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Property brief

QIC Limited

17 October 2018



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Property brief

Wednesday, 17 October 2018

Dear Agent,

Re: QIC Limited – office requirement – Melbourne

Tenant Representation Services Pty Limited (TRS) has been appointed as Tenant Advocate by QIC Limited to search and secure office accommodation for their Melbourne based operations.

Client request

QIC Limited has strictly requested that any parties in the design or construction industry who wish to potentially participate in this project are to contact TRS directly.

Any party failing to comply with QIC Limited's instruction will not be provided with an opportunity.

Property brief

There are seven sections to the Property Brief:

1. Existing Property Details
2. About QIC Limited
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact

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Existing property details

QIC Limited currently occupies:

- Property : 80 Collins Street
- Area (Sqm) : 1,000Sqm NLA
- Level(s) : 46 & 30
- Lease Expiry : 30 May 2020
- Option Period : No

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Property brief

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About our client

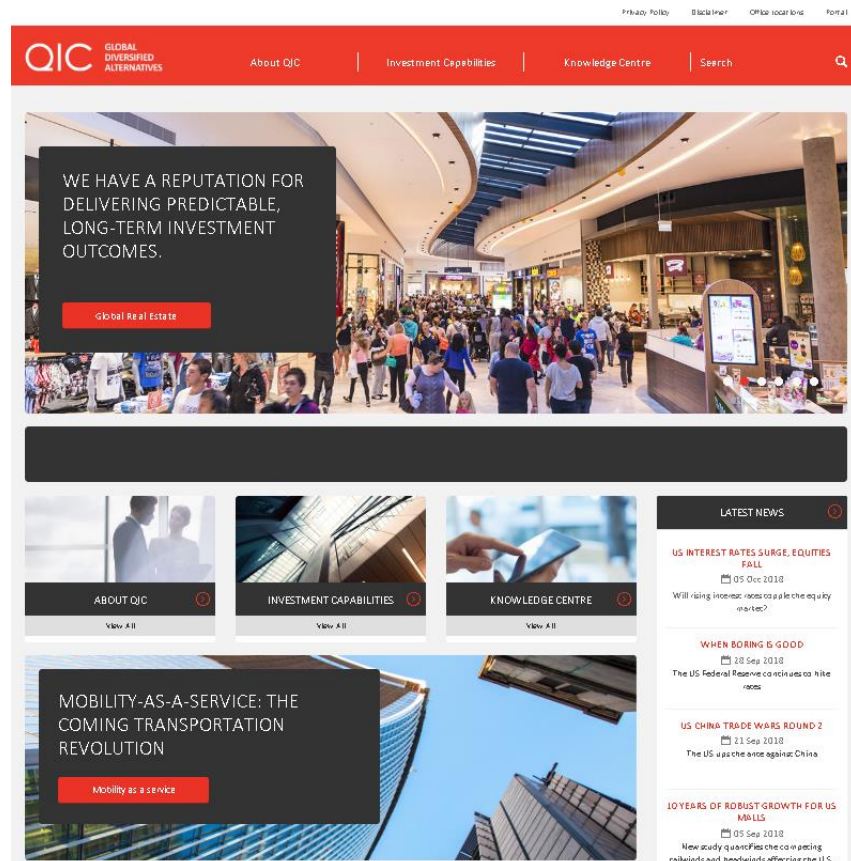
We were born with one objective – to deliver investment outcomes for our clients. Created in 1991 by the Queensland government to serve its long term investment responsibilities, we have grown into a Global Diversified Alternatives business.

We focus on our clients and their clients, first, last and only. Their objectives are our only objectives. We deliver to over 115 like-minded institutional investors in Australia and internationally.

We are bound by a common philosophy – to deliver investment outcomes. We have the capabilities relevant for today’s investment landscape. Spanning infrastructure, real estate, liquid strategies, private capital, and multi-asset solutions, we adapt our approach to suit our clients and the investment context.

Predictability has built our reputation. It’s in our DNA, embedded in our asset classes and delivered in our returns. It’s what we pursue day in, day out for our clients and why over AU\$85 billion dollars* of people’s dreams are entrusted with us..

For further information please refer to their website: www.qic.com.au





Property brief

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Property requirements

Our client's property requirements are set out as follows;

- **Area** Approximately 1,000 to 1,200 Sqm NLA (subject to space planning).
- **Grade** Premium / A
- **Location** Melbourne CBD
- **Amenities** Retail and Cafes in close proximity
- **IT** Standard provisions
- **Expansion** Right of first refusal over adjacent / contiguous space would be advantageous.
- **Lease Start** 1 June 2020
- **Lease Term** Minimum Seven (7) years plus Three (3) to Five (5) year option
- **Lease Type** Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met.
- **Signage** Will Consider
- **Configuration** Single floor required. High quality fitted out options considered – please supply a floor plan or photos to support your nomination.
- **Public Transport** Good public transport within close proximity to site
- **Car Parking** Please confirm numbers
- **Security** Quality provisions
- **Access for fit out** Three months prior to Lease Start



Property brief

4 Agent's procedures

Agents submitting property details must have valid instructions from the respective building owners. Any Agency disputes that arise from duplicate submissions will be referred to the landlord for resolution.

5 Consultant's fees

QIC Limited will pay TRS directly.

6 Submission procedures

TRS would request that proposals that meet with our client's requirements be submitted by **Close of Business on Wednesday, 31 October 2018** to secure inspection timing. Submissions should be emailed to nominations@tenantrep.com.au and contain the following as a minimum:

- Building and address / building owner
 - A brief description of the building and size of the premises
 - Availability date and brief financial parameters
 - The nature of the Agency appointment
-

7 Contact

Mark Lockwood
02 8243 6701
nominations@tenantrep.com.au

We look forward to receiving your submissions and appreciate your co-operation towards a successful solution for our client.

Yours sincerely

Mark McGrath MRICS
Tenant Representation Services Pty Ltd