


<b>Colliers</b>		<b>01. ProLease Lease Abstract</b>			
Run Date: 23-7-2024		Address: 56A Anzac Street, Chullora, NSW, Australia			
<b>Address:</b> 56A Anzac Street Chullora, NSW 000001		<b>Region:</b> Southeast		<b># of Active Leases:</b> 1	
				<b># of Active Subspaces:</b> 1	
				<b># of Expired Leases:</b> 0	
				<b># of Expired Subspaces:</b> 0	
				<b>Total M2 as of 23-7-2024:</b> 21,176.00	
<b>Property Type:</b> Leased				<b>Subtenant RSF:</b> .00	
<b>Measurement:</b> M2				<b>Earliest Commence Date:</b> 1-3-2019	
<b>Currency:</b> Australia Dollars		<b>Abs. Version:</b> ProLease Default		<b>Latest Expiration Date:</b> 28-2-2029	

## Property Information

### Property Codes

Property Code	Property Code Name	Property Code Value
Property Code 1	Prim Prop Code	000001
Property Code 3	Client Name	Aramax

### Property Owner

Company Name	Address	Primary Contact
The Trust Company (Australia) Limited	Level 20, 1 Martin Place Sydney, NSW 2000 Australia	

**Comments:** Attn: Asset Manager  
(L, Sect. C, Reference Schedule(Item 13), Pg. 1, 3-4)

### Leasing Agent

Company Name	Address	Primary Contact

**Comments:** Lease is silent.

### Managing Agent

Company Name	Address	Primary Contact

**Comments:** Lease is silent.

### Critical Dates By Date In This Property

Prim Lease Code	Lease Type	Date	Action	Date Deleted
014454	Direct w/ LL	28-8-2027	Lease Expiration Reminder Date	No
014454	Direct w/ LL	28-2-2029	Lease Expiration Date	No

### Critical Dates By Action In This Property

Prim Lease Code	Reminder Date	LL Notify Date	Active Date	Action
014454	28-8-2027		28-2-2029	Lease Expiration

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<b>Colliers</b>	<b>01. ProLease Lease Abstract</b>	
Run Date: 23-7-2024	Address: 56A Anzac Street, Chullora, NSW, Australia	

**Comments:** L, Sect. G(1-3), 1.1(Commencing Date, Term, Terminating Date) - Term shall be for a period of 10 years from 01/03/2019 to 28/02/2029.

### General Property Info Comments

L, Sect. 1.1(Premises), Pg. 7, Schedule 2, Pg. 42-43

### Property Operation Hours

**Comments:** Lease is silent.

### HVAC Hours

**Comments:** Lease is silent.

### Base Rent Change Dates

\* This section includes Base Rent Post Free Rent, Fixed % Increase and rentable area changes for all active leases and all subspaces (including expired subspaces) in this building. This section does not include subtenant base rent.

From	To	# of Months	Agg Monthly Payment	Total Base Rent This Period
1-3-2019	29-2-2020	12.00000	AUD198,530.62	AUD2,382,367.44
1-3-2020	28-2-2021	12.00000	AUD205,479.20	AUD2,465,750.40
1-3-2021	28-2-2022	12.00000	AUD212,670.97	AUD2,552,051.64
1-3-2022	28-2-2023	12.00000	AUD220,114.45	AUD2,641,373.40
1-3-2023	29-2-2024	12.00000	AUD227,818.46	AUD2,733,821.52
1-3-2024	28-2-2025	12.00000	AUD235,792.10	AUD2,829,505.20
1-3-2025	28-2-2026	12.00000	AUD244,044.83	AUD2,928,537.96
1-3-2026	28-2-2027	12.00000	AUD252,586.40	AUD3,031,036.80
1-3-2027	29-2-2028	12.00000	AUD261,426.92	AUD3,137,123.04
1-3-2028	28-2-2029	12.00000	AUD270,576.86	AUD3,246,922.32
<b>Total:</b>		<b>120.00000</b>		<b>AUD27,948,489.72</b>

Aggregate Average (Per Month / Per Year):

AUD232,904.08 AUD2,794,848.97

Per M2 Average (Per Month / Per Year) - 21,176.00 M2:

AUD11.00 AUD131.98

### Activities

Activity Type Activity Date

Exception 23-7-2024

**Subform Comments:** GST: Only payment language for GST is available in the Lease. As the tax % is not specified, we have captured the same as 10% based on web search.

Exception 23-7-2024

**Subform Comments:** Premises Area: Per Lease, (i) Premises shall be used only for the warehousing and office purpose; and (ii) total area reflects as 21,176.6 SM (i.e., Warehouse - 19,236.5 SM; Ground Floor Office - 722.9 SM; First Floor Office - 724.7 SM; Mezzanine 1 - 261.1 SM; Mezzanine 2 - 39.0 SM; Mezzanine 3 - 29.4 SM; Mezzanine 4 - 163.0 SM). Moreover "Properties Lease Register Tracking" also reflects Total Area (SQM) as 21,176. Therefore, we have considered the total area (i.e., 21,176.6 SM) as Premises Area. Please advise.

Exception 23-7-2024

**Subform Comments:** Premises Address: Contradiction in Premises Address between the Lease (56A Anzac St, Chullora NSW) and Properties Lease Register Tracking (56 Anzac St, Chullora NSW). We have captured Premises Address as 56A Anzac St, Chullora NSW as per Lease.

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Colliers		01. ProLease Lease Abstract	
Run Date: 23-7-2024	Address: 56A Anzac Street, Chullora, NSW, Australia		

Exception 23-7-2024

**Subform Comments:** Term: Per Lease, Term shall be for a period of 10 years from 01/03/2019 to 28/02/2029. Whereas "Properties Lease Register Tracking" reflects Start Date as 01/07/2018 and End Date as 01/07/2028. Since there is a contradiction, we have abstracted the Commencement Date as 01/03/2019 and Expiration Date as 28/02/2029 as per Lease. Please advise.

Exception 23-7-2024

**Subform Comments:** Rentable Area / Subspaces - Primary Use: Per Lease, Premises shall be used for warehousing and office purpose. Since it is multiple use, we have abstracted the Primary Use as "Warehouse". Please advise.

## Our Lease Information

### Lease Codes

Lease Code	Lease Code Name	Lease Code Value
Lease Code 1	Prim Lease Code	014454
Lease Code 4	Rent Review Type	Fixed 3.5%
Lease Code 5	Lease Type	Net
Lease Code 12	Review %	3.5%

Lessee:	N.S.W. Couriers Pty Ltd	Date Lease Was Signed:	13-5-2019
Lease Type:	Direct with Landlord	Lease Signed By Name:	Iyad Kama
Lease Status:	Has Expiration Date (Active)		

### Lease Term

Page #: 1, 5, 7-L

Lease Commence: 1-3-2019  
 Lease Expire: 28-2-2029 (Reminder Date: 28-8-2027)  
 Lease Term: 10 Years 0 Months 0 Days  
 Total Months: 120.00

Renew Options: No  
 Cancel Options: No

**Comments:** L, Sect. G(1-3), 1.1(Commencing Date, Term, Terminating Date) - Term shall be for a period of 10 years from 01/03/2019 to 28/02/2029.

### Use Clause

TT shall use the Premises only for the warehousing and office. (L, Sect. Reference Schedule(Item 9), 6.1, Pg. 3, 14)

### Security Deposit

Page #: 3, 5, 14-L

Type	Amount	Reduces	Critical Date	Refunded
Guarantee	AUD3,347,152.22	Yes		No

**Subform Comments:** L, Sect. Reference Schedule(Item 8), 1.1(Bank Guarantee) - On or before the Commencing Date, TT to provide LL, the Bank Guarantee in the amount equal to 12 months of Rent plus TT's Contribution plus GST being an amount not less than AUD 3,347,152.22. If the Rent or TT's Contribution increases, TT shall give LL on demand an additional Bank Guarantee, which is equal to Rent. If TT is not in default at any time in the 12 months prior to the (i) 6th anniversary of the Commencing Date, the Bank Guarantee shall be reduced to an amount equivalent to nine (9) months Rent, Outgoings and GST; and (ii) 8th anniversary of the Commencing Date, the Bank Guarantee shall be reduced to an amount equivalent to six (6) months Rent, Outgoings and GST.

### Sublease and Assignment

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<b>Colliers</b>		<b>01. ProLease Lease Abstract</b>	
Run Date: 23-7-2024	Address: 56A Anzac Street, Chullora, NSW, Australia		
Page # : 21-23-L			

Yes

- ☒ Does tenant have right to sublet?
- ☒ Does tenant need landlord approval? How many days does landlord have to approve?
- ☐ Can we sublease any space w/o LL consent?
- ☐ Will landlord share in sublease profit?
- ☐ Does landlord have right to recapture?
- ☒ Does tenant have right to assign the lease?

**Comments:** L, Sect. 12 - Prior consent of LL is required to transfer the Lease or sublet any part of the Premises. TT may assign the Lease to a Related Body Corporate, provided TT to notify at least 14 days prior to any proposed assignment. TT pays LL's reasonable costs incidental to consenting to the assignment of the lease. Any change in corporate control of TT shall be deemed to be assignment. TT to remain liable.

### E-Mail Reminders

\*\*G = Global Reminder / L = Local E-Mail Reminder

Contact Name	G/L	E-Mail Address	Reminders
Acciona Admin	G	Admin.Acciona@colliers.com	Expirations, Renewals, Cancellations
John Cradock	G	john.cradock@colliers.com	Expirations, Renewals, Cancellations

### Documents

Date Uploaded	Uploaded By	Document Type	Document Description	File Name
22-7-2024	Bhuvaneswari.S@colliers.com	Lease Document	56A Anzac Street - Lease - 01/03/2019 - 28/02/2029	56 Anzac Street NSW.pdf

### Tenant Sends Notices To

Page # : 3-4, 31-32-L

Company Name	Address	Primary Contact
The Trust Company (Australia) Limited	Level 20, 1 Martin Place Sydney, NSW 2000 Australia	

**Subform Comments:** Attn: Asset Manager  
(L, Sect. Reference Schedule(Item 13), 22.1)

### Landlord Sends Notices To

Page # : 3-4, 31-32-L

Company Name	Address	Primary Contact
N.S.W. Couriers Pty Ltd.	491 Kent Street Level 9 Sydney, NSW Australia	

**Subform Comments:** c/- Fastway Couriers (Aust) Pty Ltd  
Attn: The Directors  
(L, Sect. Reference Schedule(Item 13), 22.1)

### Maintenance & Repair

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<b>Colliers</b>		<i>01. ProLease Lease Abstract</i>	
Run Date: 23-7-2024	Address: 56A Anzac Street, Chullora, NSW, Australia		

Item	Tenant Responsibility	Landlord Responsibility	Page #
Doors	Yes	No	18-L

**Subform Comments:** L, Sect. 10.3(vi) - TT shall maintain the motorised roller doors and grilles which exclusively service the Premises in accordance with all current legal requirements and all relevant Australian standards.

Elevators	No	Yes	6, 7, 11-L
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**Subform Comments:** L, Sect. 1.1(Outgoings, Services), 3.1 – LL as part of Outgoings shall be responsible for providing, maintaining, repairing and replacing Services, which includes lifts and escalators.

Fire/Life safety	Yes	Yes	6, 7, 11, 18-L
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**Subform Comments:** L, Sect. 10.3(vi) - TT shall maintain the fire detection, alarm and extinguishing systems which exclusively service the Premises in accordance with all current legal requirements and all relevant Australian standards.  
L, Sect. 1.1(Outgoings, Services), 3.1 – LL as part of Outgoings shall be responsible for providing, maintaining, repairing and replacing Services, which includes fire control.

Garbage Removal	Yes	Yes	6, 11, 17-L
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**Subform Comments:** L, Sect. 9 - TT shall at its cost keep the Premises tidy and comply with LL's directions regarding rubbish removal and recycling.  
L, Sect. 1.1(Outgoings), 3.1 - LL as part of Outgoings shall be responsible for removing refuse with respect to the Land and Premises.

HVAC	Yes	Yes	6, 7, 11, 18-L
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**Subform Comments:** L, Sect. 10.3(vi) - TT shall maintain all air conditioning plant and equipment which exclusively service the Premises in accordance with all current legal requirements and all relevant Australian standards.  
L, Sect. 1.1(Outgoings, Services), 3.1 – LL as part of Outgoings shall be responsible for providing, maintaining, repairing and replacing Services, which includes air conditioning.

Janitorial	Yes	Yes	6, 11, 17-L
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**Subform Comments:** L, Sect. 9 - TT shall at its cost keep the Premises tidy.  
L, Sect. 1.1(Outgoings), 3.1 - LL as part of Outgoings, shall be responsible for cleaning the Land.

Landscaping	No	Yes	6, 11-L
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**Subform Comments:** L, Sect. 1.1(Outgoings), 3.1 - LL as part of Outgoings shall be responsible for providing and caring for indoor plants, gardening and landscaping.

Lighting	Yes	No	18-L
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**Subform Comments:** L, Sect. 10.3(a) - TT shall replace all broken, faulty or blown light bulbs and tubes and associated fittings from time to time installed in the Premises.

Pest Control	Yes	Yes	6, 11, 17-L
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**Subform Comments:** L, Sect. 9 - TT shall at its cost keep the Premises free of vermin.  
L, Sect. 1.1(Outgoings), 3.1 - LL as part of Outgoings, shall be responsible for controlling vermin.

Premises	Yes	No	6, 11, 16-L
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**Subform Comments:** L, Sect. 8.1(a) - TT shall keep the Premises and its Property in good repair having regard to their condition at the Commencing Date.

<b>Colliers</b>	<b>01. ProLease Lease Abstract</b>	
Run Date: 23-7-2024	Address: 56A Anzac Street, Chullora, NSW, Australia	

**Main Screen Comments:** Signage: L, Sect. 1.1(Outgoings), 3.1, Pg. 6, 11 – LL as part of Outgoings shall be responsible for providing, maintaining, repairing and replacing information systems, signs and directory boards.

Security Services: L, Sect. 1.1(Outgoings), 3.1, Pg. 6, 11 – LL as part of Outgoings shall be responsible for security services with respect to the Land and Premises.

### Insurance

Page # : 3, 6, 15, 16-L

Type	Company	Primary Contact	Insurance Critical Date
General Insurance			

Liability Type	Liability Amount
Public risk	AUD20,000,000.00

LL To Be Addl. Insured:	Yes
Right To Self Insure:	No
LL Requires Certificate:	Yes

**Subform Comments:** L, Sect. Reference Schedule(Item 10), 7.1-7.4 - TT shall maintain the public risk insurance for at least in the amount of AUD 20,000,000 (or any other amount LL reasonably requires) for each claim.

**Main Form Comments:** L, Sect. 1.1(Outgoings) - The cost of LL's insurance shall be included in Outgoings.

### Holdover

Page # : 27-28-L

L, Sect. 18 - Monthly Tenancy including Rent increase, provided that the increase shall not be greater than 3.5%. Either party may terminate on one month's notice ending on any day.

### Restoration At End Of Term

Page # : 28-29-L

L, Sect. 19 - Upon expiration, TT shall (i) vacate the Premises and give LL all keys, access cards and other security devices for the Land and the Premises held by TT; (ii) remove any structural works or alterations carried out on the Premises by TT which LL requires TT to remove; and (iii) remove the TT's Property from the Premises. TT shall make good any damage caused in the removal of any item. TT shall not remove TT's Property which is a part of Structural Works TT has done to the Premises unless LL requires TT to remove it. If TT fails to remove its Property, LL may treat it as abandoned, in which case it becomes the property of LL.

### Landlord Relocation

Lease is silent.

### Audit rights

Page # : 6-L

L, Sect. 1.1(Outgoings) - The cost of audit to be included in Outgoings.

### Grace Period / Late Fee Penalty

Page # : 3, 13-L

L, Sect. Reference Schedule(Item 7), 4(c) - If TT fails to pay an amount when it is due, then TT shall pay interest, which is calculated on daily balances at the rate of 4% and Westpac Banking Corporations Indicator Lending Rate (or if that rate is not published the rate LL's bankers charge LL for business loans) on the first Monday of the month in which the amount becomes due until it is paid.

### Additional Clauses

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<b>Colliers</b>		<i>01. ProLease Lease Abstract</i>		
Run Date: 23-7-2024	Address: 56A Anzac Street, Chullora, NSW, Australia			
Name of Clause		Page #	Reminder Date	Critical Date

Alteration 7, 17, 19-L

**Subform Comments:** L, Sect. 1.1(Structural Work), 8.4-8.5, 10.3(c(v)) – LL's approval (not to be unreasonably withheld its approval) is required to carry out works to the Premises, except for works which do not impact on the structure of the Premises or Services to the Premises. All works shall be performed in a proper and workmanlike manner. TT shall (i) carry out works in accordance with any plans, specifications and schedule of finishes approved by LL; and (ii) not alter LL's Property or remove it from the Premises without LL's consent.

Force Majeure 5, 16

**Subform Comments:** L, Sect. 1.1(Exempt Act), 8.1(d) - TT shall be excused from keeping the Premises in good repair and condition in respect of damage caused by an Exempt Act unless: (i) the Exempt Act was caused by the neglect or default of TT; or (ii) insurance monies are not recoverable in relation to the Exempt Act from LL's insurances as the result of TT's default, negligence, malicious act or omission.

Rent Review 3, 5-10, 12-14-L

**Subform Comments:** L, Reference Schedule, Sect. Item 1-5, Sect. 1.1(GST, Payment Day, Rent), 2, 3.7, 4 - Effective 01/03/2020 and annually thereafter, Rent shall be increased by 3.5%.

Signage 19, 39-L

**Subform Comments:** L, Sect. 10.3(c(ii)), Schedule 1, Sect. 4 - Prior consent of LL is required to (i) erect or affix any signs, blinds, awnings, partitions or other fixtures or fittings in or to the Premises or any part of the Premises; and (ii) displays an advertisement, notice or sign or anything similar on the outside of the Premises or anywhere that can be seen from the outside of the Premises.

## Subspace Information

### Subspace #1

**Subspace Term:** 1-3-2019 - 28-2-2029  
10 Years 0 Months 0 Days  
120.00 Months

**Reason for Subspace:** Initial subspace  
**Primary Use:** Warehouse  
**RM2 as of 23-7-2024:** 21,176.00 \*\*\*Rentable area stays the same over entire term\*\*\*

**Comments:** L, Sect. Reference Schedule(Item 9), 1.1(Premises), Pg. 3, 7, Schedule 2, Pg. 42-43 - TT leases the Premises with an area of 21,176.6 SM (i.e., Warehouse - 19,236.5 SM; Ground Floor Office - 722.9 SM; First Floor Office - 724.7 SM; Mezzanine 1 - 261.1 SM; Mezzanine 2 - 39.0 SM; Mezzanine 3 - 29.4 SM; Mezzanine 4 - 163.0 SM) for the purpose of warehouse and office.

### Rentable Area Schedule


From	To	Rentable Area	Usable Area
1-3-2019	28-2-2029	21,176.00	

### Current Expenses as of July 2024

Name of Expense	Monthly Cost Jul 2024	12 Mos Starting Jul 2024	Next Change Date
Base Rent Post Free Rent	AUD235,792.10	AUD2,862,516.12	1-3-2025
Occupancy Tax	AUD23,579.21	AUD286,251.60	1-3-2025
<b>Total:</b>	<b>AUD259,371.31</b>	<b>AUD3,148,767.72</b>	

### Base Rent

Page #: 3, 5-10, 12-14-L

<b>Colliers</b>		<i>01. ProLease Lease Abstract</i>	
Run Date: 23-7-2024	Address: 56A Anzac Street, Chullora, NSW, Australia		
Pay To Company:	The Trust Company (Australia) Limited Level 20, 1 Martin Place Sydney, NSW 2000 Australia		
	Pay Frequency:	Monthly	

\* This section shows Base Rent Post Free Rent only including any manual changes you have made in monthly projections. \*

From	To	# of Months	Monthly Aggregate Amt	Total Base Rent This Period	PM2 Per Year
1-3-2019	29-2-2020	12.00	AUD198,530.62	AUD2,382,367.44	AUD112.50
1-3-2020	28-2-2021	12.00	AUD205,479.20	AUD2,465,750.40	AUD116.44
1-3-2021	28-2-2022	12.00	AUD212,670.97	AUD2,552,051.64	AUD120.52
1-3-2022	28-2-2023	12.00	AUD220,114.45	AUD2,641,373.40	AUD124.73
1-3-2023	29-2-2024	12.00	AUD227,818.46	AUD2,733,821.52	AUD129.10
1-3-2024	28-2-2025	12.00	AUD235,792.10	AUD2,829,505.20	AUD133.62
1-3-2025	28-2-2026	12.00	AUD244,044.83	AUD2,928,537.96	AUD138.30
1-3-2026	28-2-2027	12.00	AUD252,586.40	AUD3,031,036.80	AUD143.14
1-3-2027	29-2-2028	12.00	AUD261,426.92	AUD3,137,123.04	AUD148.15
1-3-2028	28-2-2029	12.00	AUD270,576.86	AUD3,246,922.32	AUD153.33
<b>Total:</b>		<b>120.00</b>		<b>AUD27,948,489.72</b>	

Average Amount Per Year: AUD2,794,848.97  
Average Amount Per Month: AUD232,904.08  
Average Amount PM2 Per Year: AUD131.98

**Comments:** L, Sect. Reference Schedule,(Item 1-5), 1.1(GST, Payment Day, Rent), 2, 3.7, 4 – TT shall pay to LL, the Rent plus GST in advance, on the first day of each month. Effective 01/03/2020 and annually thereafter, Rent shall be increased by 3.5%. Rent for the partial months shall be prorated at a daily rate based on the number of days in the month.

### Free Rent

**Comments:** Lease is silent.

### Operating Expenses & CAM

Page #: 3, 5, 6, 7, 11-14-L

1) Pay To Company: The Trust Company (Australia) Limited  
Level 20, 1 Martin Place  
Sydney, NSW 2000  
Australia

Pay Frequency: Monthly

Escalation Name	Gross or Net	Base Year	Mo Incr Occurs	Proportionate Share
Outgoings	Net			0.00%

**Subform Comments:** L, Sect. Reference Schedule(Item 6), 1.1(GST, Outgoings-Payment Day, TT's Contributions, TT's Percentage), 3.1, 3.7, 4 - TT shall pay to LL, its Contribution of Outgoings plus GST in advance on the first day of each month for each Outgoings Year (12 month's period beginning on 1 July in each year), based on LL's estimates. Outgoings includes Rates (including council, water sewerage and drainage rates) land taxes, taxes, insurance and repair, maintenance and redecoration which no tenant is obliged to do and facilities management costs. Refer Sec. 1.1(Outgoings) for more Inclusions. Within four (4) months after the end of an Outgoings Year, LL shall give TT a notice of the actual Outgoings for that Outgoings Year. Any overpayment and underpayment shall be reconciled accordingly.

### CPI & Percentage Increases

Page #: 3, 5-10, 12-14-L

Pay To Company: The Trust Company (Australia) Limited  
Level 20, 1 Martin Place  
Sydney, NSW 2000  
Australia

Pay Frequency: Monthly

Escalation Name	CPI Index Name	Increase Rate	Base Year	Mo Incr Occurs	Adjust Pmt Every
Fixed % Per Annum	N/A	3.50000%		3	12 months

<b>Colliers</b>	<b>01. ProLease Lease Abstract</b>	
Run Date: 23-7-2024	Address: 56A Anzac Street, Chullora, NSW, Australia	

**Comments:** L, Sect. Reference Schedule (Item 1-5), 1.1(GST, Payment Day, Rent), 2, 3.7, 4 – Effective 01/03/2020 and annually thereafter, Rent shall be increased by 3.5%.

### Real Estate Taxes

Page #: 5, 6, 7, 11-14-L

1) Pay To Company: The Trust Company (Australia) Limited  
Level 20, 1 Martin Place  
Sydney, NSW 2000  
Australia

Pay Frequency: Monthly

R.E. Tax Name	Gross or Net	Base Year	Mo Inc Occurs	Proportionate Share
				0.00%

**Subform Comments:** L, Sect. 1.1(Authority, GST, Outgoings-Payment Day), 3.1, 3.4(b), 3.7, 4 - The cost of Rates (including council, water sewerage and drainage rates) land taxes and taxes (except income or capital gains tax), levies, duties, charges, imposts, withholdings and deductions imposed by any Authority shall be included in Outgoings.

### Utility

Page #: 6, 7, 12-L

#### 1) Utility Name:

Pay To Company: The Trust Company (Australia) Limited  
Level 20, 1 Martin Place  
Sydney, NSW 2000  
Australia

Pay Frequency: Monthly

**Subform Comments:** L, Sect. 1.1(Outgoings, Services), 3.4(a) - TT shall pay for Services separately metered to the Premises by the due date. LL shall be responsible for the cost of connecting, repairing, maintaining and replacing the relevant service connections, fire sprinklers and meters at the Premises. The charges for Services not separately metered shall be included in Outgoings. Services includes gas, electricity, water, sewerage, drainage, lifts, escalators, communications, fire control and air conditioning, chiller and temperature control, hardstand, and all plant and equipment in connection with them, supplied by any Authority or LL.

### Parking

**Main Form Comments:** Lease is silent.

### Management Fee

Expense Name: Management Fee

Page #: 6-7, 12-L

**Comments:** L, Sect. 1.1(Management Fee, Outgoings, Rent), 3.6 – TT shall pay to LL, as part of Outgoings, the Management Fee, which shall be calculated by multiplying the Rent (inclusive of GST) by 0.02.

### Occupancy Tax

Expense Name: Occupancy Tax

Expense Name	Year	% Rate
Base Rent Post Free Rent	1-3-2019-29-2-2020	10.00%
	1-3-2020-28-2-2021	10.00%
	1-3-2021-28-2-2022	10.00%
	1-3-2022-28-2-2023	10.00%
	1-3-2023-29-2-2024	10.00%
	1-3-2024-28-2-2025	10.00%
	1-3-2025-28-2-2026	10.00%
	1-3-2026-28-2-2027	10.00%
	1-3-2027-29-2-2028	10.00%

#### Pay To Company

The Trust Company (Australia) Limited  
Level 20, 1 Martin Place  
Sydney, NSW 2000  
Australia

#### Pay Frequency

Monthly

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Colliers		01. ProLease Lease Abstract		
Run Date: 23-7-2024	Address: 56A Anzac Street, Chullora, NSW, Australia			
1-3-2028-28-2-2029			10.00%	

Comments: L, Sect. 1.1(GST), 3.7, Pg. 5, 12-13 - Rent and Outgoings are subject to GST.

Cash Contribution

Type: Landlord Reimburses Us

Main Form Comments: Lease is silent.

Tenant Contribution

Total Tenant Contribution PM2: AUD.00  
Total Tenant Contribution Aggregate: AUD.00  
Tenant Contribution Main Form Comments: Lease is silent.

Allocations

Expense Name	Cost Center Division	Percent Allocation	Rentable M2
All	NONE - None Assigned	100.00%	21,176.00

End of Abstract

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