

Bankstown Airport CACG

AMG presentation

17 March 2025

AMG news and leasing opportunities

AMG and community news

- Appointment of AMG Enterprise Risk Manager Michael Noakes
- New “Aeria Safe” brand and program
- UNSW aircraft launch (7 February) – launch of two new Diamond aircraft
- AMG sponsorship of community events:
 - CB running festival (17 March)
 - Padstow Rotary Awards Night (25 March) recognising emergency services
 - Camden RSL Anzac Day services
- International Women’s Day: AMG’s Amanda Majarres on panel at Facility Management Association event (6 March) – exploring workplace challenges and opportunities
- Release of AMG 2024 Sustainability Report.



UNSW aircraft launch event

Leasing opportunities

- Lot 4B at 1 Kirby Place
 - 14,615 sqm in Altitude Industrial Estate
 - Modern high-clearance warehouse
 - Eight on-grade roller doors and four recessed docks
 - 36m-wide hardstand with super awning
 - Energy efficient lighting, rainwater harvesting and smart metering
- Site 611 at 65 Tower Road
 - 1208sqm upgraded aircraft hangar
 - Direct access to key airport infrastructure along Taxiway F
 - Open span hangar facility, offices, on-grade roller doors, parking and toilets
- Email development@aeria.co for more information or submissions of interest.



Lot 4B in Altitude Industrial Estate (top) and Site 611 (bottom)

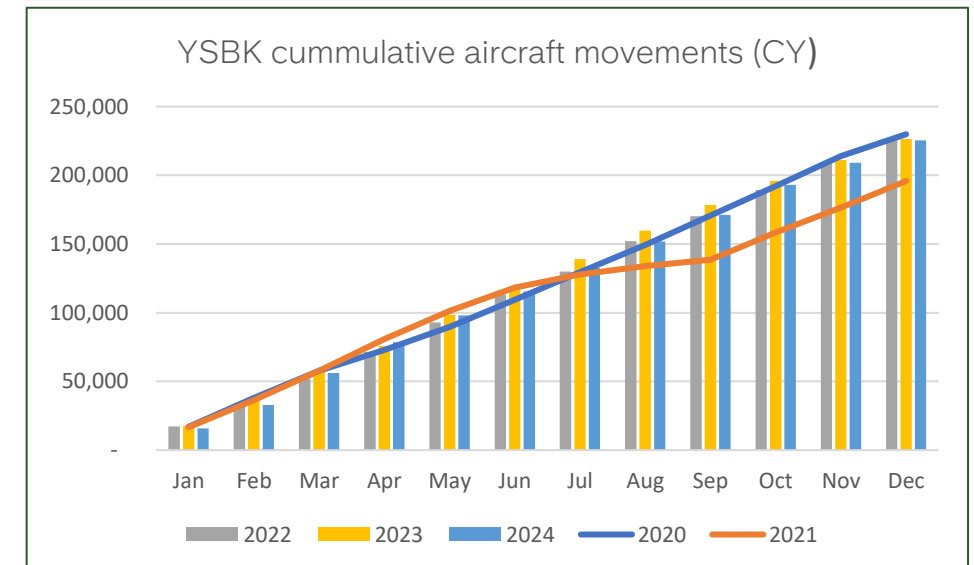
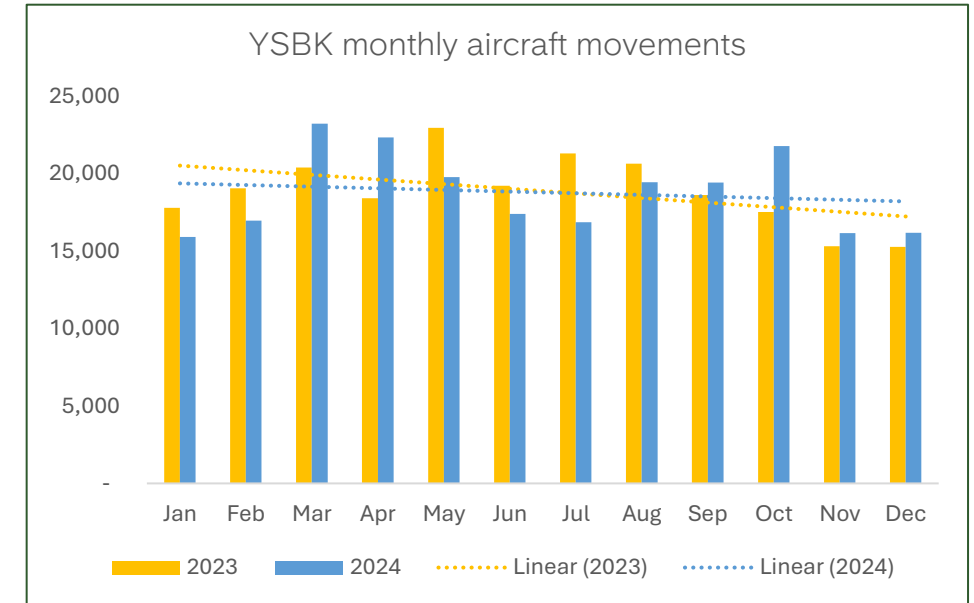
Aviation operations and safety

Aircraft movements

Bankstown Airport – full 2024 calendar year totals*

- 225,412 aircraft movements (average 18,784 per month)
- 4th busiest airport in Australia (behind Sydney, Moorabbin and Melbourne)
 - Less than 7% of total national aircraft movements
- Less than 0.5% variation in movements at Bankstown Airport between 2022 and 2024
- About 1400 aircraft and 700 operators
- 47,000 landings and 46,000 departures
- 150,000 circuits by flight training schools.

* Data: Airservices Australia



Aviation safety

- “Double descent” emergency exercise (Nov 2024)
 - Collision scenario between two aircraft on Runway 11L, including staged pilot/passenger injuries
 - Participants included Fire & Rescue NSW, NSW Ambulance and NSW Police
 - Designed to test effectiveness of:
 - Airport safety procedures
 - Communication and coordination with emergency response agencies
 - Results: Strong coordination and effective response
 - Future consideration: Provide landside control point and faster airport access for agencies
- Automatic Weather Information Broadcast/Service
 - AWIB/S: Automated broadcasts of meteorological and operational conditions to improve safety and amenity
 - March 2025: AWIB installed and testing underway



Emergency exercise

Infrastructure works and upgrades

Tower/Link Road upgrade – completion of works

- Major upgrade of road surface, conditions and drainage
- Includes new parking bays, lighting and security
- New shared footpath/cycleway

Substation upgrades

- Replacement of five substations to improve reliability
- June 2025: Expected completion of works

Nancy Ellis Leebold Drive upgrade

- Resurfacing of entry/exit with Milperra Rd to improve safety
- March 2025: Works completed

Upcoming airside pavement upgrades

- Stage 1 upgrade taxiways completed 2024
- Next stage: Upgrade/rejuvenation of airport runways
- Works planned for FY26, goal to minimise operational impacts



Tower Road upgrade (top) and airside pavements upgrades (bottom)

Developments

Major Development Plans

Birdwood Road Mixed-Use Project

- New childcare centre, shops, offices and warehouses to meet growing community and business needs
- On public exhibition for submissions: 10 March–6 June
- Customer briefing: 24 March, 11am-12pm at airport terminal
- Community pop-up stall: 20 March, 2.30-5pm outside IGA Georges Hall
- Community drop-in: 3 April, 4-6.30pm at Georges Hall Community Centre

Aviation Hangar Project

- Two new hangar buildings to support up to 10 separate aviation operations, including emergency services
- Public exhibition ended February 2025. Thank you to everyone who provided submissions
- MDP currently under consideration by Commonwealth Government – decision expected by mid-May 2025.



Altitude Gateway (Kirby Place / Starkie Drive)

- New childcare centre, shops, offices and warehouses
- Works to date: Earthmoving, slabs, steel structure, roofing and kerbs
- April-May 2025: Landscaping and footpath works
- Sept-Oct: Realignment of Starkie Drive

Site 606 Miles Street (Aviation Microsite)

- 1900sqm site with prime hangar, office and lounge space
- June-Dec 2025: Expected construction works

Site 611 Tower Road

- Refurbishment of existing hangar and facility
- May-June 2025: Expected construction works

Lot 5C (Corner Tower Road & Henry Lawson Drive)

- New petrol station, food outlet and car wash
- May 2025: Expected commencement of operations

Building 62 (Airport Avenue)

- Merit Assessment concluded Dec 2024
- Proposed demolition of building pending ABC approval
- Will enable delivery of new airside/landside facilities to support general aviation.



Current and planned development works and upgrades

South Tower Road

- Proposed development of premium new aviation and industrial estate on underutilised land at southern end of Tower Road
- Plan includes new aircraft hangars to meet growing general aviation demand
- Flexible facilities to accommodate diverse operations
- Opportunity for airport customers to relocate to new facilities
- Sustainability features to include solar energy, water conservation systems and LED lighting
- Project phased to accommodate current tenants – AMG engaging with tenants
- July 2025 – August 2026: Phase 1 construction works
- Dec 2026: Expected lease commencement.

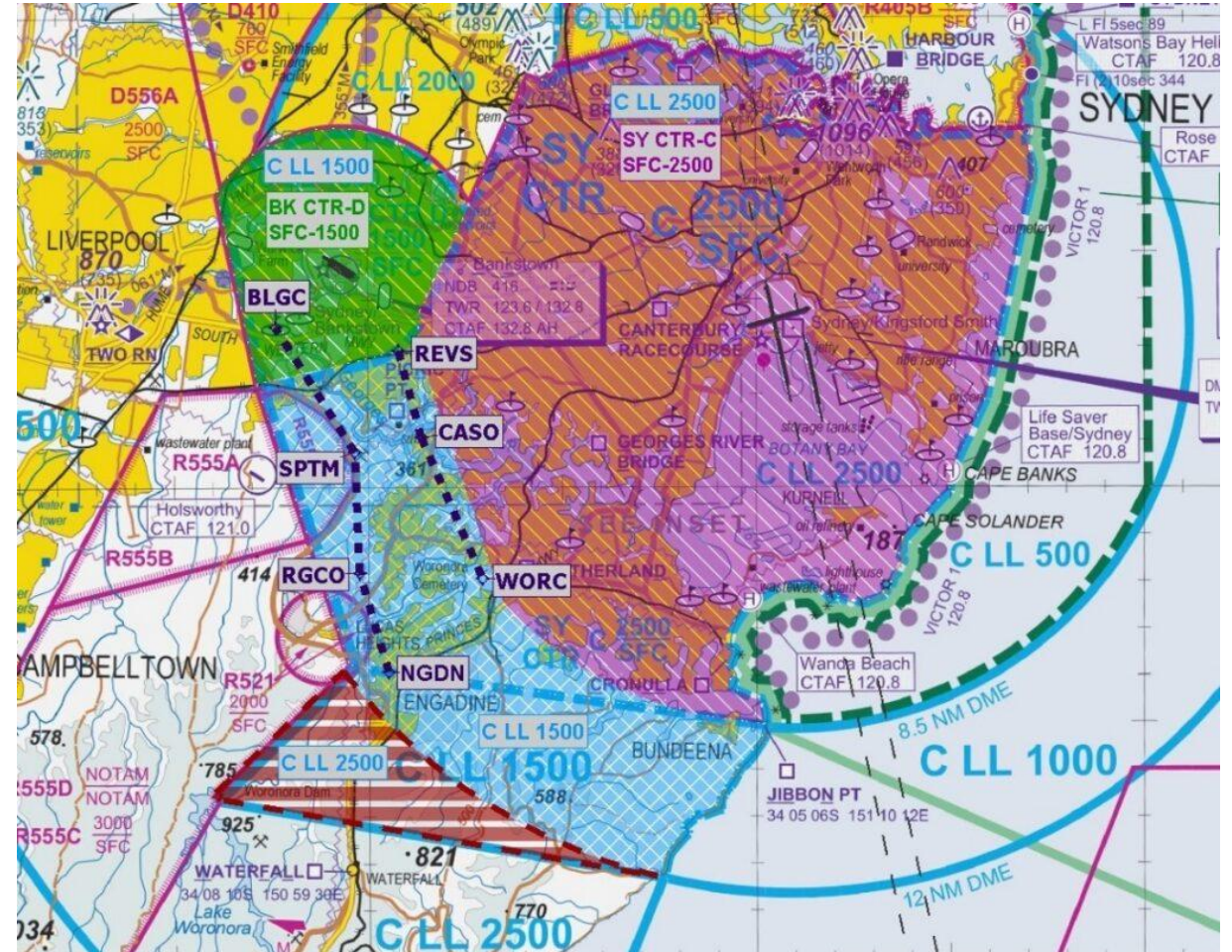


Proposed South Tower Road site

Industry news

Bankstown Airport Southeast VFR Corridor

- CASA proposal to create a southeast VFR corridor for aircraft at Bankstown Airport to reduce safety risks and hazards
 - Amid increased airspace congestion and complexity related to Western Sydney International Airport
- Industry feedback included safety concerns about “low-level nature of the corridor, the risk of mid-air collision and the likelihood of airspace incursions”
 - <https://consultation.casa.gov.au/stakeholder-engagement-group/bankstown-airport-southeast-vfr-corridor/>
- CASA redesigning corridor to reduce such safety concerns
- AMG expects redesign will be for a one-way southbound corridor only
- Mid-2025: CASA/Airservices Australia industry and community consultation on redesign.



Original proposed corridor highlighted in blue – inbound lane (L); outbound bound lane (R)

Disclaimer

This presentation has been prepared by Aeria Management Group.

The information in the presentation is general information only and is not intended as investment or financial advice and must not be relied upon as such. Any investment decision you make should be made solely on the basis of your own enquiries. This presentation is not an offer or invitation for subscription or purchase of a financial product.

This presentation and its contents are strictly confidential. Each recipient of the presentation agrees, as a condition of the presentation being made, to keep the facts of the presentation and its contents confidential and not to disclose or use this information for any purpose without the prior written consent of Aeria Management Group.

Investment products are subject to investment risk, including possible delays in repayment and loss of income and capital investment. Past performance is no indication of future performance. Furthermore, no representation or warranty, express or implied, is made as to the fairness, accuracy, completeness or correctness of the information, opinions and conclusions contained in this presentation and, in particular, as to the likelihood of achievement or reasonableness of any forecasts, prospects or returns – such material is, by its nature, subject to significant uncertainties and contingencies. All values are expressed in Australian currency unless otherwise stated.

To the maximum extent permitted by law none of Aeria Management Group and their related bodies corporate, directors, employees or agents, accepts any liability, including, any liability arising from fault or negligence, for any loss arising from the use of this presentation or its contents or otherwise arising in connection with it.


aeria.co

Aeria Management Group

AERIA

 Bankstown
Airport

 Camden
Airport

 02 9709 9400

 info@aeria.co

 aeria.co

Follow us
on socials

