



HARVEST ONE OF SA'S BIGGEST OPPORTUNITIES

Invest in the business
destination that's one of the
State's best kept secrets.

THE OPPORTUNITY

**THERE'S GOLD
OUT HERE.
IF YOU KNOW
WHERE TO LOOK.**

After extensive consultation and interest, the Kimba community have identified a suitable site for businesses requiring storage, processing, segregation, bulk freight and other supplementary services. Eyre Hub intends to create the foundation for progressive and innovative businesses to utilise the industrial facility for their tailor-made purposes.



Eyre Peninsula region produces premium quality grain that is always in high demand.



Consistent volumes, diverse commodities.



Grain needs to be stored but the region doesn't offer many solutions.



We offer tailored sites at a strategic location to service industry needs.



THE VISION

Imagine a state-of-the-art grain storage and transport hub at a highly strategic location on the Eyre Peninsula. That's the vision that is driving the EyreHub project.

Designed for industrial, commercial, transport and other tenants to service Kimba and the Eyre Peninsula, the project represents a significant opportunity for tailored and dedicated facilities.

It also provides the ability to capture varietal and superior quality grades of grain — a focus largely overlooked in the region for some time.

We welcome (innovative and progressive parties) to discuss with us their specific requirements to aid in the design of a facility that delivers for your business.

THE APPEAL

A success story waiting to be written



HIGH QUALITY PRODUCT



MARKET GAP



SINGLE SITE



GRAIN STORAGE



PROCESSING/ SEGREGATION



TRANSPORT HUB



INTEGRATED FACILITIES



INCREDIBLE LOCATION



MULTIPLE AUDIENCES

WHERE THE EYRE MEETS FOR AGRI AND LOGISTICS.

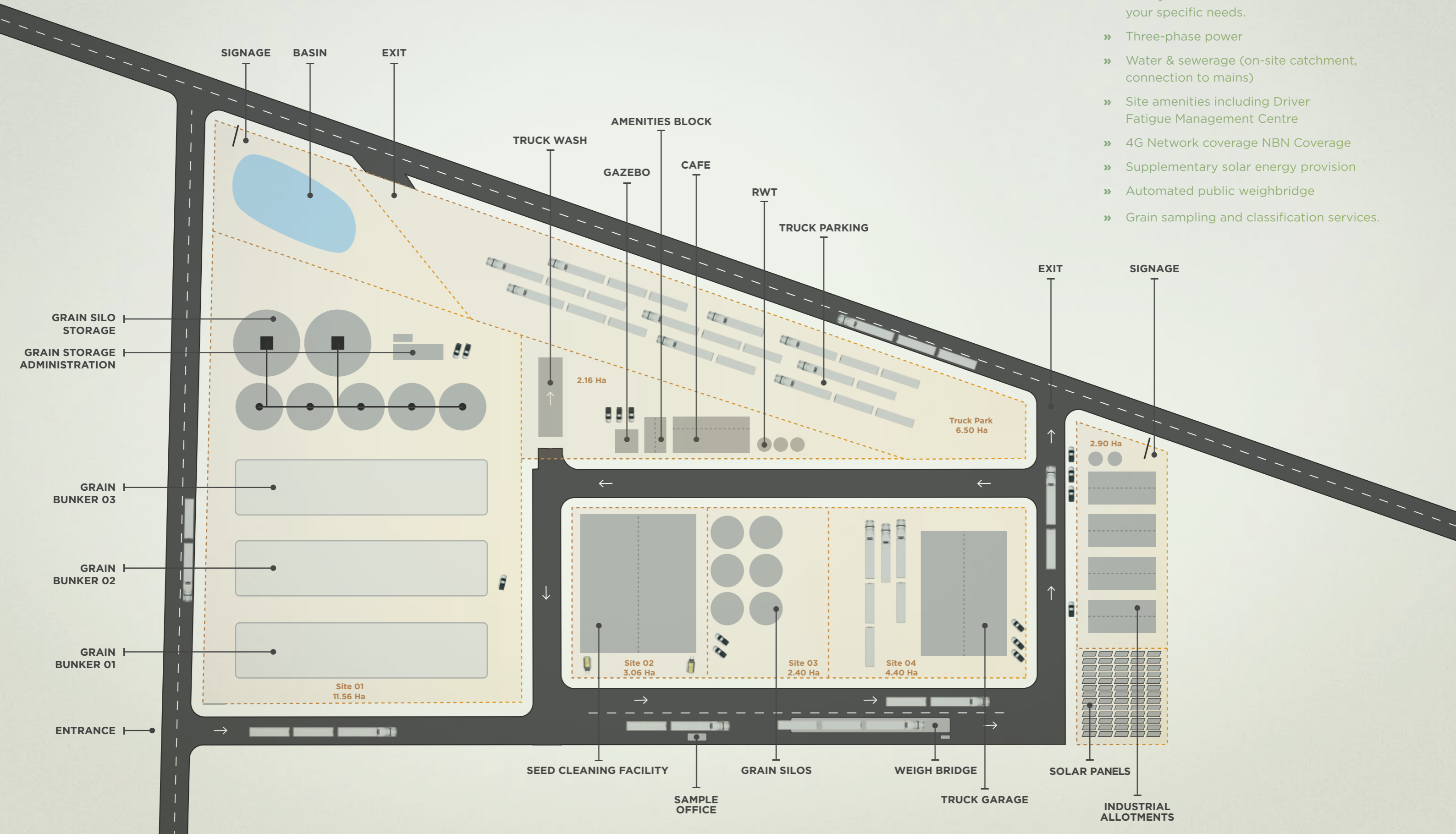


THIS PLAN IS
INDICATIVE
ONLY

WE ARE BUILDING A FRAMEWORK FOR THE FUTURE

PLANNING FOR FLEXIBLE USE:

- » Customized land packages and service commitments.
- » Ability to secure a site tailored to your specific needs.
- » Three-phase power
- » Water & sewerage (on-site catchment, connection to mains)
- » Site amenities including Driver Fatigue Management Centre
- » 4G Network coverage NBN Coverage
- » Supplementary solar energy provision
- » Automated public weighbridge
- » Grain sampling and classification services.

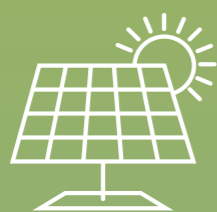




INTEGRATED FACILITIES THAT OFFER AMAZING BENEFITS



AUTOMATED WEIGHBRIDGE AND SAMPLING SERVICES



RENEWABLE ENERGY OPTIONS



BULK HANDLING EQUIPMENT FOR SOFT COMMODITIES



FATIGUE MANAGEMENT CENTRE

THE ADVANTAGE OF YOU BUILDING INFRASTRUCTURE AT EYRE HUB INCLUDE:

- » Access to the region's vast quantities of quality grain
- » Access to consistently grown high protein cereals and speciality legumes.
- » Value-creation opportunities for higher-value grains.
- » Niche product capture including speciality grains and identity-preserved products
- » Lower capital cost than traditional stand-alone ventures by way of common infrastructure and services
- » The district is home to a highly qualified and skilled service technicians such as diesel mechanics, auto electricians and engineers
- » Strong community support for the project

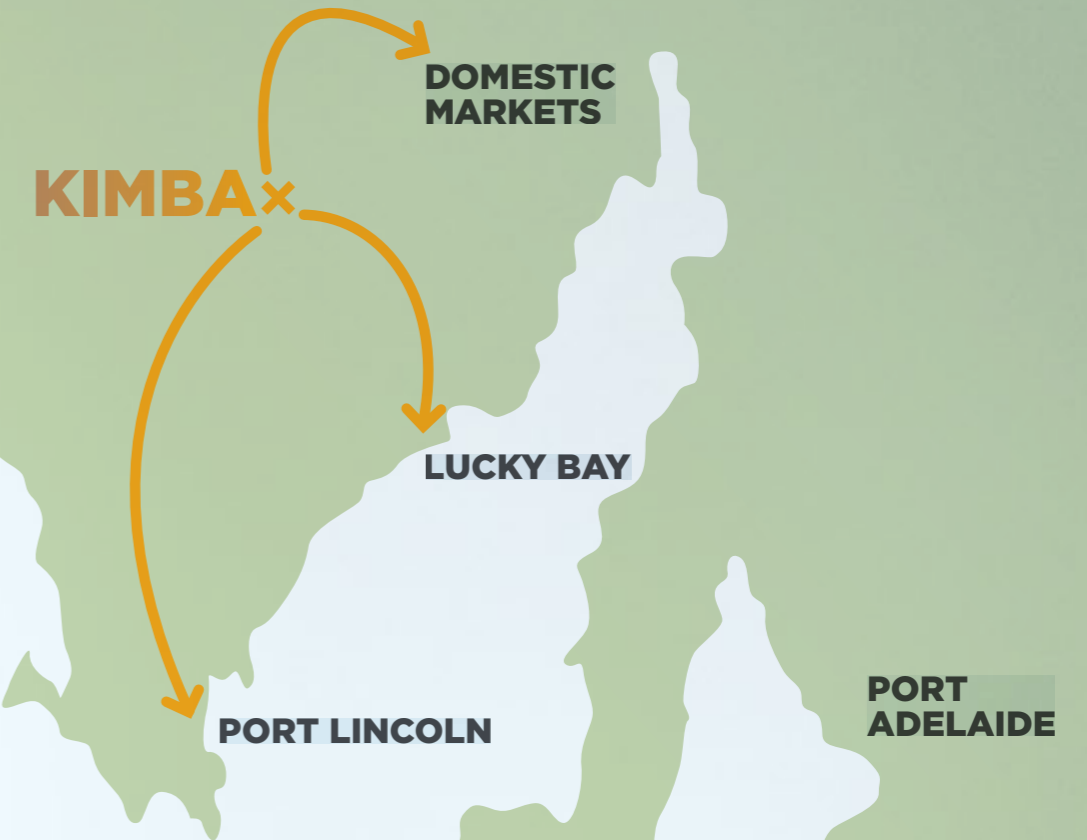
A LOCATION THAT'S A MAGNET FOR OPPORTUNITY.

UNDENIABLY STRATEGIC LOCATION: EN ROUTE TO EVERYWHERE

- » Ideally located to service the trucking and grains industry in every direction.
- » Excellent driver swap location.



STRIKING DISTANCE FROM KEY ACCESS POINTS.



1
HOUR
KIMBA TO
LUCKY BAY



2.5
HOURS
KIMBA TO
PORT LINCOLN



1300
PER WEEK
TRUCK
MOVEMENTS

THE COMMUNITY OF KIMBA

Today, Kimba and the surrounding district is home to more than 1,300 people and lays claim to (among many other significant things) being the town that's 'Halfway across Australia.'

Apart from being a service hub to the district's grain and livestock farmers, Kimba itself is fast becoming known as a tourism destination —It is also a key entry point to the stunning Gawler Ranges National Park



348
MM

Annual Average Rainfall



1300
PER WEEK

Truck Movements



300k
MT

Production
(including surrounding districts)



Agriculture

Primary Industries
(Broad Acre & Livestock)



Road Network

Primary road networks in the region facilitating road movements through Kimba are highlighted on the map opposite



COMMUNITY SUPPORT

Establishing a business in the region will draw stakeholder support from all parts of the community



KIMBA AS INNOVATORS

Kimba is renowned for its inventiveness and resilience. Agricultural machinery, farming techniques, and nationally-recognised sustainable and inventive farmers have been recognised and awarded over many years in the district



PIVOTAL SITE ON THE UPPER EP

The facility will act as a central hub for commodity movements and segregations as storage facilities are rationalised in the region



TERMS & CONDITIONS

This Information Memorandum has been prepared by Eyre Hub Ltd a company in the process of being established.

The purpose of this Information Memorandum is to seek interest from parties with a desire to own, lease or conduct business in the proposed industrial facility (“the Eyre Hub facility”). The proposed facility is a concept only, however Eyre Hub on positive feedback from interested parties has the desire to develop a facility which can accommodate parties to use the services and land of the Eyre Hub facility. It will then be up to those proponents to establish their own infrastructure within the precinct of Eyre Hub facility. It is not intended that Eyre Hub will provide capital (beyond the establishment capital of the site – land acquisition, site and civil works, connection to services)

The information in this Information Memorandum and any other written or verbal information given in respect of the Opportunity described in the Information Memorandum to become involved in the Eyre Hub facility (“the Opportunity”) is provided to you (the “Recipient”) on the following conditions:

1. The acceptance of the Information Memorandum by the Recipient and/or any participation by the Recipient in any aspect of the negotiation is evidence of its acceptance of these conditions.
2. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
3. The information contained in this Information Memorandum does not purport to include all the information that Recipients may require to evaluate whether or not they have an interest in taking up the Opportunity or becoming involved in the Eyre Hub facility.
4. In addition, Eyre Hub (including all their respective directors, committee members, partners, consultants and or /employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum or any written or oral communications transmitted to the Recipient in the course of evaluating the Opportunity.
5. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient take up the Opportunity.
6. Each Recipient should conduct and rely upon its own investigation and analysis of the Opportunity and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of taking up the Opportunity or becoming involved in the Eyre Hub facility.
7. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum.
8. All of the Information Providers expressly disclaim any and all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates or forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the Opportunity.
9. The Information Providers reserve the right to provide further information to any person in respect to the Opportunity.
10. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.