

RIVER QUAY LEASING CAMPAIGN

REST 4/5



RIVER QUAY
SOUTH BANK



EXECUTIVE SUMMARY

Thank you for your interest in River Quay.

Please take your time to read through the Expression of Interest (EOI) and submit answers to each section of the EOI.

In addition to completing all sections of the EOI, you are welcome to provide your response in this template or in your own branded format, including any additional information or attachments.

If you have any questions throughout the process, please reach out to Georgina Savvas (must be in writing) via email: Georgina.Savvas@south-bank.net.au.

EXPRESSIONS OF INTEREST CAMPAIGN

TENANCY REST 4/5 AT RIVER QUAY, SOUTH BANK, BRISBANE

River Quay – Landmark Riverfront Opportunity

Comprising approximately 180sqm of internal dining and 230sqm of premium outdoor riverfront seating, this is one of River Quay's most prominent and tightly held opportunities.

Positioned at the primary arrival point from the South Bank Parklands, the tenancy captures natural pedestrian flow and commands uninterrupted views across the Brisbane River to the CBD skyline. The expansive outdoor terrace is a defining feature – offering one of the largest continuous waterfront dining footprints within the precinct.

River Quay is a fully leased, blue-chip dining destination with historically long tenure operators. Opportunities of this scale, exposure and profile are genuinely rare within South Bank.

This is a once-in-a-generation chance to secure a flagship riverfront position within Brisbane's premier lifestyle precinct – combining scale, visibility and waterfront ambience in a way few assets can replicate.

WHAT ARE WE SEEKING?

South Bank Corporation is seeking proposals from established hospitality operators capable of delivering a premium, design-led dining experience that enhances River Quay's reputation as a leading riverfront destination. We are looking for concepts that demonstrate a clear and compelling vision, strong food credentials and the ability to resonate with both local and visitor markets. Proponents must evidence sustainable operations, experienced management capability and the financial strength to deliver and operate a high-quality venue over the long term.

Design excellence will be a critical consideration. Proposals must commit to a high-calibre fit-out and architectural execution aligned with precinct standards, reflecting the premium nature of the riverfront setting. The thoughtful integration of indoor and outdoor dining, maximisation of views and a contribution to the overall presentation of the precinct will be essential.

We are seeking a concept with a clear point of differentiation that complements the existing tenant mix and strengthens the diversity and resilience of the precinct. Submissions should articulate how the offering broadens River Quay's appeal, attracts new customer segments and reinforces its position as a dynamic destination dining environment.

Concepts that extend activation from morning through to evening and contribute meaningfully to the broader place-making objectives of South Bank will be strongly regarded. The successful operator will be required to deliver a casual takeaway-style morning and lunch offering from the proposed bar interface, while sustaining a high-quality lunch and dinner experience across the full venue footprint.

EOI Opening Date: Monday 2 March 2026

EOI Closing Date: Thursday 30 April 2026

Please send all submissions to Georgina Savvas: Georgina.Savvas@south-bank.net.au

Please note that only shortlisted submissions will be contacted.



Renders are indicative only

APPLICANT DETAILS

Business Name	
Trading Name (proposed)	
ABN / ACN	
Registered Entity Type	
Primary Contact Person	
Position / Role	
Phone	
Email	
Website / Social Media	

CONCEPT PROPOSAL

Business Concept Overview

Alignment with South Bank Precinct

(Explain how the concept complements the precinct and adds value to the existing retail mix.)

Menu or Product Range (Provide a summary or attach separately.)

APPLICANT EXPERIENCE AND CAPABILITY

Hospitality Experience

(Provide details of your operating history, venues owned, scale, and relevant industry experience.)

Existing Venues

(List current locations and years' operating.)

Operational Capability

(Outline staffing, management structure, and operational systems.)

COMMERCIAL PROPOSAL

Lease Commencement	Proposed Handover Q1 / Q2 2027
Proposed Base Rent	
Proposed Turnover Rent Structure	
Proposed Lease Term	13 YEARS
Proposed Incentive Sought	
Bank Guarantee / Security Proposal	6 MONTHS
Other Notes	

FINANCIAL INFORMATION

Financial Capacity

(Outline financial strength and capability to undertake fit-out and operate sustainably.)

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Supporting Documentation

(Examples: financial statements, business plan, funding evidence, company profile, CVs.)

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FIT-OUT AND DESIGN INTENT

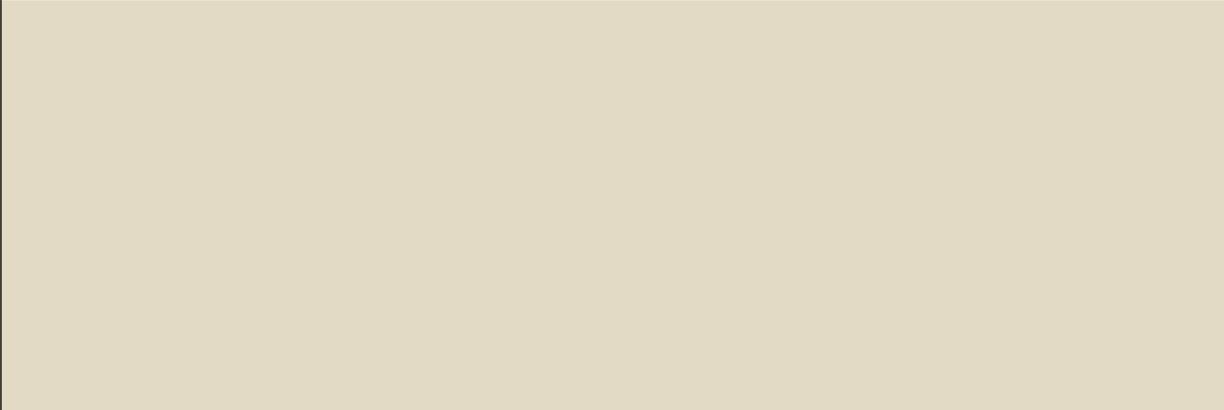
Fit-Out Concept

(Provide a 3D render, brief description of intended design approach.)



Attachments

(Examples: mood boards, example venue images, draft layout, brand guidelines.)



REFERENCES

Reference 1	
Name	
Company	
Position	
Phone	
Email	
Relationship to Applicant	

Reference 2	
Name	
Company	
Position	
Phone	
Email	
Relationship to Applicant	

How did you find out about this opportunity?

- VisitSouthBank.com.au LinkedIn Word of Mouth
 EDM Other _____

DECLARATION

I declare that the information provided is true and correct. I acknowledge that submission of this EOI does not constitute the granting of a lease or licence. South Bank Corporation may request further information, undertake evaluation and negotiate commercial terms in accordance with its approved leasing processes.

Name	
Position	
Signature	
Date	

