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Property brief

Jellinbah Group Pty Ltd

16 November, 2018



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Property brief

Friday 16 November, 2018

Dear Agent,

Re: Jellinbah Group – office requirement – Brisbane

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

Client request

Jellinbah Group 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 Jellinbah Group'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 JELLINBAH GROUP
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact

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Existing property details

Jellinbah Group currently occupies:

- Property : 12 Creek Street, Brisbane
- Area (Sqm) : 768Sqm NLA
- Level(s) : 7
- Lease Expiry : 14.02.2019

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About our client

Established in 1988, Jellinbah Group is a privately owned independent Queensland based metallurgical coal company with operations in Central Queensland's Bowen Basin.

The group has two operating mines, Jellinbah Mine and Lake Vermont Mine, with a combined production capacity of 12.5Mtpa. The mines produce hard coking coal, low volatile PCI coal and semi-soft coking coal.

JELLINBAH COAL MINE

Jellinbah Mine is located on the Tropic of Capricorn, near Bluff and the product coal is hauled by rail to the Port of Gladstone, approximately 300 km from the mine.

The mine has been in operation since 1989. It is an open cut operation with overburden drilling and blasting, followed by conventional removal with truck and shovel and dozer push.

Jellinbah Coal is a low volatile bituminous coal with high specific energy, low ash and sulphur. With these properties it is ideally suited to pulverised coal injection, blending for coke making and special coal boilers.

The mine has a current production capacity of approximately 5Mtpa.

Jellinbah Group has a 70% interest in the Jellinbah operation and Marubeni Coal and Sojitz Coal each hold 15% interests.

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

The screenshot shows the Jellinbah Group website. At the top is the Jellinbah Group logo and a navigation menu with links: Home, Operations, Products, People & Community, Environment, FAQs, Links, and Contact. Below the menu is a section titled "2016/17 Production" with a table:

Mine	Mtpa
Jellinbah	5.1
Lake Vermont	0.9

The page also contains text about the company's history, production capacity, and ownership structure, which is partially obscured by the text in this document.



Property brief

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Property requirements

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

- **Area** Approximately 600 to 650Sqm NLA (subject to space planning).
- **Grade** Premium, A or B
- **Location** Golden Triangle only
- **Amenities** Retail and Cafes in close proximity
- **IT** Standard provisions
- **Expansion** Right of first refusal over adjacent / contiguous space would be advantageous.
- **Lease Start** 15 February 2019
- **Lease Term** Minimum Five (5) years plus Three (3) year option
- **Lease Type** Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met.
- **Signage** Minimal. Building naming rights not required.
- **Configuration** Single floor with fitted out options preferred – please supply a floor plan or photos to support your nomination.
- **Public Transport** Good public transport within close proximity to site
- **Car Parking** Minimum of two parks.
- **Security** Quality provisions
- **Access for fit out** Two (2) 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

Jellinbah Group 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 Thursday, 22 November 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

Conor Whiting
02 8243 6744
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