

Australian Industry Participation (AIP) plan Summary - Operations Phase

1. Facility Details

Designated operator: Brookfield Commercial Operations Pty Ltd

Facility name: 405 Bourke Street

Description of the facility: 405 Bourke Street, Melbourne is a high profile, 39 level, Class A commercial development in the centre of Melbourne's CBD. The tower is to be clad with external glass facades throughout the tower height, latern/feature cladding to 399 Bourke St entry. totalling approximately 66,970 square metres ("sqm") including: 63,120 sqm office NLA 3,280 sqm retail NLA 570 sqm End of Trip ("EOT") facilities and associated parking bays.

Facility location: 405 Bourke Street, Melbourne, Vic 3000

Link to facility information: www.brookfieldproperties.com (Corporate) & <http://405bourkestreet.com/> (site specific)

Operator contact for procurement information: Jamie Loader, National Operations Manager
Jamie.Loader@au.brookfield.com

Other operators involved in the facility: N/A

2. Opportunities to supply Goods and Services

Expected opportunities	Opportunities for Australian entities	Opportunities for non-Australian entities
Goods		
Operating Supplies <ul style="list-style-type: none"> - Paper products (i.e. hand towels, toilet paper, etc.) and associated dispensers - Soaps, shampoos, etc - Cleaning products (detergents, etc) - Pest control chemicals Cooling Tower chemicals	Yes	Yes
Equipment Supplies <ul style="list-style-type: none"> - HVAC filters, refrigerants, oils, etc - Diesel fuel - Light globes and general electrical items - Access cards - Plumbing supplies - Landscaping supplies - Locks and keys 	Yes	Yes

Expected opportunities	Opportunities for Australian entities	Opportunities for non-Australian entities
<ul style="list-style-type: none"> - Safety equipment, signage and hazard reduction materials - Paints and paint cleaning equipment. General handyman equipment (hinges, nails, screws, doors, handles, etc.)		
Energy and Utility supply	Yes	Yes

Disclaimer: The information provided in the table above is based on an initial assessment by the company. Any questions or issues should be raised with the facility contact.

Explanation for item(s) in list above where it is indicated 'No Opportunities for Australian entities'

N/A

3. Standards to be used in the facility

The management agreements also prescribe that services are conducted in accordance with the relevant Australian and/or recognised international standards. Brookfield will ensure that Australian and International standards will be used as part of any procurement strategy for goods and services and suppliers will be assessed to ensure they are capable of delivering in accordance with these goods and services.

4. AIP activities to be undertaken by the Operator

- Brookfield will publish on its website information on the project, supply opportunities, pre-qualification processes and contract details for the project.
- Brookfield will use a formal Transition plan to establish operations at the facility which will commence activation approx. 12 months from Practical Completion. A key feature of the Transition Plan will be the development of scopes of works for all services and the provision of all goods required to operate the facility. Via its' participation in Industry Forums such as the Property Council of Australia, Facilities Management Association, Global Real Estate Sustainability Benchmark, Masters Builders Association and several other industry organisations, Brookfield will monitor the industry for the latest trends in sourcing and to ensure we are continuously on top of who the leading suppliers are in the property industry. Brookfield will consult with these organisations to identify capable Australian suppliers for the project. Brookfield will make direct contact with the identified suppliers and seek to involve them in the pre-qualification process and procurement process.
- Approximately 6 months prior to the date for Practical Completion, Brookfield will develop scopes for the various services and goods to be provided. Conduct a tender for all services and goods which we expect will incur costs greater than \$150,000 p.a. using our Procurement Policy to govern the activity and tender proforma documentation to facilitate the activity. All tender opportunities will be communicated via the <http://405bourkestreet.com/> website. Scopes of work and tender documentation will be directed to targeted suppliers via an electronic

tendering facility.

- Brookfield Commercial Operations procures and supervises the sourcing of approx. \$200m of services and goods per annum across its portfolio of assets under management in Australia. Our Procurement process has been developed to meet the requirements of local laws and to ensure that all interested stakeholders benefit from the results. We operate an internal training program which consists of both on-line and face-to-face sessions. These sessions range from Pre-Qualifying vendors to how to handle the risk of bribery and corruption. Brookfield also operates an internal Compliance function which continuously audits the delivery of the Procurement Program and independently checks to ensure best practices are being employed. It is also a requirement for all suppliers to Brookfield to declare at least annually that they are adhering to the requirements prescribed in the Property Council of Australia's Principles of Fair Contracting. Brookfield also operates an independent Ethics Hotline allowing for anonymous reporting of unethical or corruptive behaviour.
- All Brookfield staff involved in the delivery of goods and services at the facility will be trained as to the requirements of this AIP plan and how compliance with the plan can be achieved.
- Brookfield Commercial Operations Pty Ltd conduct all Procurement as per the prescribed methodology outlined in our Procurement Procedure. Any Procurement activities are supervised by the Director of Strategic Sourcing in conjunction with the National Operations Manager.
- Brookfield is a global company and we operate a number of "Best Practice" committees which have representation of team members from around the globe, including (but not limited to) New York City USA, Los Angeles USA, London UK, Toronto and Calgary Canada. It is the intent of these groups to share best practices in order that each region can seek to replicate good news stories and any efficiencies or excellence developed around the globe. There are several examples of Australian organisations completing work for Brookfield here in Australia which have been introduced to our affiliated companies around the globe who now complete work in other countries. The best example of this is Multiplex who now has cranes operating over the city skylines of New York City, Calgary and London on behalf of Brookfield.
- An example of this activity is SASSI Web Pty Ltd who have been introduced to our counterparts in the US and Canada and have submitted proposals for the provision of services in those countries. Any Australian service providers working on this project will be given the opportunity to be introduced to the Brookfield international affiliates provided the intellectual property associated with their services will enhance our operations in those respective markets.
- Brookfield Commercial Operations is also closely monitoring developments and requirements of the anticipated Modern Slavery Act which is currently under consideration by the Australian Government.

5. AIP activities to be undertaken by procurement entities

- All tender documentation is compiled using tried and tested pro-forma documentation and is issued to our pre-qualified preferred supplier based tender group. Scopes of services are predetermined using our base of Subject Matter Experts to define requirements and in some instances, we engage third party consultants to develop the scope and to run tender exercises under supervision from the Director of Strategic Sourcing and the National Operations Manager.

- In the event that vendors are highlighted that have not been Pre-Qualified, Brookfield will ensure that a Pre-Qualification exercise is conducted prior to tender documentation being issued.