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NSWPorts

Expression of Interest - Invitation

Licence of Class C Tug Facility, Port Botany NSW; and

Licence of Lines Service Facility, Port Botany NSW.



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NSW Ports Strategic Objectives

NSW Ports plays a vital role in keeping Australia's economy moving. We manage key trade gateways at Port Botany and Port Kembla, through which millions of tonnes of freight are imported and exported to domestic and international markets each year.

NSW Ports' vision is to sustainably manage and deliver essential trade infrastructure for the economy and the community.

Our business objectives are:

1. Growth: Build value through growth and innovation.
2. Operations: Champion safe, resilience and efficient operations.
3. Stakeholders: Support strong stakeholder relationships.
4. People: Promote a highly engaged and effective workforce.

Port Botany is NSW's container port, and handled 2.95 million TEU in financial year 2026. Port Botany is also a significant bulk liquid and gas port in New South Wales and Australia's largest dedicated multi-user bulk liquids facility. Port Botany handles about one-third of NSW's ground fuel supply, the state's bitumen imports, LPG, aviation fuel and bulk chemicals.

NSW Ports' Strategic Objectives, as set out in our 40 year Master Plan are:

1. Nation: Cater for the trade needs of NSW and Australia.
2. Land Use: Ensure the efficient and responsible use of land and infrastructure.
3. Movement: Grow the volume of freight moved by rail and improve the efficiency of road connections.
4. Place: Protect our ports, freight-related lands and freight transport routes.
5. Capacity: Grow freight handling capacity.

The Opportunities

This Expression of Interest (EOI) process will enable NSW Ports to assess proposals from suitably qualified proponents for the licence of its Class C Tug and lines services facilities to support the provision of towage and lines services to port users at Port Botany.

The facilities are located at the northern end of the Hayes Dock Services Area at Port Botany as outlined in Figures 1 and 2 below:

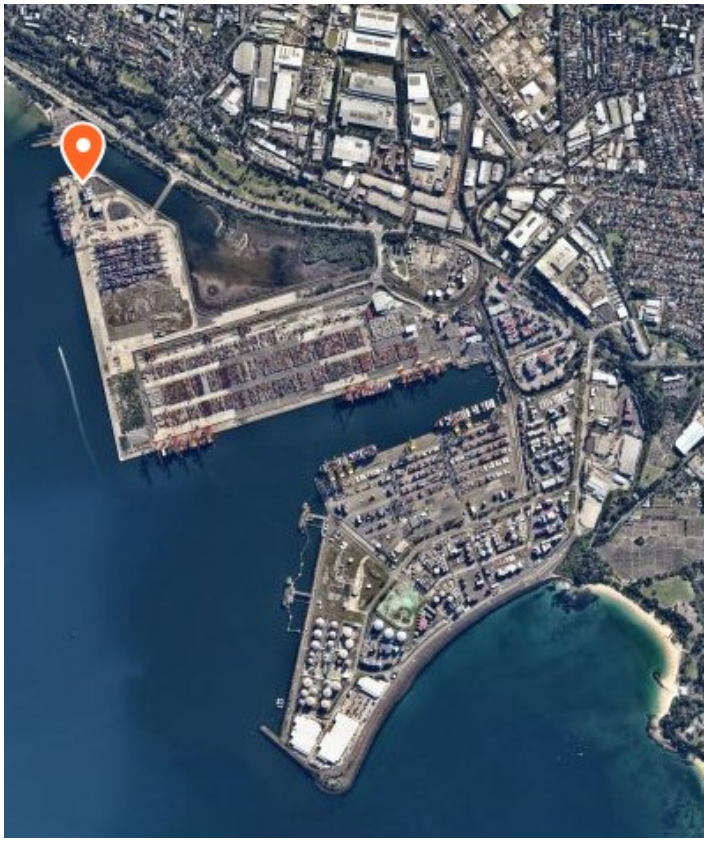


Figure 1: Port Botany Hayes Dock Services Area Location

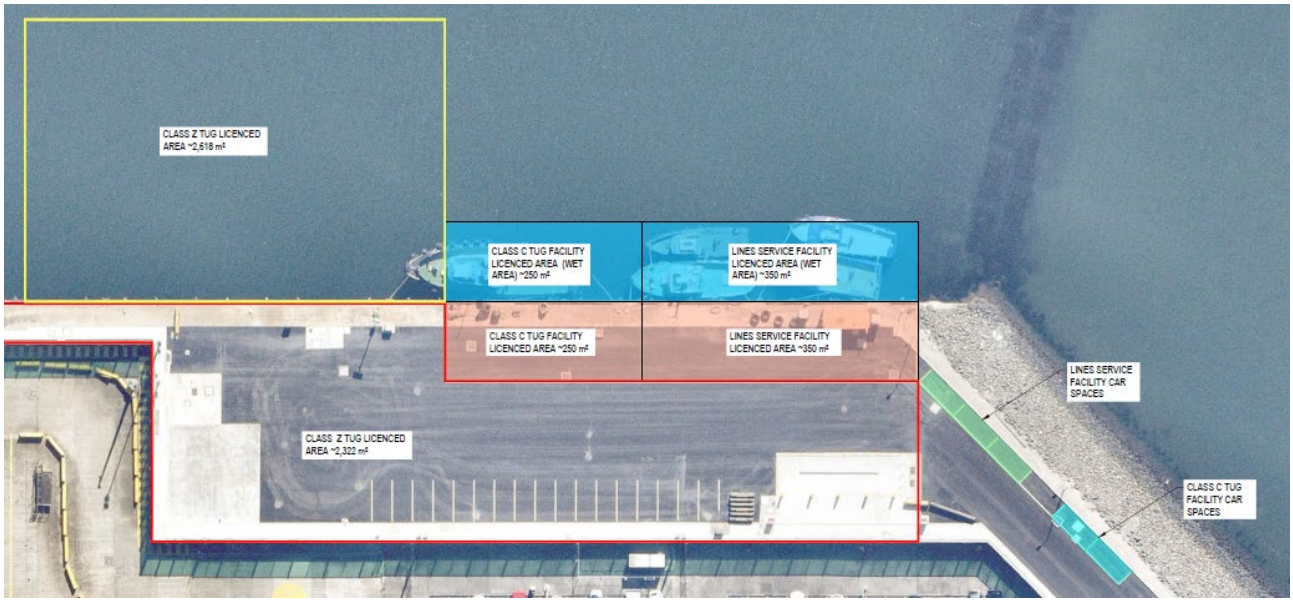


Figure 2: Hayes Dock Services Area Precinct Plan
Note: Class Z Tug Facility is not part of this EOI process.

This EOI campaign presents two separate opportunities at Port Botany, as outlined below. The EOI will be open for a period of 6 weeks, closing on 27 November 2026. It is anticipated that, subject to the EOI process resulting in the identification of a suitable operator(s), and legal documentation being executed, the successful proponents will commence operations in the first half of 2027.

1. Port Botany Class C Tug Service

NSW Ports invites an EOI to licence the Hayes Dock Services Area Class C Tug facility (Tug **Premises**) for the provision of a berthing facility for the licensee to provide tug services to port users at Port Botany. The Tug Premises comprises approximately 250 sqm of landside area and 250 sqm of wet area, with capacity to accommodate one Class C Tug. The Tug Premises include:

- a berthing box;
- hardstand area adjacent to the berth; and
- two car parking spaces (indicative only).

The Tug Premises will be made available on an “as is, where is” basis under a licence agreement. The minimum requirements for the proposed licence are outlined in the Returnable Schedules which will be provided upon receipt of registration.

Class C Tug services are required in accordance with the Towage Tables published on the Port Authority of NSW’s website, unless otherwise authorised by the Harbour Master to facilitate the safe passage of vessels within Port Botany.

In the year to 30 June 2026 the Class C Tug service was used for approximately 130 vessel movements.

For more information, refer to the Port Botany Pilotage and Harbour Master's Directions | Port Authority of NSW.



Figure 3: Layout of landside area, waterside area and car spaces.

2. Port Botany Lines Service

NSW Ports invites an EOI to licence the Hayes Dock Services Area Lines facility (Lines **Premises**) for the provision of lines services to port users at Port Botany. The Lines Premises comprises approximately 350 sqm of landside area and 350 sqm of wet area to accommodate Lines Boats. The Lines Premises includes:

- a berthing box;
- hardstand area adjacent to the berth; and
- three car parking spaces (indicative only).

The Lines Premises will be made available on an "as is, where is" basis under a licence agreement. The minimum requirements for the proposed licence are outlined in the Returnable Schedules which will be provided upon receipt of registration.

Lines services are to be provided as set out by the Harbour Master's Directions to facilitate the safe mooring of vessels within Port Botany.

In the year to 30 June 2026 1,437 vessels were berthed at Port Botany. Port Botany's bulk liquids berths are more readily serviced using lines boats than land-based mooring only. In the year to 30 June 2026 there were 318 vessels berthed at the bulk liquids berths.

For more information, refer to the Port Botany Pilotage and Harbour Master's Directions | Port Authority of NSW.



Figure 4: Layout of landside area, waterside area and car spaces.

EOI Process

To assist proponents, the EOI process is outlined below.

1. Registration

NSW Ports requires each proponent to complete the **Registration** materials which includes general applicant information and a **Confidentiality Deed Poll**. Registration documentation will be provided following a request received via the EOI@nswports.com.au email address.

2. Information and Returnable Schedules

Upon successful registration, proponents will receive the following:

- **Template Licence Agreement:** NSW Ports will provide a copy of the proposed licence documentation for the proponent's review and acceptance.
- **Returnable Schedules:** NSW Ports will provide Returnable Schedules containing guidance notes that set out NSW Ports' minimum expectations for proponent responses.

3. EOI Response

Proponents must submit their EOI Response in writing within the permitted timeframe.

In submitting an EOI Response, each proponent must:

- review the template licence agreement provided by NSW Ports;
- confirm that, if selected as the preferred proponent, it is willing and able to enter into the licence on the terms issued by NSW Ports;
- provide details of any proposed departures to the licence documentation, together with supporting reasons;
- warrant that it does not currently anticipate any legal, regulatory, financial or corporate impediment to entering into and performing the licence; and
- acknowledge that NSW Ports may regard the extent of any proposed departures from the licence documentation as part of its evaluation of the proponent's submission.

4. Evaluation and Negotiation

Following the close of lodgement for EOI Responses, NSW Ports will, in its sole discretion, commence its evaluation of the responses received. NSW Ports will assess proponents based on the information provided in their EOI Responses. This stage of the process may include requests for additional information from proponents, negotiation of commercial terms, and negotiation of transaction documentation. If selected as preferred proponent, the proponent must negotiate in good faith and use all reasonable endeavours to execute the licence documentation within the timeframe specified by NSW Ports.

NSW Ports reserves the right to reject any EOI Response that:

- identifies material departures from the proposed licence documentation;
- conditions its participation on substantial amendments to the licence; or
- is not accompanied by the required confirmations and warranties.
- NSW Ports is not obligated to contract with any party that is subject to the EOI process.

5. Approval and Award

This EOI process is not an offer to licence, but an invitation for eligible proponents to submit responses to assist NSW Ports in its commercial considerations as licensor. No contractual obligation will arise from this EOI process unless and until NSW Ports has completed its internal approvals and a formal licence agreement has been signed and executed by both NSW Ports and the successful proponent.

Lodgement and Contact Details

Completed EOI Responses, including Returnable Schedules, must be lodged by **4.00pm Friday 27 November 2026**.

All completed EOI Responses must be submitted by email only to: EOI@nswports.com.au.

For any clarifications or questions, please email to: EOI@nswports.com.au.

No warranty as to suitability, exclusive rights or other matters

The Premises will be made available on an "as is" basis and a non-exclusive basis under licence.

By participating in the EOI process, each proponent acknowledges and agrees that it has not relied on any promise, representation, undertaking or warranty given by or on behalf of NSW Ports, whether directly or indirectly, in relation to the suitability of the Premises, any exclusive right to provide towage services at Port Botany, or any other matter.

Save for a proponent's entry into the Confidentiality Deed Poll, this invitation is not an offer and the submission of an EOI Response does not create a legal agreement between NSW Ports and any proponent in any way regarding any of the Premises. No legal or other relationship, rights or obligations, other than as expressly set out in this invitation, will arise between any recipient, any proponent and NSW Ports or any of their respective officers, employees, advisers, contractors, providers or agents. By issuing this request for EOI, NSW Ports is not committing to any course of action in relation to any of the Premises.

Further Information

For further information please email EOI@nswports.com.au

For more information on NSW Ports please visit www.nswports.com.au

*This Expression of Interest Invitation was released on Friday, 16 October 2026.