

JV TRUST SECURES LONG-TERM AMAZON LEASE

- Amazon commits to new state of the art distribution facility at Oakdale West
- Further expansion of property trust (“JV Trust”), a 50:50 joint venture with Goodman Group
- Upon completion of committed Amazon and Coles facilities at Oakdale West, the value of the various JV Trust assets is expected to exceed \$3 billion
- JV Trust at the forefront of e-commerce revolution

Brickworks (ASX: BKW) is pleased to announce that a lease pre-commitment for 20 years with Amazon has been secured at the JV Trust’s Oakdale West Estate in Western Sydney (conditional on statutory approvals).

The state of the art distribution facility will be a landmark development for the JV Trust, a 50:50 joint venture between Brickworks and Goodman Group (ASX: GMG). On 14.9 hectares of land, and a base floor area of 53,500 sqm, the 26-metre high-bay facility will comprise three mezzanine levels providing a total of 191,170 sqm of usable floor space.

The target building completion date is in the second half of 2021.

The land was sold by Brickworks into the JV Trust in 2016, with infrastructure works to the estate commencing following development approval being secured.

Amazon is the second customer to pre-commit to Oakdale West, following the announcement of Coles Group in January 2019. Following completion of these two facilities, the gross assets held within the various JV Trust assets across Western Sydney and Brisbane is expected to exceed \$3 billion.

The JV Trust has sufficient remaining land to provide in excess of a five year development pipeline.

Managing Director of Brickworks, Mr. Lindsay Partridge said:

“Brickworks is delighted to further strengthen the JV Trust by securing this significant pre-commitment. Amazon is well known around the world as a symbol of the accelerating trend to online shopping.

We are at the forefront of the ecommerce revolution, with our facilities playing a pivotal role in helping our customers meet the supply chain needs of this new economy.

We are also excited by the design of the facility, which responds to the increasing need for technology innovation from our customers.

This project will deliver profit during the development phase and further rental income for the Property Trust once complete.”

About Brickworks (ASX: BKW)

Brickworks has been building the Australian dream for over a century. Today, Brickworks is more than Australia's largest and most trusted brick manufacturer. It comprises a diversified portfolio of attractive assets, offering shareholders stability and long-term growth. The company has a proud track record, having paid a dividend every year since listing on the ASX in 1962. Brickworks comprises four divisions – Building Products Australia, Building Products North America, Industrial Property, and Investments.

Building Products Australia includes Austral Bricks, the country's largest bricks producer, and other leading brands such as Austral Masonry, Austral Precast and Bristile Roofing. Building Products North America is the leading brick producer in the North-east of the United States and includes the flagship brand of Glen-Gery.

On surplus land assets, Brickworks has developed extensive industry property assets in conjunction with Joint Venture partner the Goodman Group. These facilities help our customers to meet the supply chain needs of the growing digital economy.

Brickworks also has a long-standing investment in Washington H. Soul Pattinson, a diversified investment house and ASX100 company. This investment has delivered outstanding returns for the company and provides stability and growing cash dividends.

The Brickworks Board has authorised the release of this announcement to the market.

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