



TOYS“R”US ANNOUNCES AGREEMENT FOR LEASE FOR STATE-OF-THE-ART E-COMMERCE DISTRIBUTION FACILITY IN MELBOURNE

20 July 2021 - Toys“R”Us ANZ Limited (ASX: TOY) (Toys“R”Us or the **Company**) is pleased to announce that it has entered into an Agreement For Lease (**AFL**) in relation to a purpose built, state-of-the-art warehouse distribution and adjoining head office facility located in the suburb of Clayton, within the Victorian City of Monash.

The new premises have been specifically designed and configured to house the Toys“R”Us headquarters and to accommodate the Company’s medium-term requirements for warehousing, office space and ancillary experience centre.

Key aspects of the new facility are:

- Total facility building size: ~ 19,650 m².
- Location: Clayton, Victoria.
- Target date for completion and lease commencement: ~ June 2022.
- Developer and Lessor: ESR Australia.

The initial lease is for a 10-year period and includes two further 5-year extension periods at the option of the Company. Development of the facility, including installation of state-of-the-art logistics technology and fit out of all offices, is expected to be completed in time for occupancy and lease commencement approx. June 2022.

Dr Louis Mittoni, Toys“R”Us CEO and Managing Director, said: “In alignment with the Company’s growth aspirations and vision, these new warehouse and office facilities mark a key strategic milestone that will enable Toys“R”Us to scale the business considerably and accelerate e-commerce operations. As shopper demand via e-commerce pillars Toys“R”Us, Babies“R”Us and Hobby Warehouse continues to grow, this purpose-built state-of-the-art distribution centre will assist the company meet increased demand, improve cost efficiencies, and deliver higher levels of customer service and experiences to our shoppers.”

Current temporary warehouse leases held by the Company that may no longer be required because of the development of this bespoke facility are anticipated to expire concurrently with the date that the new premises are occupied. Lease costs related to the new facility are expected to compare favourably to 3PL warehouse expenses previously incurred by the Company in recent years whilst significantly increasing logistics capacity, thereby lowering the associated cost of doing business.

This announcement is authorised for release by the Board of Directors.

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ABOUT TOYS“R”US ANZ LIMITED

Toys“R”Us ANZ Limited (ASX: TOY) is an Australian based listed company with a mission to enrich the lives of people by encouraging exploration, creativity and living life more fully through the enjoyment of toys and hobbies. In addition to distributing leading products throughout Australia for key partners via its trading business Funtastic, the company recently acquired 100% of the Hobby Warehouse Group in November 2020, including Australian e-commerce websites Toys“R”Us, Babies“R”Us and Hobby Warehouse and the distribution business Mittoni Pty Ltd. The Company changed its name from Funtastic Limited to Toys“R”Us ANZ Limited on the 24 June 2021. Further information is available at www.funtastic.com.au

