NEWCASTLE JOCKEY CLUB LTD

EXPRESSIONS OF INTEREST

TRAINERS' STABLES & FACILITIES – NEWCASTLE RACECOURSE

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1. INVITATION FOR EXPRESSIONS OF INTEREST

Newcastle Jockey Club Ltd (NJC) invites Expressions of Interest (EOI) from licensed Thoroughbred Trainers seeking access to training stables and associated facilities at Newcastle Racecourse, Darling Street, Broadmeadow NSW 2292.

Submission of an EOI does not guarantee any allocation. This EOI is limited to a single allocation of 20 stables (the Available Stables). Any allocation is subject to NJC's assessment, operational requirements, and the successful applicant entering into a Trainers' Stables & Facilities Licence with NJC.

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2. PURPOSE OF THIS EOI

The purpose of this EOI is to:

- identify suitably qualified and licensed trainers;
- assess demand for stable infrastructure at Newcastle Racecourse;
- ensure alignment with NJC's operational, welfare, safety and performance standards; and
- inform NJC's decision-making regarding the allocation of available stables and facilities.

This EOI forms part of NJC's due diligence process and complements the Trainers' Stables & Facilities Licence, which sets out the binding terms and conditions of occupation and use.

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3. AVAILABLE FACILITIES

Subject to NJC approval, the successful applicant will be granted access to facilities that may include:

- Stable boxes located off Lowe Street on the Racecourse;
- Tack room for every four stable boxes;
- Horse walkers (shared) and
- Waste disposal facilities;

Training facilities at Newcastle Racecourse include:

- Course Proper and Beaumont grass tracks
- PolyTrack
- Sand Track
- Bull Ring with practice barriers and jumps
- Sand Roll
- Equine Pool (operated by a third party)

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4. ELIGIBILITY REQUIREMENTS

Applicants must, at the time of submission and at all relevant times:

- hold a current Racing NSW Training Licence;
- be compliant with the Australian Rules of Racing and all applicable Racing NSW requirements;
- be compliant with the club's Track Regulations;
- demonstrate a satisfactory compliance and disciplinary record;
- satisfy NJC's insurance requirements, including public liability and workers comp insurance;
- demonstrate capacity to meet all financial obligations associated with the Licence; and
- comply with NJC's Work Health & Safety, biosecurity, and operational requirements.

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5. STABLE ALLOCATION PRINCIPLES

In assessing EOIs, NJC may consider (without limitation):

- the number of stables requested;
- the applicant's historical and projected horse numbers;
- demonstrated racing participation and performance, including the ability to meet minimum trained starters requirements as prescribed under the Licence;
- compliance history with NJC or other racing bodies;
- operational fit within existing Racecourse infrastructure; and
- NJC's broader strategic, operational and welfare objectives.

NJC reserves absolute discretion in determining allocations and may allocate fewer stables than requested or reconfigure stable allocations over time in accordance with the Licence framework.

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6. FEES, SECURITY AND TERM

Successful applicants will be required to enter into a Trainers' Stables & Facilities Licence, which addresses:

- Track fees and stable fees (as determined by NJC);
- Security deposits, bonds and/or guarantees (if applicable);
- Licence term and renewal arrangements; and
- Payment, review and variation provisions,

all as set out in the Licence document.

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7. CONDITIONS OF EOI

By submitting an EOI, applicants acknowledge that:

- this EOI is not an offer and does not create any legal relationship;
- NJC is not obliged to accept any EOI;
- NJC may withdraw or amend this EOI process at any time;
- NJC may seek additional information or clarification from applicants; and
- unsuccessful applicants are not entitled to compensation or reimbursement of costs.

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8. INFORMATION TO BE PROVIDED (EOI RESPONSE)

Applicants should submit the following:

1. Trainer name, trading entity and ABN/ACN (if applicable);
2. Contact details;
3. Racing NSW Trainer Licence number;
4. Confirming interest in the total number of stables offered (20);
5. Proposed stable rent the applicant is willing to pay (expressed as $ per stable per month, and exclusive of GST);
6. Current number of horses in training;
7. Racing activity summary (starters in the previous 12 months);
8. Confirmation of insurance coverage;
9. Acceptance in principle of NJC's Trainers' Stables & Facilities Licence (presented on request); and
10. Any additional information relevant to the application.

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9. SUBMISSION DETAILS

Expressions of Interest must be submitted in writing by 5pm, Friday 29th May 2026 to:

Duane Dowell - CEO
Newcastle Jockey Club Ltd
Email: duane@njc.com.au

Inspections are encouraged and can be arranged prior to the submission deadline.

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10. NEXT STEPS

Successful EOI will be invited to:

- enter discussions with NJC regarding stable allocation; and
- execute a **Trainers' Stables & Facilities Licence** prior to occupation.