Envirogrid



For Sale
Lot 1106 Flagstaff Road

White Sands SA 5253

Information Memorandum

IOR leased freehold investment

Jonathon Toop

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RLA 305555



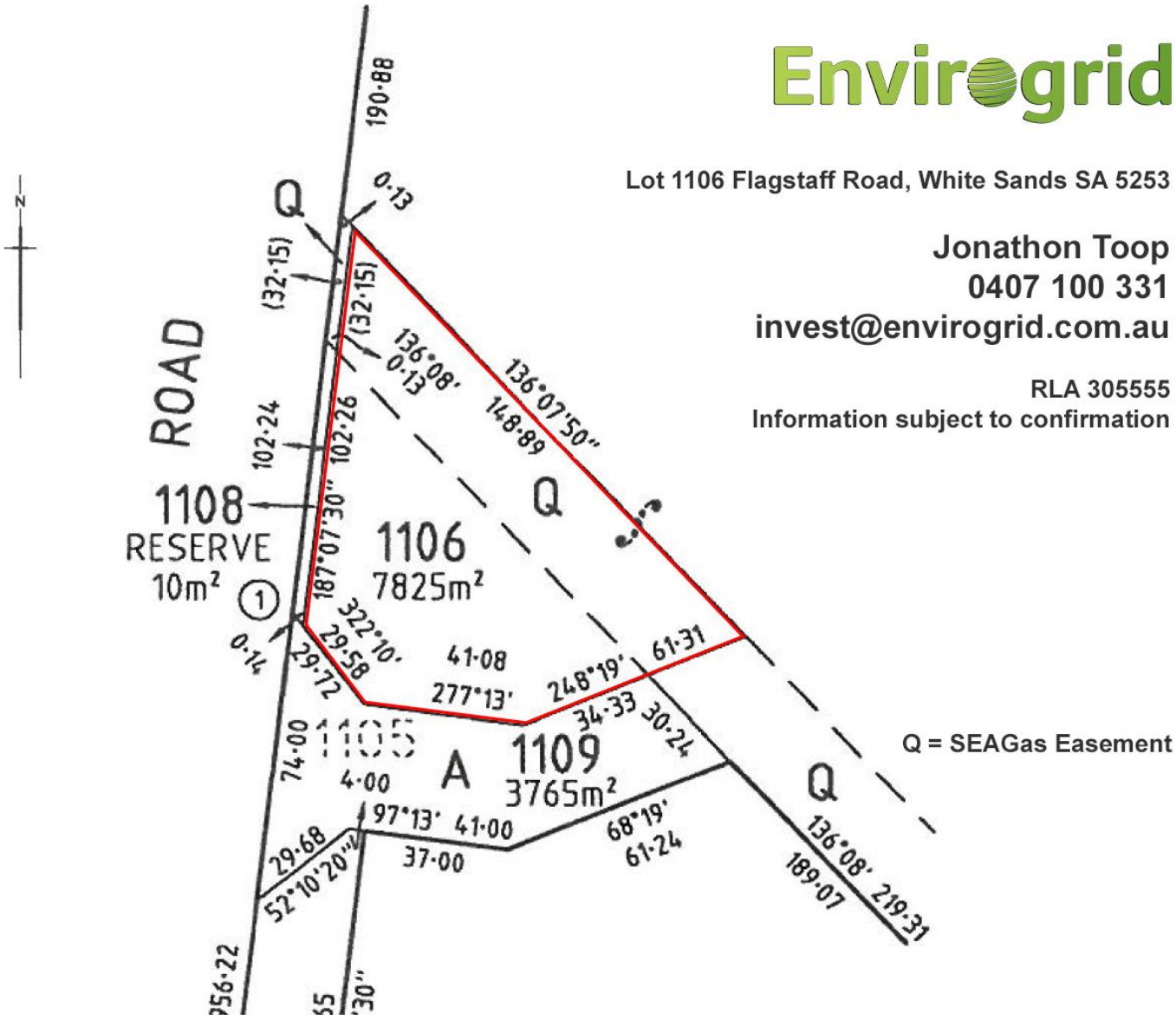


Site photograph 1 October 2026.

LAND AREA	CONTRACT RENT	INITIAL LEASE EXPIRY
7,825 m^2 approx.	$50,000 p.a. + GST	31 January 2029

Rent is before owner retained expenses. Recoverable outgoings are additional. Two further three year tenant options.

Site Plan


Envirogrid
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Information subject to confirmation
Q = SEAGas Easement
N
ROAD
1108
RESERVE
10m²
1106
7825m²
1109
3765m²
A
Q
190·88
0·13
(32·15)
136°08'
0·13
136°07'50"
148·89
102·24
102·26
187°07'30"
322°10'
29·58
29·72
0·14
41·08
277°13'
248°19'
61·31
34·33
30·24
74·00
4·00
97°13'
41·00
37·00
68°19'
61·24
29·68
52°10'20"
136°08'
189·07
219·31

INFORMATION MEMORANDUM / 02

The Investment

Envirogrid is pleased to present this opportunity to purchase the freehold interest in Lot 1106 Flagstaff Road, White Sands, subject to the existing lease to IOR Pty Ltd. The 7,825 m^2 holding accommodates an unmanned diesel and AdBlue refuelling facility and includes landlord owned off-grid power infrastructure.

The investment provides contracted rental income from an established fuel operator, with an initial term ending on 31 January 2029. Its location beside the Inghams Feed Mill connects the site to the surrounding freight and agribusiness catchment.

PROPERTY FACT	DETAIL
Address	Lot 1106 Flagstaff Road, White Sands SA 5253
Interest offered	Freehold investment subject to the IOR lease
Title	CT Volume 6236 Folio 731; Allotment 1106 in DP 123516
Land area	7,825 m^2 calculated title area, approximately 0.78 ha
Registered proprietor	TT8 Pty Ltd ACN 690 335 810
Tenant	IOR Pty Ltd ABN 36 009 653 070
Rent	Contract rent of $50,000 p.a. exclusive of GST
Sale enquiries	Contact Agent; inspections by arrangement

Income basis

Rent is payable monthly in advance. Council rates and other recoverable rates are payable or reimbursable by the tenant under the lease. The landlord retains land tax, its own insurance and specified maintenance, capital and power-system obligations. Management costs, where applicable, also affect the owner's return.

The stated rent is the contractual amount before those owner costs. Electricity charges are separate from rent; this memorandum does not assign a net profit or additional investment value to electricity receipts.

What the purchaser acquires

The transaction is a sale of the leased property and agreed landlord assets. IOR operates the fuel business and owns its fuel equipment. The whole allotment is leased, so any future use or works must also respect the tenant's rights.

INFORMATION MEMORANDUM / 03

The Property & its Location



Site and surrounding context on 1 October 2026.

Flagstaff Road and the freight catchment

The property is in the Flagstaff Park Industrial Precinct at White Sands, near Murray Bridge and the South Eastern Freeway. Established food production, agribusiness and transport activity provides the context for IOR's diesel and AdBlue operation.

Vehicle access uses the shared sealed entrance and right of way serving the Inghams Feed Mill. Purchasers should review the registered access rights and permitted vehicle routes for their requirements.

Title and site constraints

The supplied title and deposited plan record a 7,825 m^2 allotment with easement interests and an encumbrance in favour of Inghams. The property records identify gas-pipeline and shared-access constraints. These interests must be considered in any future site layout, works or development proposal.

IOR Tenancy & Lease

IOR's White Sands facility provides diesel and AdBlue refuelling on a 24 hour basis. The executed lease allows a vehicle refuelling operation and associated activities. The tenant's operating business is separate from the freehold interest offered for sale.

LEASE ITEM	EXECUTED LEASE SUMMARY
Lessee	IOR Pty Ltd ABN 36 009 653 070
Premises	The whole of Lot 1106, DP 123516, CT 6236/731
Initial term	1 February 2026 to 31 January 2029
Further terms	Two further terms of three years, exercisable by the tenant
Contract rent	$50,000 p.a. exclusive of GST; monthly in advance
Annual review	Years two and three of the initial and further terms: lesser of CPI and 3.5%, under the lease provisions
Option commencement	Market rent review at the start of each further term
Recoverable rates	Tenant pays or reimburses rates under the lease, excluding land tax
Services and power	Tenant pays service costs; off-grid electricity is supplied by the landlord at the lease rate of $0.20/kWh
Liability insurance	Lease requires tenant public liability cover of at least $20 million

Option terms and reviewed rent

If exercised in accordance with the lease, the options could extend occupation to 31 January 2032 and then 31 January 2035. Those further terms depend on tenant exercise. The annual review is capped at the lesser of CPI and 3.5%.

Sale process

The vendor is considering all offers and is flexible on timing and terms.

The sale is subject to the existing lease.

INFORMATION MEMORANDUM / 05

Improvements & Sale Inclusions



Landlord power container and solar array photographed 1 October 2026.

ASSET GROUP	SALE POSITION
Landlord improvements	Freehold land, agreed ground improvements, hardstand, spill containment and oily-water treatment infrastructure
Power infrastructure	Containerised off-grid solar, battery storage and diesel-generator backup
Pylon structure	Vendor's stated inclusion is the structure, excluding IOR's sign faces
IOR equipment excluded	Tenant tank, dispensers, fuel monitoring/payment system, spill kit and IOR signage/sign faces

The final contract and asset register will identify the included landlord assets, ownership and any exclusions.

Electricity supply and continuity

The landlord supplies metered off-grid electricity under the lease. Power-system operating costs, servicing and replacement exposure should be assessed by the purchaser. The lease provides for rent and outgoings abatement following a supply failure until supply is restored or an alternative is connected.

INFORMATION MEMORANDUM / 06

Planning & Precinct Context



Current site photograph 1 October 2026.

Existing policy and proposed amendment

The property is currently being rezoned by the Rural Council of Murray Bridge, to a more flexible, higher-development value zone of Strategic Employment (or similar), providing future land value uplift should the code amendment be successful.

The PlanSA Proposal to Initiate identifies the Flagstaff Industrial Precinct study area under Rural Intensive Enterprise zoning and proposes investigating Strategic Employment zoning through the Combined Employment Lands Code Amendment.

As at 6 October 2026, PlanSA records the amendment as progressing, with initiation approved on 21 May 2026 and the public consultation start date still to be confirmed. Determination and implementation have not been completed on the public register.Potential changes to policy form part of the precinct's longer-term context. They do not establish an approved change of use, subdivision or development entitlement for Lot 1106, or an assured increase in value. Any proposal must address planning approval, title constraints, infrastructure and the existing whole-site lease.

View the current PlanSA Code Amendment register entry

Planning sources: PlanSA register checked 6 October 2026; Combined Employment Lands Proposal to Initiate, Site 2. Purchasers should obtain independent planning advice relevant to their intended use.

Buyer Due Diligence

Contact Envirogrid to request access to the property due diligence documents and arrange an inspection. Review the original records with your legal, property, environmental and technical advisers. The following items should be addressed before committing to a purchase.

REVIEW AREA	DOCUMENTS AND CHECKS
Lease and income	Executed lease and any variations; current rent ledger, payments, recoveries, review calculations and management arrangements
Owner expenses	Current land tax, landlord insurance, maintenance history and expected capital or replacement expenditure
Title and access	Updated title, deposited plan, full easement/encumbrance instruments, shared-access obligations and statutory vendor disclosures
Sale rights	Solicitor confirmation of compliance with IOR's contractual first-refusal process for the proposed sale terms
Sale assets	Verified landlord asset register, ownership records, pylon/sign-face separation and final contractual inclusions
Power system	Solar/battery/generator specifications, condition, service history, operating costs, metering and supply-continuity arrangements
Environment and EPA	Baseline soil laboratory report, site assessment history, current operating licence and any site-specific environmental obligations
Insurance	Updated tenant certificate of currency and purchaser's own required property, liability and loss-of-rent cover
Planning and approvals	Current parcel zoning and overlays, existing use approvals and current Code Amendment status

Environmental evidence

The available Envirolab certificate, issued 3 February 2026, reports on ten soil samples collected on 12 January 2026. Lease remediation obligations include exclusions for pre-existing or external contamination and should be read in full.

EPA correspondence dated 28 January 2026 confirms transfer of the operating licence from to IOR.

Currency of records

The supplied title search is dated 11 June 2026. The supplied tenant insurance period ended on 30 September 2026 and an updated certificate can be made available on request.

INFORMATION MEMORANDUM / 08

Enquiries & Inspections

For Sale - Contact Agent

Jonathon Toop

Envirogrid Developments Pty Ltd | RLA 305555

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Please quote Lot 1106 Flagstaff Road when requesting documents or an inspection.

Site inspections are by arrangement with the agent and tenant.

Data Room:

Please Contact the Agent for Access to the Data Room.

Property information & public sources

Envirogrid property page

Current Realcommercial advertisement

IOR White Sands facility information

PlanSA Combined Employment Lands Code Amendment

Envirogrid

Information Basis

RLA 305555. Prepared 6 October 2026 for prospective purchasers. Property photographs were captured on 1 October 2026. This memorandum summarises the executed lease, supplied property records, vendor inclusion material and public campaign information. The lease, statutory disclosures, registered interests and final sale contract govern the transaction.

All amounts are in Australian dollars. Rent is exclusive of GST and before owner retained expenses. GST treatment, price and settlement terms will be addressed in the contract. Tenant options and future planning outcomes are conditional. No forecast net income, investment return or current valuation is represented.

Purchasers should independently verify the particulars and obtain legal, accounting, planning, environmental and technical advice appropriate to their intended purchase. This memorandum is provided for information and does not constitute a binding offer. Images include neighbouring property and tenant assets; cadastral boundaries and contractual inclusions should be checked against the underlying records.

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