) and the timeless classical Cathedral and Old Post Office buildings.

33 Cathedral Square will emerge as an ever-present part of life and become the centre of activity along this well-known stretch of Worcester Boulevard.

The Crossing

The Crossing, the \$140 million retail and hospitality precinct in Christchurch's CBD, is a flagship development for the Carter Group. Opening in September 2017, it has become the veritable heart of Christchurch, setting the benchmark for other retail and hospitality projects.

The precinct features laneways and courtyards that link a suite of retail stores and hospitality outlets in central Christchurch. The Crossing covers a hectare of the Cashel Mall, Colombo Street, Lichfield Street and High Street block. Completed in 2016, it comprises 13,000m² of retail, 4,500m² of offices and a 634 car-parking facility.

I PORT

The Carter Group is developing the South Island Industrial Port, known as I PORT, a \$500 million industrial and logistics park on 122 hectares of prime industrial-zoned land in Rolleston, Canterbury. Stage 1 of the development saw the sale of 27 hectares to Lyttelton Port to develop an inland port. Furthermore, a 25,000m² warehouse was recently successfully completed for MOVE logistics as a design, build and lease.

Hotels

Carter Group owns the Crowne Plaza Queenstown. They previously owned the Holiday Inn on Avon, Christchurch and the Holiday Inn City Centre in Christchurch's CBD, until they were damaged by the earthquakes.

Residential

Carter Group has proven expertise in residential subdivisions. The prominence and success of Regents Park and Hyde Park are clear demonstrations of the innovation and high quality approach of the company. Regents Park was the first subdivision in Christchurch to create streams and lakes within the development. Encompassing 300 sections, it is regarded as a highly-successful development having a unique and enjoyable living environment. The Hyde Park subdivision in Avonhead, Christchurch, was a large 450 section development that was comprehensive in conceptual design and theming.



I PORT
BUSINESS PARK

iport.co.nz

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