



Expression of Interest

Perth CBD

On behalf of:

SMBC

13 December 2021

Submissions to be lodged with:

Edward Andrews

eandrews@lpc.com.au

By 5pm Friday 17 December 2021

LPC has been appointed to act as Occupier Advisor for SMBC in relation to their Perth CBD office requirement. Sumitomo Mitsui Banking Corporation Australia has ranked among the top tier Mandated Lead Arranger (MLA) banks in Australia's bank debt market for several years. For more information, please visit <https://www.smbc.co.jp/asia/>

The Requirement

Item	Comments
Type of Accommodation	Premium / A Grade office accommodation that provides high quality services, good level of natural light, end of trip facilities.
Lettable Area	Requirement of circa 180 to 200 sqm of office space.
Location	Perth CBD
Lease Commencement	A lease commencement date of 1 January 2023.
Premises Condition	Fully refurbished and / or modern fitted space to be considered.
Lease Term	An initial lease term of 5 years will be considered with option/s.
Access for Fit-out	Where a fitout is required, access will be required no later than 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works. Where an existing fitout is in place, the earlier access will be dependent on the level of fitout alterations required.
Consultants Fees	Our client requires reimbursement of their 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 that meet our client's requirements. Details to be submitted to our office by 5:00pm Friday, 17 December 2021.

Submissions are to be lodged with

Edward Andrews | eandrews@lpc.com.au
1300 415 215