



WACOL VENTURE

CIRCA

18%

RETURN ON CASH
IN 12-15 MONTHS

INFORMATION MEMORANDUM

STRICTLY LIMITED TO SOPHISTICATED INVESTORS

- LIGHT INDUSTRIAL
- PROFESSIONAL LY MANAGED
- SHAREHOLDER PROFITS
- ARMCHAIR DEVELOPER OPPORTUNITY



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EXECUTIVE SUMMARY

This is a unique opportunity for Cobalt Corp Kings Club Members who acknowledge they are Sophisticated to be part of the larger Metroplex Westgate Business Park. Offering excellent transport links, accessibility, parking and security.

ESTIMATED PROJECT RETURNS:

Circa 18% return on cash in 12-15 months.

KEY FEATURES:

- ✓ Highly sought after Western Corridor location
- ✓ Easily accessible by car and foot
- ✓ Fitouts available
- ✓ Stylish and secure
- ✓ Right opposite 'Future Town Centre'
- ✓ Large exposure to Boundary Road traffic

CUSTOMISE PROFIT FOR YOUR BUSINESS:

Each business space at The Depot can be individually customised for your specific requirements. Whether you require an office, showroom or studio, these naturally light-filled spaces offer vast scope for numerous different businesses.

DIFFERENT
PROPERTY & SIZE

CONFIGURATIONS

INDIVIDUAL
CUSTOMIZATION

EXCELLENT
NATURAL LIGHT

NBN READY

WE HAVE THE SPACE, HOW WOULD YOU USE IT?

Trades / Workstore / Workshop - your shed not big enough for your next project? want to expand your business and need more space? turn one of our units into the perfect workshop, expand your working space & put all your gear in one location.



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WHY THIS DEVELOPMENT?



ESTIMATED TRAVEL TIMES TO THE FOLLOWING:

BRISBANE CBD 22 kilometres 25 minutes
BRISBANE AIRPORT 34 kilometres 28 minutes
PORT OF BRISBANE 52 kilometres 37 minutes

KEY INFRASTRUCTURE PROJECTS

\$400M



COMPLETED IPSWICH MOTORWAY

Creating over 6.5kms of active transport paths and additional bridges has vastly improved the efficiency of traffic, safety, capacity and flood immunity to the local area.

\$18B



2024 INLAND RAIL PROJECT

1,700km of fast freight backbone starting in Acacia Ridge that will transform how goods are moved around Australia, generating opportunities and boosting the local economy.

\$5B



2032 BRISBANE OLYMPICS

The greatest single economic opportunity, the Olympics is set to light up Brisbane through global investment to QLD, and local infrastructure.

**COBALT
CORP**

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MAJOR S.E.Q. INFRASTRUCTURE

WEMBLEY ROAD INTERCHANGE

2018

\$512 MILLION

- Efficient Access to South East Queensland Network

LOGAN ENHANCEMENT PROJECT

2019

\$512 MILLION

- Major Infrastructure Upgrades Throughout Logan City Region

BRISBANE INTERNATIONAL CRUISE TERMINAL

2019

\$158 MILLION

- Brisbane's World-Class Mega Cruise Ship Terminal at Pinkenba

QLD DEFENCE CONTRACT

2020

\$5 BILLION

- Rheinmetall has committed to 11.1 hectares at Redbank Motorway Estate for its Armoured Vehicles & HQ Development

KINGSFORD SMITH DRIVE UPGRADE

2020

\$650 MILLION

- A New Gateway to Brisbane

BRISBANE'S NEW RUNWAY

2020

\$1.3 BILLION

- Reating the Leading Runway System in Australia

CROSS RIVER RAIL

2024

\$5.4 BILLION

- High-Capacity Inner-City Underground Rail System

INLAND RAIL

2026

\$14.5 BILLION

- 1,700km Train Line from Melbourne to Brisbane

2032 OLYMPICS

2020

\$5 BILLION

- The World's Premier Sporting Event

PARK RIDGE CONNECTOR

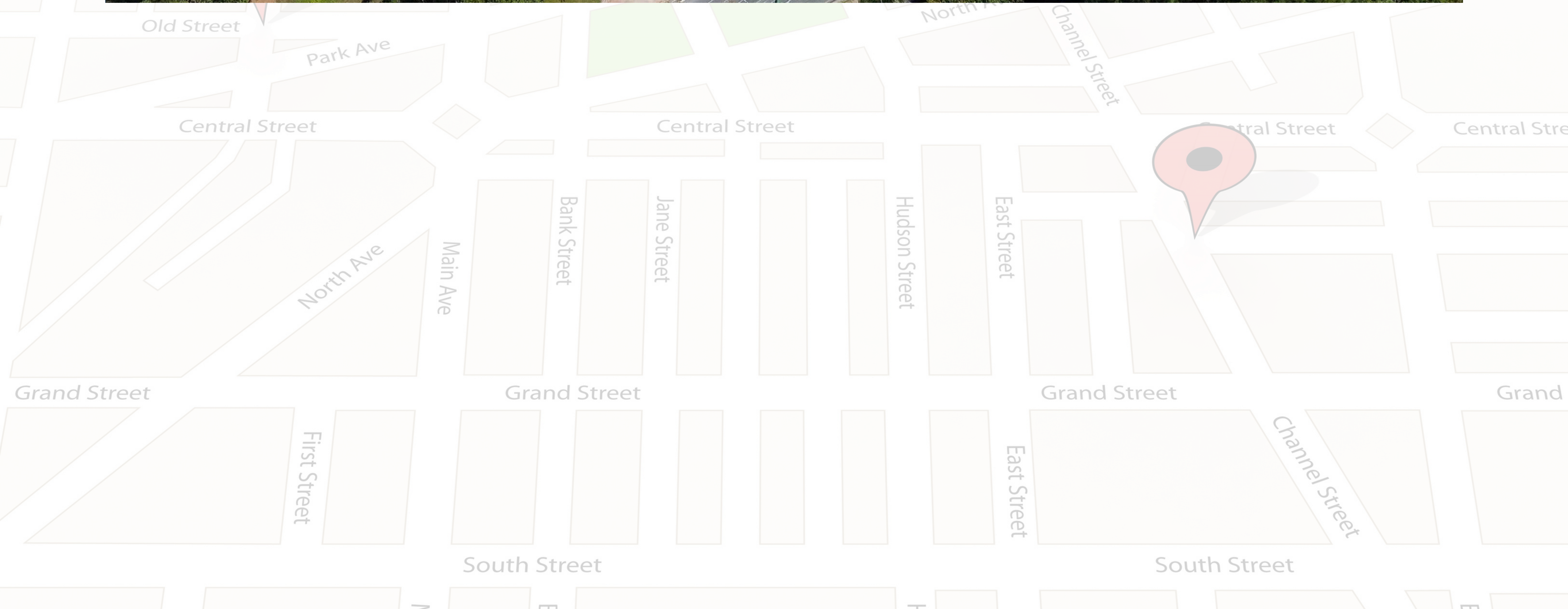
TBC

TBA

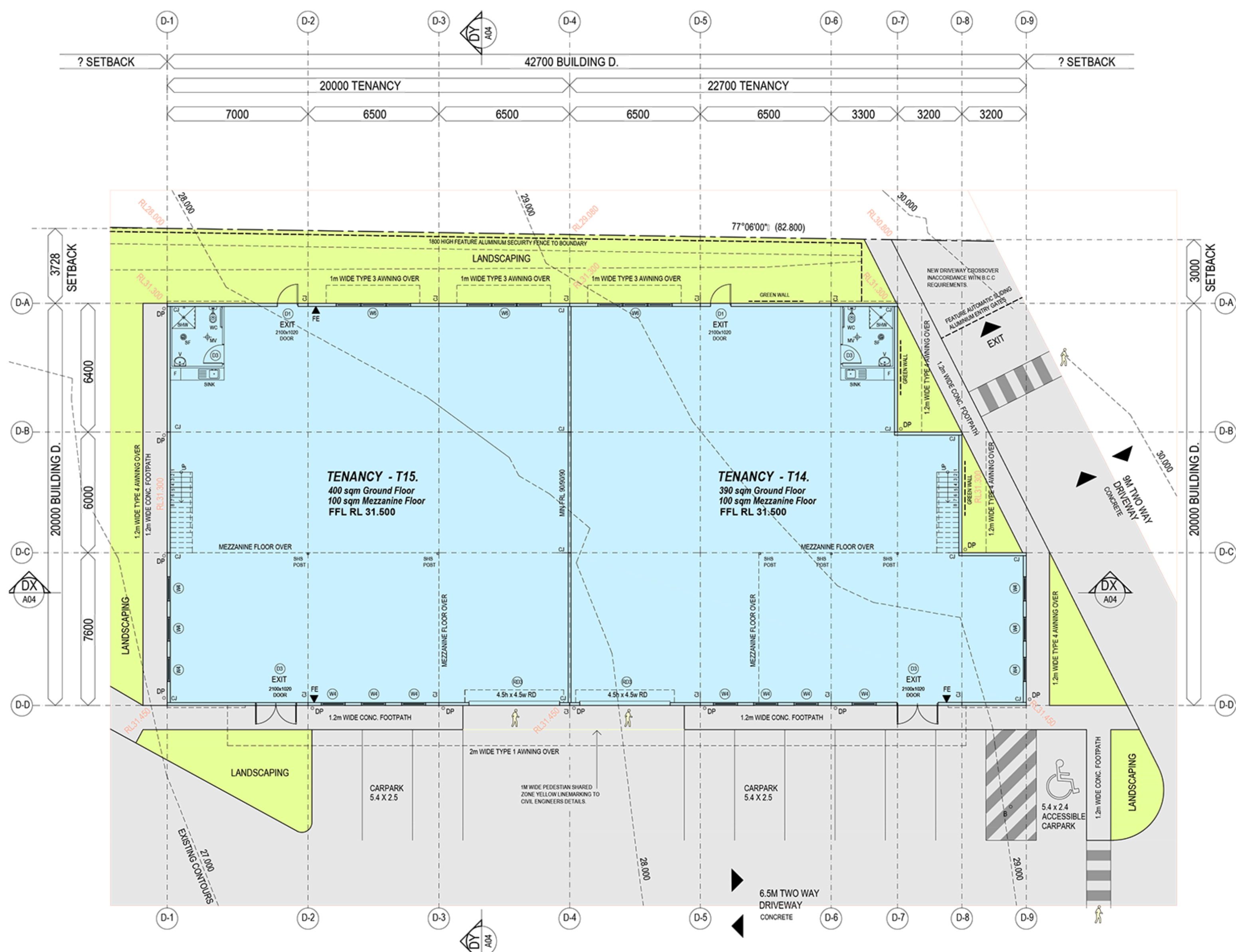
- Creating Ease of Access Throughout Park Ridge/Park Ridge

LOCATION OVERVIEW

Wacol, which is situated about seventeen kilometres south west of Brisbane's CBD, is the home of large manufacturing and distribution facilities. Indeed it is one of the biggest industrial precincts in SEQ and is always in high demand, recently becoming even more so by road widening and other improvements along the Centenary Highway and Ipswich Road.



MASTER PLAN



BUILDING CODE OF AUSTRALIA

CLASSIFICATION SCHEDULE - FIRE RESISTANCE
CLASS OF BUILDING 7 & 8
STORIES CONTAINED ONE
CONSTRUCTION TYPE C
FIRE RESISTANCE LEVEL
EXTERNAL WALLS TO ALIGNMENT 90/90/90
EXTERNAL WALLS -/-/-
ROOFS -/-/-
OPENINGS -/-/-

NOTE - REF. NCC

D1.2 - 1.6 PROVIDE FIRE EXITS
D2.1 PROVIDE OPERATION OF LATCH
D2.2 PROVIDE SIGNS ON DOORS
D2.3 PROVIDE ACCESS FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH AS 1428.1
D3.2 PROVIDE FIRE HYDRANTS IN ACCORDANCE WITH AS 2481.1
E1.8 PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH AS 2444
E4.2 - 4.8 PROVIDE EMERGENCY LIGHTING IN ACCORDANCE WITH AS 2281.1
F2.4 PROVIDE SANITARY FACILITIES IN ACCORDANCE WITH AS 1428.1
E4.4 PROVIDE ARTIFICIAL LIGHTING IN ACCORDANCE WITH AS 1880
F4.5 PROVIDE MECHANICAL VENTILATION TO APARTMENTS IN ACCORDANCE WITH AS 1688.2 & AS 3686.1

LEGEND.

REF	DESCRIPTION
D-0	150mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
INT	90mm INTERNAL STUD WALLS TO MANUFACTURERS SPECIFICATIONS.
EXIT	EMERGENCY EXITS (TENANCY UNDER 300m ²): EXIT SIGN TO COMPLY WITH NCC 2015 CLAUSE 6.4.5. ALL EXIT DOORS TO COMPLY WITH NCC 2015 CLAUSE D2.19, D2.10 & D2.21.
MV	MECHANICALLY VENTILATED TO AS 1688.2 1991, MIN 2ZLS EXHAUST FLOW RATE, CEILING 2400mm HIGH.
FE	EXTINGUISHER TYPE: 3A-40B (E) ENSURE FIRE EXTINGUISHERS ARE WITHIN 4m OF EXIT DOOR. EXTINGUISHER LOCATION SIGN ABOVE IN ACCORDANCE WITH AS 2444-1995
SINK	INSTANTANEOUS HWIS IN VERMIN PROOF CABINET UNDER SINK (TYP.)
B	165mm MILD STEEL PIPE BOLLARD, PAINTED YELLOW, 1500mm ABOVE GROUND BOLTED TO CONCRETE PAVEMENT TO MANUFACTURERS SPECIFICATIONS.
DP	PVC DOWN PIPES TO HYD. ENGINEERS SPECIFICATIONS. WITH GALVANIZED DOWNPIPE PROTECTION AS DETAILED ON DWG No. A6821-23-FD-01.
VP	VENTILATION PIPE TO MECHANICAL ENGINEERS SPECIFICATIONS.





DEVELOPMENT RENDER





PROJECT DISCLAIMER.

Property Development Feasibility studies and estimated returns are projections only and are not guaranteed. Property developments such as this one are strictly for sophisticated investors. As a Kings Club member, when you've selected the project(s) you wish to participate in, each venture has an initial setup cost of \$3,000 to cover of on any/all legal fees, company & trust setup, along with general accounting & shareholder setup. It's a general cost of doing business but you & your fellow shareholders keep your own profits at the end. Payouts at the project completion can be in cash or stock where applicable. Once you're a member, you can pick & choose what you want to be a part of. No representations or warranties are made with respect to the results to be achieved from participating in any of our programs or a respective property development transaction provided by Cobalt Corp Pty Ltd and its nominees. You unequivocally and unconditionally release any and all parties from any financial and/or legal obligations herewith. The information provided by Cobalt Corporation Pty Ltd and within its Kings Club should not be relied upon as a financial product, investment advice, tax, asset protection or legal advice. None of the information provided in Kings Club or by Cobalt Corporation Pty Ltd takes into account your personal objectives, financial situation or needs. You must make your own decision how to proceed with any investment instruments, property projects or other transactions that you get introduced to.

If you want financial product advice that takes account of your particular objectives, financial situation or needs, please seek advice from an Australian Financial Services licensee before making any financial decisions. If you want tax, asset protection or legal advice that takes account of your particular objectives, financial situation or needs, please seek advice from a licensed professional in the area such as an accountant, lawyer or similar professional

