

Property Management Australia Pty Ltd

ABN 94 057 870 265

as trustee for T and C Superannuation Fund ABN 95 057 594 713

PO Box 3584
Midland WA 6056

Mob. [REDACTED]
Email: [REDACTED]

OFFER to RE-LEASE

1. LESSOR – Property Management Australia Pty Ltd.
2. PREMISES – Yard at Lot 1533 Pyramid Road, Karratha, WA, 6714.
3. LESSEE – Veolia Environmental Services (Australia) Pty Ltd

Registered Office. – 65 Pirrama Road
Pymont, NSW, 2009

Current Trading Address: 116 Kurnall Road, Welshpool, WA, 6106

ABN and / or ACN. – 20 051 316 584

4. LEASE STRUCTURE – Lot 1533 Pyramid Rd

- 4.1 Total Land Area. _____ 3582 sq meters
- 4.2 Workshop Area. _____ Nil
- 4.3 Covered Car Parking Bays. _____ Nil
- 4.4 Perimeter Fencing and Gates. Fair Condition
- 4.5 Re-Lease Term – 3 Years from 01-Jan 2026 to 31 Dec 2028.
- 4.6 Optional Further Terms – Veolia has an exclusive option to renew from 01-Jan-2029.(Lease Term at Veolia’s discretion and to be advised at Veolia’s exercise of option).
- 4.7 Commencement Date - 01 January 2029 (continues on from current lease)
- 4.8 Rental. [REDACTED] per annum net exclusive of GST, payable by calendar monthly instalments of [REDACTED] + GST in advance, by Electronic Funds Transfer to Lessors bank account. This amount is the previous lease amount adjusted by latest published 12 month CPI for Perth (4.5%) as per discussion and mutual agreement from both parties

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4.9 Outgoings. –

The Lessee will be responsible from the commencement date for the payment of all outgoings, including but not limited to, Shire Council rates and all other Council fees and charges, water rates and supply services and water usage charges, all Government fees and charges including land tax assessed on a single holding basis, insurances for premises and buildings including machinery breakdown fences gates and Landlords public liability, cleaning, security, electricity supply charges, gas supply charges, telephone and communications charges, vermin and termite protection and treatment, maintenance and general upkeep of the premises and buildings including plant and machinery and equipment.

4.10 Makegood.

As defined in the Lease will apply at the end of the Lease term.

4.11 Rent Adjustment.

This is a three year extension of the lease and rent adjustment of the latest published CPI for Perth is applicable as per the fourth schedule of the Head Lease of 2864 Anderson Rd, Karratha, on each anniversary of the lease.

4.12 Rent Review to market.

Upon exercise of the further option on or before 01 Jan 2029 there will be a rent review to market which will be by negotiation and mutual agreement between both parties.

4.13 Use of Premises. The Lessee takes the Premises “as is”

The premises are zoned “Industrial” but the Lessor does not warrant that the Premises are fit or suitable for any purpose or comply with any laws, and that the Lessee must make its own enquiries, inspections and investigations to ensure the Premises are suitable for the conducting of the Lessee’s business.

ALSO –It is the Lessee’s responsibility to obtain any permit or licence required at law to enable the Premises to be used for the permitted use, and this offer is not subject to the Lessee obtaining any necessary permit, statutory approval or licence.

4.14 Legal Costs for Lease Preparation.

As this is a take up of a one year option on an existing lease, no legal costs have been incurred by the Lessor in preparing this Offer to Re-Lease.

4.15 Retail Tenancies.

The Lessee acknowledges that they will not conduct any retail activity within the demised premises and that the Retail Tenancies Act does not apply in this instance to the Lease.

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4.16 GST. All amounts are quoted on a GST exclusive basis and the Lessee will be required to pay GST in addition to rental and outgoings, and any other fees and charges incurred by the Lessor.

4.17 Security Deposit.
Not applicable as this lease for Lot 1533 Pyramid Rd will be added to, and treated as an addendum to Veolia's lease for 2864 Anderson Rd, Karratha.

5. DOCUMENT.

The Lessor and the Lessee agree that this Offer to Lease contains the basis of a contract to "Lease the Yard at 1533 Pyramid Road, Karratha, WA, 6714." And that this Offer to Lease will be attached to, and become part of the Head Lease for 2864 Anderson Rd Karratha.

Signed by the Lessee

Lessee Name. [REDACTED]

Signed for and on behalf of Lessee [REDACTED]
(Signature)

Name. [REDACTED]

Position. CFO CEO & Managing Director Australia and New Z

Date signed. 06 février 2026 | 6:59 AM CET 06 February 2026 | 5:05 PM AEDT

Signed by the Lessor

[REDACTED]

Company Secretary
Property Management Australia Pty Ltd

Date signed. _____

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]