Contract - T917 Lease - Bond One Office

Contract ID (CM Ref):	**D15/2063**

Contract or Agreement Type:	**Lease**
Method of Procurement:	**Direct Negotiation**
Tender Criteria Reference:	

Contractor Name:	**AMP Capital Office and Industrial Pty Ltd**
Contractor Address:	

Related Companies:	**In Partnership with: National Mutual Life Nominees Limited (Landlord), National Mutual Funds Management Limited (Responsible Entity)**

Contract Start Date:	**31/05/2014**
Contract Period:	**5 years**
Option/s to Extend:	**1 x 5 years (taken up)**

Estimated amount payable to the Contractor:	**$13,109,367.00**

Provisions under which the amount payable may be varied:	**Annual increase of 4.25%**

Provisions for payments of operational or maintenance services:	**Tenant's percentage of Outgoings at 19.13% plus Cleaning Charge per month**

Provisions with respect to renegotiation of the Contract:	**Not noted**
Contract Class:	**Class 3 - Direct or Varies from Standard AND >$5M**

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: Commercial in Confidence

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: N/A

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

9) Copy of the Contract: attached