

A blue magnifying glass icon with a yellow handle and a yellow dot in the center, positioned to the right of the main text block.

Expression of Interest

Silver Chain

Leased Office Accommodation

Mandurah

13 May 2026

Submissions to be lodged with:

John Adcock

jadcock@lpc.com.au

By 5pm Thursday 21 May 2026

Perth CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Silver Chain in relation to its Mandurah office requirement.

The Requirement

| Item | Comments |
|----------------------------------|--|
| Type of Accommodation | Good quality "A" Grade Suburban office accommodation |
| Lettable Area | An area of circa 700sqm is required preferably located on ground floor, with potential expansion and contraction rights during the Lease Term. Consideration will be given to existing accommodation and future developments. |
| Location | Mandurah or immediately surrounding suburbs |
| Lease Commencement | Preferably late 2026/ Early 2027 |
| Lease Term | An initial lease term of 5 years with the option to extend the Lease for another 5 years. |
| Fit-out and Access | Fitout access will be required 3-4 months prior to lease commencement with the ability to trade from the Premises upon the completion of the fitout works. |
| Lease Flexibility | The provision for option terms, contraction/expansion rights, and early termination rights will be an important consideration. |
| ESG | Sustainability is important, please provide details including NABERS Energy and Water ratings. |
| Car Parking & Storage | Silverchain requires parking for 35 cars including secured parking for 8-10 fleet vehicles. |
| Consultants Fees | Our client requires reimbursement of its professional occupier advisory fees. |
| Agent Appointments | LPC will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions. |

Lodgement Details

Each party must nominate and complete a checklist with the details of premises (elevations, floor plans and services specifications) and the commercial terms proposed.

Details to be submitted to our office by 5pm Thursday, 21 May 2026.

Submissions are to be lodged with **John Adcock** | jadcock@lpc.com.au | +61 413 279 301