



## Tender & Contract Disclosure Information

### Expression of Interest (EOI)

| <b>Description:</b>                                     | Sale of The Argyle Street Parramatta Site. The Argyle Street site is bounded by 8m wide public footway to the west, Argyle Street roadway to the north, a commercial building at 10 Valentine Avenue to the east and Fitzwilliam Street and Valentine Avenue to the south. The approximate site area is 2,579m <sup>2</sup>   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
|---|---|--------------------------|-----------------------------|----------------------|---|-----------------------|--|------------------|---|-----------------------|--|---------------------------|---|------------------|---|----------------------------------|---|------------------------------|---|
| <b>Closing date for receipt of registrations:</b>       | 5 pm Monday 29 October 2007   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| <b>Location where EOI's were lodged:</b>                | Jones Lang LaSalle Hotels<br>Level 18, 400 George Street<br>Sydney NSW 2000   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| <b>TIDC Contact</b>                                     | Kelvin Cremen                      Ph: 9200 0200  |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| <b>Details of respondents to Expression of Interest</b> | <p>The following organisations have submitted a response to the Expression of Interest. Following evaluation a shortlist of organisations will be invited to submit their best offer.</p> <table><thead><tr><th><b>Organisation Name</b></th><th><b>Organisation Address</b></th></tr></thead><tbody><tr><td>St Hilliers Property</td><td>Ground Floor 88 Cumberland Street<br/>The Rocks NSW 2000</td></tr><tr><td>Zonie Property Group</td><td>Level 15, 309 Kent Street<br/>Sydney NSW 2000</td></tr><tr><td>Mirvac Projects</td><td>Level 26, 309 Kent Street<br/>Sydney NSW 2000</td></tr><tr><td>Oakstand Developments</td><td>Level 10, 503-505 Kent Street<br/>Sydney NSW 2000</td></tr><tr><td>Macquarie Assets Services</td><td>Level 15, 1 Martin Place<br/>Sydney NSW 2000</td></tr><tr><td>TMG Developments</td><td>Suite 405 &amp; 406, 55 Grafton Street<br/>Bondi Junction NSW 2022</td></tr><tr><td>Multiplex Developments Australia</td><td>Level 4, 1 Kent Street<br/>Sydney NSW 2000</td></tr><tr><td>Iris Diversified Investments</td><td>Level 3, 60 Castlereagh Street<br/>Sydney NSW 2000</td></tr></tbody></table> | <b>Organisation Name</b> | <b>Organisation Address</b> | St Hilliers Property | Ground Floor 88 Cumberland Street<br>The Rocks NSW 2000 | Zonie Property Group  | Level 15, 309 Kent Street<br>Sydney NSW 2000     | Mirvac Projects  | Level 26, 309 Kent Street<br>Sydney NSW 2000                  | Oakstand Developments | Level 10, 503-505 Kent Street<br>Sydney NSW 2000 | Macquarie Assets Services | Level 15, 1 Martin Place<br>Sydney NSW 2000 | TMG Developments | Suite 405 & 406, 55 Grafton Street<br>Bondi Junction NSW 2022 | Multiplex Developments Australia | Level 4, 1 Kent Street<br>Sydney NSW 2000 | Iris Diversified Investments | Level 3, 60 Castlereagh Street<br>Sydney NSW 2000 |
| <b>Organisation Name</b>                                | <b>Organisation Address</b>   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| St Hilliers Property                                    | Ground Floor 88 Cumberland Street<br>The Rocks NSW 2000   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| Zonie Property Group                                    | Level 15, 309 Kent Street<br>Sydney NSW 2000  |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| Mirvac Projects   | Level 26, 309 Kent Street<br>Sydney NSW 2000  |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| Oakstand Developments                                   | Level 10, 503-505 Kent Street<br>Sydney NSW 2000  |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| Macquarie Assets Services                               | Level 15, 1 Martin Place<br>Sydney NSW 2000   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| TMG Developments  | Suite 405 & 406, 55 Grafton Street<br>Bondi Junction NSW 2022   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| Multiplex Developments Australia                        | Level 4, 1 Kent Street<br>Sydney NSW 2000   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| Iris Diversified Investments                            | Level 3, 60 Castlereagh Street<br>Sydney NSW 2000   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| <b>Details of Shortlisted Organisations:</b>            | <p>The following organisations have been shortlisted to submit their best and final offer.</p> <table><thead><tr><th><b>Organisation Name</b></th><th><b>Organisation Address</b></th></tr></thead><tbody><tr><td>St Hilliers Property</td><td>Ground Floor 88 Cumberland Street<br/>The Rocks NSW 2000</td></tr><tr><td>Oakstand Developments</td><td>Level 10, 503-505 Kent Street<br/>Sydney NSW 2000</td></tr><tr><td>TMG Developments</td><td>Suite 405 &amp; 406, 55 Grafton Street<br/>Bondi Junction NSW 2022</td></tr></tbody></table>   | <b>Organisation Name</b> | <b>Organisation Address</b> | St Hilliers Property | Ground Floor 88 Cumberland Street<br>The Rocks NSW 2000 | Oakstand Developments | Level 10, 503-505 Kent Street<br>Sydney NSW 2000 | TMG Developments | Suite 405 & 406, 55 Grafton Street<br>Bondi Junction NSW 2022 |                       |  |                           |   |                  |   |                                  |   |                              |   |
| <b>Organisation Name</b>                                | <b>Organisation Address</b>   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| St Hilliers Property                                    | Ground Floor 88 Cumberland Street<br>The Rocks NSW 2000   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| Oakstand Developments                                   | Level 10, 503-505 Kent Street<br>Sydney NSW 2000  |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |
| TMG Developments  | Suite 405 & 406, 55 Grafton Street<br>Bondi Junction NSW 2022   |                          |                             |                      |   |                       |  |                  |   |                       |  |                           |   |                  |   |                                  |   |                              |   |



## Contract Awarded

(If details below are incomplete it indicates that Contract has not settled)

|  |  |  |                               |                   |
|--|--|--|-------------------------------|-------------------|
| <b>Contract Title:</b>   | Argyle Street Parramatta Site  |  |                               |                   |
| <b>Contract Type:</b>  | Sales Contract   |  |                               |                   |
| <b>Closing Date:</b>   | 6 December 2007  |  |                               |                   |
| <b>Closing Time:</b>   | 2 pm   |  |                               |                   |
| <b>Period of Contract:</b>   | N/A  |  |                               |                   |
| <b>Successful Tenderer(s):</b>   | <b>Organisation Name</b>   | <b>Organisation Address</b>                                | <b>Contract Exchange Date</b> | <b>Sale Price</b> |
|  | St Hilliers Property   | Ground Floor<br>88 Cumberland Street<br>The Rocks NSW 2000 | 21/12/2007                    | Under Contract    |
| <b>Basis for future changes in price</b>   | Under Contract   |  |                               |                   |
| <b>Significant Evaluation Criteria and the Weightings Used in Tender Assessment:</b> | <p>Step 1 – The following hurdle conditions first had to be passed:</p> <ul style="list-style-type: none"><li>• Capacity to complete the Sale, including availability of funding</li><li>• Ability to provide a Development that complements the Parramatta Transport Interchange (PTI) by preservation of important vistas to retained historical buildings of the upgraded Station.</li><li>• Inclusion of a covered way.</li></ul> <p>Step 2 – The shortlisted organisation that had submitted the highest price was then selected as the Purchaser provided that all of the above hurdle conditions had been passed.</p> |  |                               |                   |