



# Catalyst Park

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South Australia's premier industrial destination for businesses pioneering the technology and ideas of tomorrow.





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# Adelaide Airport's Catalyst Park is an industrial precinct designed for businesses leading the way in developing tomorrow's technology

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With state-of-the-art infrastructure, cutting-edge facilities, and a vibrant ecosystem of industry, we aim to inspire and empower the next generation of pioneers to reach new heights in Space, Energy, Health, Defence, and Digital Technology.





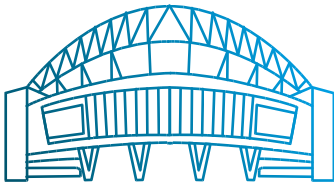




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## Strategic Location

Located in the heart of  
Adelaide, Catalyst Park  
seamlessly connects  
businesses to South  
Australia's thriving  
knowledge and  
innovation economies



### 6km to the Adelaide CBD

Strategically situated only 6km from the Adelaide CBD, this precinct offers easy access to Adelaide's expanding workforce, with **proximity to crucial public transport and road networks**. The central location also provides outstanding work-life opportunities for your workforce.



### 1.4km to Adelaide Airport terminal

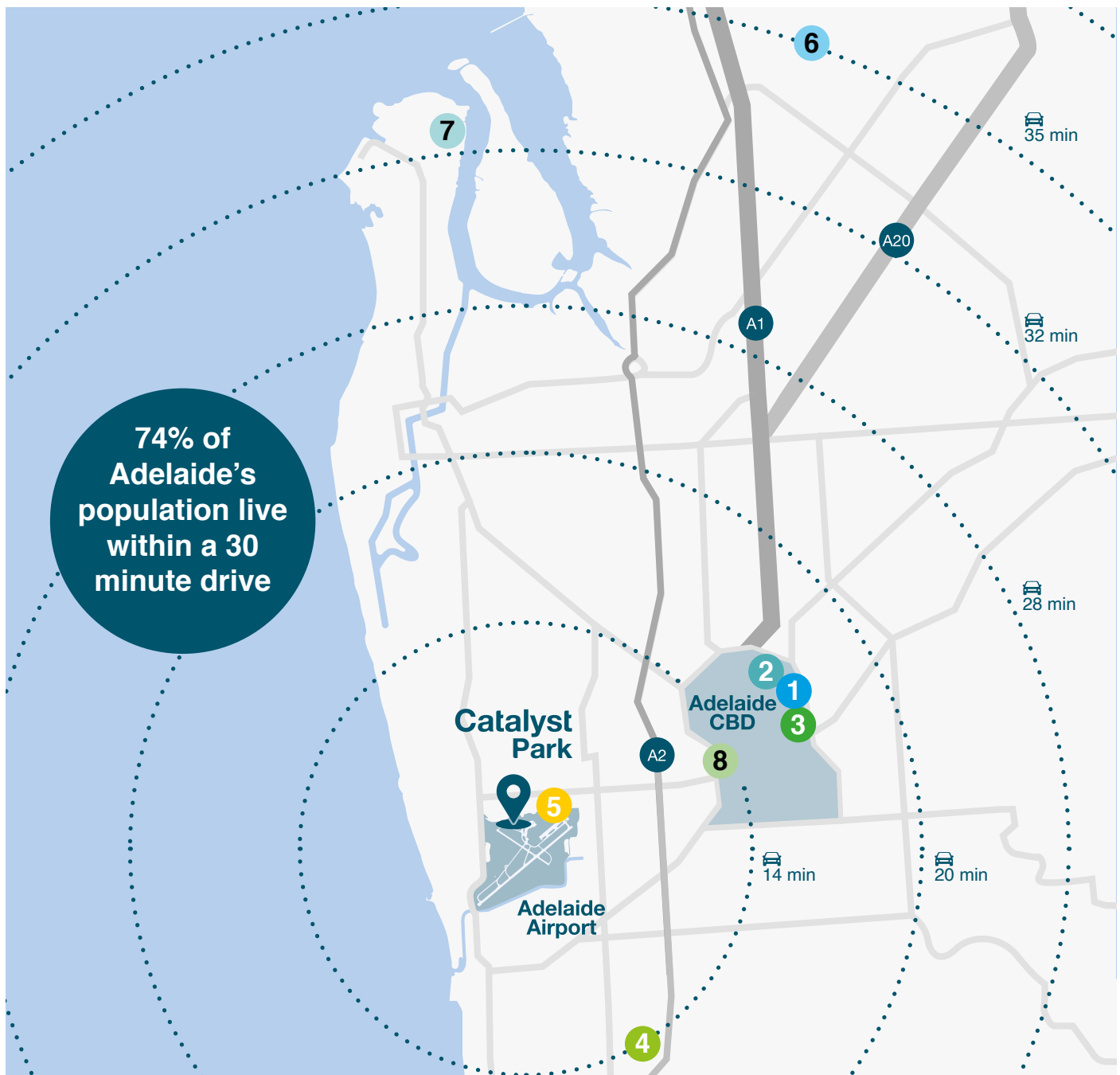
Conveniently located less than 5 minutes drive from Adelaide Airport, the precinct provides seamless **Domestic and International connections**.



### World Class Universities within 8km of site

The site presents easy access to world class Adelaide based Universities, including UniSA, University of Adelaide and Flinders University. **All have major campuses and research facilities** located just a short distance from the site.

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|---|---|--|
| <b>1</b> <b>Lot Fourteen</b><br>Global innovation precinct and home of the Australian Space Agency      | <b>2</b> <b>UniSA East Campus</b><br>Major Australian university with over 37,000 students                      | <b>3</b> <b>University of Adelaide</b><br>Public research university ranked within the top 100 global universities |
| <b>4</b> <b>Tonsley Innovation District</b><br>Premier high-value manufacturing and innovation precinct | <b>5</b> <b>West Six</b><br>Future office campus, designed for the future of work, located at Adelaide Airport. | <b>6</b> <b>Edinburgh Precinct</b><br>National Defence research, intelligence surveillance, and reconnaissance hub |
| <b>7</b> <b>Osborne Naval Shipyard</b><br>Primary defence shipbuilding and design facility              | <b>8</b> <b>Adelaide Biomed City</b><br>\$3.8b health, research, and education precinct                         |  |





Adelaide  
CBD

Sir Donald Bradman Dr

Catalyst  
Park





A2

South Rd

Marion Road

Tapleys Hill Rd



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# A landmark opportunity is now available for businesses to secure space within Catalyst Park at Adelaide Airport

Adelaide Airport is inviting businesses interested in establishing a presence within Catalyst Park to submit expressions of interest. These opportunities extend from full turn-key development of tenant specific premises, project managed by Adelaide Airport to long-term ground leases.

Catalyst Park is a hub for businesses seeking efficient supply chains and tapping into South Australia's growing knowledge-based workforce.

Adelaide Airport has a clear vision to further activate the precinct with prominent technology companies, including FLEET Space, recognised as Australia's fastest-growing company in 2021 by the Australian Financial Review.







## Premium Land Offerings

Land offerings available now range from 0.8 to 2.2ha across the precinct.



## Tailored Development Options

Adelaide Airport can work to your requirements, ensuring any development is fit for purpose.



## End to End Service

Adelaide Airport can develop, build and manage to any requirement. Providing a complete end to end service.



## Ground Lease Options

Long-term ground lease options are available to developers.



## Thriving Business Community

Catalyst Park is an established business precinct, with key core tenants across a range of industry sectors.



## Lots Available Now

Lots are available for development now.



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# Business in Adelaide

## a world-class city, driven by a thriving innovation economy

Adelaide boasts a booming tech scene, robust defence sector, and thriving renewable energy industry, which is underpinned by a highly skilled workforce and world-class research institutions. The South Australian Government has played a key role in this growth by centralising the State's Innovation Ecosystem and promoting valuable knowledge transfer and collaboration across various industries.

In addition to its strong business ecosystem, Adelaide offers exceptional liveability for its residents and is regularly ranked among the world's most liveable cities. Combining a supportive government, robust economy, and vibrant cultural scene, Adelaide is not just a place to do business but a place to thrive.



### World's Most Liveable Cities

Adelaide is ranked amongst the world's most liveable cities - The Economist's 2024 Global Liveability Index



### Australian Space Agency

The Australian Government's Australian Space Agency (ASA) national headquarters are based at Lot Fourteen



### 4 Renowned Universities

South Australia is home to 4 renowned universities which are repeatedly and firmly in the top 2 per cent of universities globally



### Artificial Intelligence Innovation Hub

Australian Institute for Machine Learning (AIML) of the University of Adelaide, is internationally regarded for its computer vision research

347%

### Startup Ecosystem Growth

South Australia's startup ecosystem has grown by 347% with estimated value of \$1.56B since 2020



### Built In Adelaide

Australia's new fleet of SSN-AUKUS nuclear-powered submarines will be built in Adelaide

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Fleet Lab - Adelaide



Fleet Global Headquarters - Adelaide





Artists Impression



Artists Impression



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# Catalyst Park is the country's first manufacturing hub dedicated to the space industry

Located within Adelaide Airport, Catalyst Park is Australia's first dedicated manufacturing precinct for the space industry, supported by both the Australian Space Agency and the South Australian Government. Designed to foster collaboration across the space industry and leverage South Australia's rapidly expanding space and defence industries, Catalyst Park will provide a vibrant home for businesses utilising state-of-the-art advanced manufacturing facilities.

The park features three dedicated buildings, providing a variety of spaces and opportunities for businesses to co-locate their office, research, and manufacturing facilities. Additionally, it offers unparalleled access to Adelaide's vibrant business and cultural precincts.

## Building 1

EOI Open Now

## Building 2

EOI Open Now

## Building 3

Fully Leased



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### Australian Space Agency / South Australian Government

The precinct is endorsed and supported by both the Australian Space Agency, and the South Australian Government.



### Fleet Space Technologies

Fleet have committed to locating their international headquarters at the Australian Space Park with construction to commence in 2024.



### Building Design Opportunities

Buildings are available for bespoke design and fit-out opportunities based on your requirements including building signage.

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**Join a like-minded  
community developing  
the technology for  
tomorrow**

**FLEET**

**ThermoFisher**  
SCIENTIFIC

AUSTRALIAN  
**Clinicalabs**









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# Adelaide Airport Limited

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Adelaide Airport Limited (AAL) is the Leaseholder and Operator of Adelaide Airport, Australia's fifth largest airport and the gateway to South Australia. Owned by five major Australian superannuation companies, AAL's financial strength and backing is substantial.

Adelaide Airport remains one of the most sought after landholdings in South Australia, presenting an unmatched location just 6km from the CBD and with direct access to key supply networks.

## Development Record

AAL has implemented a proactive approach to our development strategy, which has unlocked extraordinary opportunities for development across the airport.

Building momentum from the successful Terminal Expansion development (\$167m) and the recent Mitsubishi HQ, AAL has established itself as a seasoned developer. With a proven track record of delivering excellence, AAL is poised to shape South Australia through delivering strategic projects that will elevate Adelaide's growing economy and contribute significantly to the State's future.

## Partnership with AAL

As operators of Adelaide Airport until 2007, AAL has the unique ability to take a long-term approach to development partnerships. This involves devising adaptable solutions for partners and tenants, fostering enduring relationships and providing financial security.

## 200ha

Developable land holding across AAL portfolio

## 99 years

Lease term from the Commonwealth to AAL to operate Adelaide Airport

## 140 +

Commercial Tenants at Adelaide Airport

## 25ha

Land leased by AAL in past five years

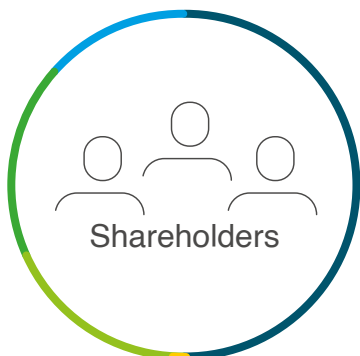
## 11 developments

Completed at Adelaide Airport in past five years - approx 23ha





# Adelaide Airport Limited. A trusted development partner backed by Australia's leading investors



**50.5%**  
UniSuper LTD

**15.3%**  
Igneo Infrastructure Partners

**15.1%**  
IFM Investors

**15%**  
HostPlus

**4.1%**  
Perron



A person wearing a clear protective suit and helmet is holding a transparent box. The image has a blue and green color gradient overlay. The text is white and bold, positioned on the left side of the image.

**Elevate your  
business brand  
and join Adelaide  
Airport's thriving  
commercial  
community at  
Catalyst Park**



Adelaide Airport Ltd's (AAL) purpose is to proudly connect and shape South Australia.

Part of executing this purpose is the delivery of strategic projects that will significantly change the landscape of the airport. Our strong focus on development, coupled with a 200 hectare land bank, has placed AAL in an extraordinary position to elevate Adelaide's growing economy and contribute significantly to South Australia's future growth.

AAL has been the custodian of Adelaide Airport since May 1998. Our long-term commitment to the airport and its occupants results in not only a reliable and committed partner, it also enables AAL to offer a unique end-to-end development solution. From the commencement of negotiations and design through to construction, fitout, handover and ongoing property management, AAL will be a consistent partner. Post completion, throughout the tenant's occupation, AAL's property team will continue to provide an unmatched level of collaboration and stability.

Adelaide Airport is already the proud home to more than 300 companies, including major enterprises such as Mitsubishi, FEDEX, DHL, Otis, Bunzl and Australian Clinical Labs. Partner with us and explore the opportunities for your business to prosper.

**Everyone's favourite airport.  
Seamless. Connected. Easy.**



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