

ANONYMISED CLIENT REPORT

Electricity procurement

Commercial property | New South Wales

Historical analysis. Customer identity and site images removed.

Recommend securing AGL's one-year offer for supply from 1 January 2027. Its 2 October pricing predates the latest market rise, and no withdrawal has been located. Prioritise this available offer rather than wait for uncertain repricing.

AGL estimated annual spend	Current tariff on same forecast	Saving / (increase)
\$94,121	\$94,732	\$612

Remaining priced options | annual spend excluding GST

Rank	Retailer	2027 spend	Term	Basis
1	AGL *	\$94,121	1 yr option	Quoted + allowances
2	Shell	\$94,275	Term to elect	Quoted + allowances
3	Origin	\$94,441	1 yr selected	Quoted + allowances

* Recommended: AGL, one year. Credit approved; 30-day payment; unrestricted ordinary consumption flex for this 585 MWh portfolio. Select Pricing Offer 1 (12 months). Return before 3pm, 9 October 2026, subject to earlier withdrawal.

NMI | 1 Jan–31 Dec 2027 | All amounts AUD ex GST. Budgets include variable pass-throughs and are not fixed bills. Credit and retailer acceptance required. ENGIE repricing; Flo and Momentum withdrawn; YES declined. Historical prices retained for audit.

02 / ANNUAL COMPARISON

Where the money goes

The current tariff and three lowest annual budgets use the same seasonal consumption. Offers share the same network and capacity forecast; current capacity retains observed allocations.

Annual cost ex GST	Current tariff	AGL	Shell	Origin
Energy peak	\$5,302	\$1,255	\$1,534	\$966
Energy shoulder	\$0	\$3,620	\$3,392	\$3,136
Energy off-peak	\$4,024	\$3,292	\$4,154	\$4,375
LGC	\$151	\$127	\$139	\$131
STC	\$354	\$326	\$326	\$326
ESC	\$234	\$287	\$299	\$294
PDRS	\$230	\$155	\$155	\$155
Green energy	\$0	\$0	\$0	\$0
Network usage	\$24,851	\$24,851	\$24,851	\$24,851
Network demand / fixed	\$58,497	\$58,497	\$58,497	\$58,497
Capacity IRCR	\$0	\$0	\$0	\$0
Capacity shared reserve	\$0	\$0	\$0	\$0
Market / system fees	\$88	\$88	\$88	\$88
Metering	\$1,000	\$1,014	\$839	\$1,139
Retail fees	\$0	\$608	\$0	\$480
Export credit	\$0	\$0	\$0	\$0
Total ex GST	\$94,732	\$94,121	\$94,275	\$94,441
Total incl GST	\$104,205	\$103,533	\$103,703	\$103,885
Saving / (increase)	-	\$612	\$457	\$292

Retail import 71.7 MWh | Parent/network import 483.5 MWh | Tariff BLND3AO

AGL is the recommended available offer. ENGIE, Flo and Momentum are excluded from the current ranking. Other quoted scenarios are snapshots and must be reconfirmed before acceptance.

Current spend uses current retail rates on the forecast year; it is not last year's actual spend. One-off credits and export payments are excluded. Network tariff savings included: \$0.

03 / MATERIAL TERMS

The terms behind the price

Amber = attention. Orange = material. Red = missing evidence. The columns follow the annual cost ranking.

Material term	AGL	Shell	Origin
Commitment / payment	1 year, 1 Jan–31 Dec 2027; 30 days; credit approved.	2027-30 steps quoted; confirm selected term. 30 days.	1-year selection from stepped schedule; 14 days, not requested 30.
Usage and onsite generation	Unlimited ordinary usage flex below 50,000 MWh. New generation / site changes have separate provisions.	Confirm nominations, embedded network and generation in final schedule.	Clause 13 material load/profile changes permit repricing; onsite solar / embedded-network consent.
Price and pass-through changes	Government/pass-through change recovery; PDRS peak-day assessment.	Energy no CPI in cover; network, market and environmental costs pass through.	Change in law (8), environmental wash-up (9); some changes retrospective.
Exit / rollover	Clause 8.2 market/hedging loss on early termination.	General terms 11 early-termination reasonable loss.	Schedule 2 break fee includes future-volume / market-loss exposure.
Credit / execution	Credit approved; expires 9 Oct 15:00.	Credit / mutual execution pending; valid NSW 9 Oct, WA 14 Oct.	Credit approved; expires 12 Oct noon.
Metering / extras	\$175 DMA admin plus \$50.63/month retail.	Existing DMA retained; no extra DMA fee quoted.	\$300 DMA supplement; Energy Zone Pro must be opted out.
Renewable requirement	Standard supply requested for NSW.	Standard supply requested; no GreenPower premium.	Standard supply requested for NSW.
Readiness / departures	PDRS peak-day cost not yet reconciled; allowance used.	Review final term, environmental options and renewable election.	Elect 12 months and correct target consumption; retain approved credit.

Weighted review priority	AGL	Shell	Origin
Higher = more review	33 / 100	39 / 100	51 / 100

Weights: commitment 2; usage 3; price changes 3; exit 3; credit 2; extras 1; renewable product 2; readiness 3. Severity 0–3. The score prioritises review; it is not a price adjustment or an estimate of legal liability. Exact schedules and clauses prevail.

04 / BUDGET AND SENSITIVITIES

Plan for the seasons

Monthly amounts include the modelled charges. Differences between years and uncertain pass-throughs are shown separately.

2027	Current tariff	AGL	Shell	Origin
Jan	\$9,770	\$9,697	\$9,718	\$9,734
Feb	\$9,687	\$9,626	\$9,641	\$9,634
Mar	\$9,956	\$9,878	\$9,901	\$9,900
Apr	\$8,019	\$7,968	\$7,978	\$7,994
May	\$6,579	\$6,546	\$6,549	\$6,577
Jun	\$5,743	\$5,707	\$5,714	\$5,736
Jul	\$5,811	\$5,783	\$5,784	\$5,812
Aug	\$6,063	\$6,032	\$6,034	\$6,058
Sep	\$6,565	\$6,537	\$6,536	\$6,556
Oct	\$8,113	\$8,067	\$8,077	\$8,094
Nov	\$8,938	\$8,886	\$8,902	\$8,907
Dec	\$9,487	\$9,394	\$9,442	\$9,438
Annual	\$94,732	\$94,121	\$94,275	\$94,441

AGL PDRS is an allowance pending peak-day assessment. The AGL recommendation reflects both the modelled budget and the value of securing an available pre-rise offer; pass-through changes can affect actual spend.

The disclosed September–December seasonal proxy is suitable for this budget. Updated intervals will improve the forecast; they are not a condition of issuing this analysis.

Mondo metering option

\$540 provider + \$299 Bulk service fee = \$839 per meter/year, for three years. Current bill: \$1,000. Saving: \$161 before retailer supplements. Retained schedule is indicative; provider price, LV eligibility and any existing exit fee must be checked before signing.

Tariff review: Retain BLND3AO; no NTO saving deducted. At current network rates: \$83,349 versus candidate BLND3TO \$103,664, before unchanged metering. Network +10% for a full year adds \$8,335; July 2027 rates are not yet known.

05 / INVOICE COMPARISON

The bill, reconstructed

August 2026 | Invoice | Current-period charges only

Charge	Quantity	Rate × conversion	Pro rata	Loss	Rebuilt	Billed
NSW Peak	2,410.752	13.23820 × .01	1	1.05167	\$335.63	\$335.63
NSW Off Peak	2,426.594	11.39390 × .01	1	1.05167	\$290.77	\$290.77
NESC	4,837.346	0.30830 × .01	1	1.05940	\$15.80	\$15.80
PDRS	4,837.346	0.30290 × .01	1	1.05940	\$15.52	\$15.52
SRECs	4,837.346	0.46680 × .01	1	1.05940	\$23.92	\$23.92
LRECs	4,837.346	0.19920 × .01	1	1.05940	\$10.21	\$10.21
BLND3AO - Peak	2,075.730	7.02010 × .01	1	1.00000	\$145.72	\$145.72
BLND3AO - Shoulder	17,423.310	5.61410 × .01	1	1.00000	\$978.16	\$978.16
BLND3AO - Off Peak	10,821.780	3.64500 × .01	1	1.00000	\$394.45	\$394.45
BLND3AO - Demand Peak	107.000	12.03900	1	1.00000	\$1,288.17	\$1,288.17
BLND3AO - Demand Off Peak	126.000	2.85410	1	1.00000	\$359.62	\$359.62
BLND3AO - Demand Shoulder	129.000	10.89240	1	1.00000	\$1,405.12	\$1,405.12
BLND3AO - Supply Charge	31.000	22.33460	1	1.00000	\$692.37	\$692.37
AEMO Market Fee	4,837.346	0.05190 × .01	1	1.05940	\$2.66	\$2.66
AEMO Market Fee daily	31.000	3.29980 × .01	1	1.00000	\$1.02	\$1.02
AEMO Ancillary	4,837.346	0.04820 × .01	1	1.05940	\$2.47	\$2.47
Meter Charge	1,000.000	0.08493	1	1.00000	\$84.93	\$84.93

Current charges ex GST \$6,046.54 + GST \$604.65 – credit \$5.68 = \$6,645.51. Rebuild difference \$0.00; source precision is retained without a balancing adjustment.

Same invoice usage at proposed prices

Current bill	AGL	Shell	Origin
\$6,047	\$6,015	\$6,017	\$6,041

Illustrative ex-GST rebill: billed quantities, quoted energy, budget environmental/market/metering costs and the modelled invoice-month capacity allocation; current network charges retained. Residual time bands are calibrated to the billed two-band totals. The annual estimate uses all seasonal months, not this bill multiplied by twelve.

06 / EVIDENCE AND EXECUTION

Basis and next steps

This analysis can be used for budgeting. The retailer and metering agreements still require the confirmations below before execution.

Parent less tenant reconciliation I 2026

Month	Parent billed kWh	Implied tenants kWh	Retail billed kWh
Jan	52,840	45,699	7,141
Feb	47,912	40,771	7,141
Mar	51,332	43,579	7,752
Apr	37,656	31,855	5,801
May	34,007	29,219	4,788
Jun	30,780	25,975	4,804
Jul	31,042	26,486	4,556
Aug	30,321	25,483	4,837

Tenant subtraction above is inferred from current invoices, not an independent sum of current child intervals. Jan–Aug parent interval versus network-billed differences are within 11.13 kWh/month; May–Aug match. Retail bills total 46,820 kWh. The annual retail forecast is 71,665 kWh; parent network forecast is 483,515 kWh. Historic 2025 adjustment files corroborate the four-child arrangement.

Before signing

- AGL: select Pricing Offer 1 (12 months, 1 January–31 December 2027) and return the signed offer pack before 3pm on 9 October. Both NSW sites are in Appendix A.
- Credit approved; payment terms 30 days. No ordinary consumption band applies at this portfolio size. PDRS remains variable and subject to peak-day reconciliation.
- Preserve parent-network / residual-retail billing and the four child supplies; disclose changes and retain the residual nomination.
- Mondo DMA is separate: provider price, eligibility and any existing exit fee remain to be confirmed before signing.

Evidence retained and first-bill checks

AGL offer pack dated 2 October, credit approved and both NSW sites listed; no later withdrawal located in the 6 October mailbox review. ENGIE requires corrected load pricing and proposes 7 October reassessment. Flo and Momentum withdrawn. Origin and Shell figures are comparative snapshots, not a guarantee of current availability. AGL terms 2.3(c)/(f) apply ordinary load-flex exposure only from 50,000 MWh; Schedule 2 ETAC is 585 MWh.

2027 certificate obligations and quoted cents/prices retained. AGL PDRS remains an estimate pending peak-day assessment. Future network, scheme, market and loss changes may affect actual charges.

First bill: check executed rates and term, loss factors, residual subtraction, PDRS, GreenPower election, capacity, metering and retailer fees. We will report the validation result to you, match any promised correction to an actual credit and recheck the following bill.