

Contract - Lease - Port Kembla Offices

Contract ID (CM Ref): D20/7842

Contract or Agreement Type: Lease

Method of Procurement: Direct Negotiation

Tender Criteria Reference:

Contractor Name: Port Kembla Operations Pty Limited

Contractor Address: 91 Foreshore Rd
Port Kembla NSW

Related Companies: Trustee for Port Kembla Unit Trust;
T/A: NSW Ports Port Kembla

Contract Start Date: 01/01/2017

Contract Period: 10 years

Option/s to Extend: +5 years

Estimated amount payable to the Contractor: \$1,940,550.00

Provisions under which the amount payable may be varied: Annual increases based on CPI and Market reviews

Provisions for payments of operational or maintenance services: 19. Landlord's obligations

Provisions with respect to renegotiation of the Contract: N/A

Contract Class: Class 2 - Direct Negotiation or Varies from Standard

- 1) Particulars of future transfers of significant assets to Port Authority at zero, or nominal, cost to Port Authority including the date of their proposed transfer: N/A
- 2) Particulars of future transfers of significant assets to the contractor, including the date of their proposed transfer: N/A
- 3) The results of any cost-benefit analysis of the contract conducted by Port Authority: N/A
- 4) The components and quantum of the public sector comparator if used: Not used
- 5) A summary of information used in the contractor's full base case financial model: N/A
- 6) Particulars of how risk, during the construction and operational phases of a contract to undertake the project, is to be apportioned between the parties, quantified (where practicable) in net present-value terms and specifying the major assumptions involved: Addressed in the Lease
- 7) Particulars as to any significant guarantees or undertakings between the parties, including any guarantees or undertakings with respect to loan agreements entered into or proposed to be entered into: N/A
- 8) Particulars of any other key elements of the contract: None