



# Expressions of Interest



**Industrial Purchase Requirement  
Melbourne West**

**CRVIC0926**

**September 2026**

## General information

This document will form the basis for the Expression of Interest (EOI) phase for the proposed new Head Office and National Distribution Centre for our confidential client who are **seeking options for purchase**.

## Occupier overview

Our confidential client is a global leading supplier of construction and agricultural equipment.

| Location                    |                                                                                                                            |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Key location                | Melbourne West                                                                                                             |
| Core suburbs                | Truganina, Derrimut, Ravenhall, Laverton North, Altona & Sunshine West preferred<br>Surrounding suburbs will be considered |
| Areas                       |                                                                                                                            |
| Building area               | 30,000 – 35,000 sqm                                                                                                        |
| Land area                   | 6 – 8 ha                                                                                                                   |
| Property specifics          |                                                                                                                            |
| Property type               | Existing Buildings or Development Sites (Land)                                                                             |
| Broad facility requirements |                                                                                                                            |
| Operating hours             | 24/7                                                                                                                       |
| Timing                      |                                                                                                                            |
| Acquisition                 | Immediate – 6 months                                                                                                       |
| Occupation                  | Immediate – late 2028                                                                                                      |

## Due date

EOI Submissions are due:

**Friday 18<sup>th</sup> September 2026, 4pm**

## EOI Queries and Clarifications

EOI submissions together with any queries during the EOI Phase are to be addressed to:

|              |                                                                                  |              |
|--------------|----------------------------------------------------------------------------------|--------------|
| George Linn  | <a href="mailto:george.linn@tmxtransform.com">george.linn@tmxtransform.com</a>   | 0401 949 324 |
| Justin Fried | <a href="mailto:justin.fried@tmxtransform.com">justin.fried@tmxtransform.com</a> | 0412 070 858 |

### **Expression of Interest (EOI)**

During this phase owners will be requested to submit existing buildings or land/development site opportunities.

### **EOI submission requirements and format**

All EOI responses are required to be completed and returned via the EOI submission portal. The following minimum information is recommended:

1. Site plan
2. Building plan
3. Brochure / Information Memorandum
4. Purchase Price
5. Vendor Preferred Settlement Terms

### **Key milestones**

The following is our indicative timeline for next steps:

|                                 |                                           |
|---------------------------------|-------------------------------------------|
| <b>EOI issue</b>                | Monday 7 <sup>th</sup> September 2026     |
| <b>EOI closing</b>              | Friday 18 <sup>th</sup> September 2026    |
| <b>EOI review and shortlist</b> | Wednesday 23 <sup>rd</sup> September 2026 |
| <b>Inspections</b>              | w/c 28 <sup>th</sup> September 2026       |

### **TMX Introduction Fee**

The successful vendor will be responsible for payment of TMX's introduction fee which is 1.5% (ex GST) of the total sale price.

Submitting vendors are to provide the attached executed letter of Fee Acknowledgment when providing EOI submissions. TMX will not be involved in any Agency disputes or fee sharing arrangements.



7 September 2026

### Fee Acknowledgement – CRVIC0926

Submitting vendors, as part of this Expression of Interest (EOI), are required to execute and return, as part of their submission, this fee acknowledgement.

The acknowledgement confirms, if you are successful in securing this transaction, the fee payable to TMX Transform will be equivalent to:

If an existing building sale:

- 1.5% (ex GST) of the total sale price as per the contract of sale

If a straight Land Sale:

- 1.5% (ex GST) of the land sale price

If a Turn-Key transaction:

- 1.5% (ex GST) of the Turnkey value (i.e. combined Land and Building Construction contracts value)

100% of the fee will be invoiced upon execution of the Unconditional Contract of Sale, Land Contract, or Land and Building Construction contracts and payable within 14 days.

TMX Transform will not be involved in any Agency disputes or fee sharing arrangements.

Please sign below acknowledging acceptance of the terms and conditions outlined in this correspondence:

Company .....

Name of Authorised person.....

Signed.....

Date.....





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