

Daniel Lees

737 Port Rd Woodville SA 5011

Date February 2025

Dear Whom, it may concern,

Re: Charles Sturt Industrial Estate in Adelaide, SA, Sagle Construction Testimonial

Charles Sturt Industrial Estate features 20 industrial tenancies spanning a total of 91,000 sqm. The final development phase, which began in 2020 and reached practical completion in 2024, encompasses seven warehouses totalling 37,000sqm which were built by Sagle Constructions.

Sagle Constructions supported IFM with changes to Landlord works and integrated fit outs for customers such as Rohlig, Aerobond, Wilson Bradley, MacTaggart Scott, JB Hi-Fi, Ironman 4x4, Hare and Forbes and GPC/Repco.

Works progressed on the 9000m2 Building 2, the final building to be developed in May 2023 with Practical Completion achieved in March 2024. This included an integrated fit out and changes to Landlord works as required by the agreement for lease with the tenant.

Sagle Constructions has delivered high-quality industrial asset within time and cost constraints for the Building 2 and the Estate, through a collaborative approach with IFM and their team during the design and construction process concurrently with tenant design and engagement.

IFM has been pleased to work with Sagle Constructions throughout the process allowing the building to be leased within the projects time constraints.

IFM and their teams continued the collaborative approach with Sagle Constructions through the defects liability period and to achieve the First 5 Star Rating Green Star Buildings v1 project certified in SA. See the Green Building Council Australia confirmation on the next page.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,



Mark Griffiths

Senior Development Manager

M +61 439 346 849, E mark.griffiths@ifminvestors.com

Level 5, 24 York, Sydney, NSW 2000, Australia



From: Jake Hochstadt <Jake.Hochstadt@gbca.org.au>
Sent: Tuesday, December 9, 2025 5:06 pm
To: Griffiths, Mark <mark.griffiths@ifminvestors.com>
Cc: Bills, Jonathan <jonathan.bills@ifminvestors.com>
Subject: GS-10332B Charles Sturt Industrial Estate - Building 2, SA

Hi Mark,

this is Jake from the GBCA's Market Engagement team.

Thanks for your time earlier today. I can share some of the following details related to your project GS-10332B Charles Sturt Industrial Estate - Building 2, SA:

- First Green Star Buildings v1 project certified in SA.
- Within first five Green Star Buildings v1 projects rated 5 stars nationwide.
- Within first ten certified Green Star Buildings v1 projects nationwide.

Any further questions, please don't hesitate to ask.

Best,
Jake

Jake Hochstadt
Green Star Registrations Coordinator



**Green Building
Council Australia**

Green Building Council of Australia
Barangaroo Tower 2, Level 31
Barangaroo NSW 2000