

ANCORA

COLLINS

MELBOURNE

WHARF

Sales Manual
Version 3

ANCORA

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1.0

AGENT DISCLOSURE



Ancora – Agent Disclosure Form

I, _____ an employee of the
_____ sales team, acknowledge that:

- (1) I have read and fully understand the information contained in the Sales Manual for Ancora which includes but is not limited to:
- Fact Sheet & Project Details
 - Floorplans & Floorplates
 - Finishes & Specifications
 - Colour Schemes
 - Viewlines
 - Car Parking & Storage Cage Allocations
 - Sales Procedures & Processes, Forms and Checklist for Executing Sales Contracts
 - Upgrade Options for Premier Collection
 - Sales Incentives & Special Conditions
 - Indicative Rental Appraisals
 - Indicative Depreciation Schedules
 - Indicative Stamp Duty Dutiable Values
 - Indicative Owners Corporations Fees & Rules

And any amendments, additions or variations from time to time to the information contained in the Sales Manual.

- (2) I will accurately represent the information contained in the Sales Manual as outlined in Clause (1) above to prospective purchasers or any other party in relation to Ancora and will only make representations to the extent that the information is contained in the Sales Manual.
- (3) I will not give any warranties in respect to any statement to be made on the information contained in the Sales Manual in relation to Ancora.
- (4) I will accord with any policy of Lendlease in the representation of the information contained in the Sales Manual.
- (5) I will act in accordance with the directions of Lendlease in respect to any statement to be made on the information contained in the Sales Manual in respect to Ancora.
- (6) I understand that no handwritten amendments, notations or drawings are to be included in Contracts of Sale. If required, a 'Variation to the Contract' will need to be requested and prepared by the Vendors legal representatives.
- (7) I will ensure that I have been inducted into the sales display suite including but not limited to safety procedures, location of exits, first aid and evacuation points, emergency, PR and after hour contact details, security arrangements and 'working alone' protocols.

Ancora – Agent Disclosure Form

Date: _____

Signed: _____

Witnessed: _____



2.0

FACT SHEET, COLLINS WHARF MASTERPLAN & PROJECT DETAILS



ANCORA

COLLINS WHARF

Location

Ancora, Collins Wharf
971 Collins Street
Docklands, Victoria, 3008

Proposed size

26,318sqm NSA

Population

303 dwellings over 28 levels.

Targeted Time Frame

Construction commencement: H2-24

Construction completion: H1-27

Architect

Warren & Mahoney Architects

Key features

Collins Wharf

- An exclusive waterfront neighbourhood, where Melbourne's most iconic street meets the harbour.
- Established amenity & public transport, and within close proximity of the Melbourne CBD.
- Ancora is being developed adjacent to Regatta to the east, in which the building shares its podium and amenities with.

The development offers:

- High quality amenity
- Never to be built out North facing water views of Victoria Harbour and South views of the Yarra River and Port Phillip Bay
- Prestigious Collins Street address on the water
- Views and direct connection to future parkland to the west, Community Green

Ancora

- Comprises 303 dwellings:
 - 276 Waterfront Apartments
 - 5 Premier Skyhomes
 - 12 Premier Townhomes
 - 10 Premier Apartments
- 279 car parking spaces
- Storage cages for every dwelling
- All residences feature high quality fixtures and fittings, contemporary, sophisticated interiors and finishes, efficient floor plans which maximize natural light & Victoria Harbour

Apartments

Collection	Product	No. Apartments	Average Size (m2)
Waterfront	1 Bed, 1 Bath + Study	94	52
	2 Bed, 1 Bath	12	74
	2 Bed, 2 Bath	26	82
	2 Bed, 2 Bath + Study	124	84
Premier	3 Bed, 2 Bath	20	134
	<u>Premier Townhomes</u>		
	3 Bed, 3.5 Bath	2	208
	4 Bed, 3.5 Bath + Study	9	220
	3 Bed, 2.5 Bath	1	205
	<u>Premier Apartments</u>		
	3 Bed, 2.5 Bath	4	184
	4 Bed, 4.5 Bath + Study	2	236
	<u>Premier Skyhomes</u>		
	3 Bed, 2.5 Bath	2	150
3 Bed, 3.5 Bath	2	173	
4 Bed, 4.5 Bath + Study	1	207	
Total		303	

- 23 unreserved car spaces to be assigned to Ancora residences through the sale process at additional cost. This includes one with an additional storage cage.

Amenities

Ancora residents will enjoy to a range of luxurious amenities including:

- Hotel-style lobby with concierge
- Indoor 25m swimming pool
- Spa
- Sauna
- Steam Room
- Gym
- Private dining room
- Resident lounge
- Level 4 landscaped rooftop terrace
- Level 16 landscaped rooftop terrace & wintergarden
- Electric Vehicle backbone infrastructure provided
- All electric building

Whilst Lendlease endeavors to ensure that the information contained within the fact sheet section of the Sales Manual are correct, no warranty, express or implied, is given as to its accuracy. Prospective purchasers are advised to seek their own independent advice based on their specific circumstances.



ANCORA

COLLINS WHARF

1.0 QUALIFICATION

To avoid any misrepresentation or misunderstanding, sales consultants are to restrict any comments regarding Ancora to the contents of this fact sheet only. This document is not to be distributed to existing or prospective purchasers.

2.0 PROJECT DESCRIPTION

Located on one of the World's largest remaining finger wharfs, Ancora at Collins Wharf will be conceived as an extension of Melbourne's iconic Collins Street. The design encapsulates the site's unique waterfront offering and urban interface and draws reference to the site's history and Melbourne's urban fabric.

The development is configured as a four-level podium with a tower above reaching 28 levels in total. Upon completion the building will provide a range of product offerings including the Premier Collection of Premier Apartments, Premier Townhomes and Premier Skyhomes alongside the range of 1- , 2- and 3-bedroom Waterfront Apartments.

3.0 LOCATION DESCRIPTION

An exclusive waterfront neighbourhood, where Melbourne's most iconic street meets the harbour.

Nestled between the Yarra River and Victoria Harbour, Collins Wharf is a place of rich history, diversity and beautiful modern homes.

Ancora at Collins Wharf is a unique waterfront development with dual water frontages, located alongside Ancora, developed by Lendlease. Apartments will enjoy never to be built out North facing water views of Victoria Harbour and South views of the Yarra River and Port Phillip Bay.

Within close proximity to well established Victoria Harbour amenity, public transport, the Melbourne CBD and Southbank & Melbourne's iconic retail laneways. Designed by Warren and Mahoney Architects, the newest addition to Collins Wharf looks to maximize the unique water views and sit elegantly within its environment.

As per the Collins Wharf Masterplan, the precinct will feature various green spaces tailored for the community. Surrounding Ancora is approximately 5,300sqm of parkland, including the Community Green to the West, Promenade Park to the North-West, and the Public Domain to the North.

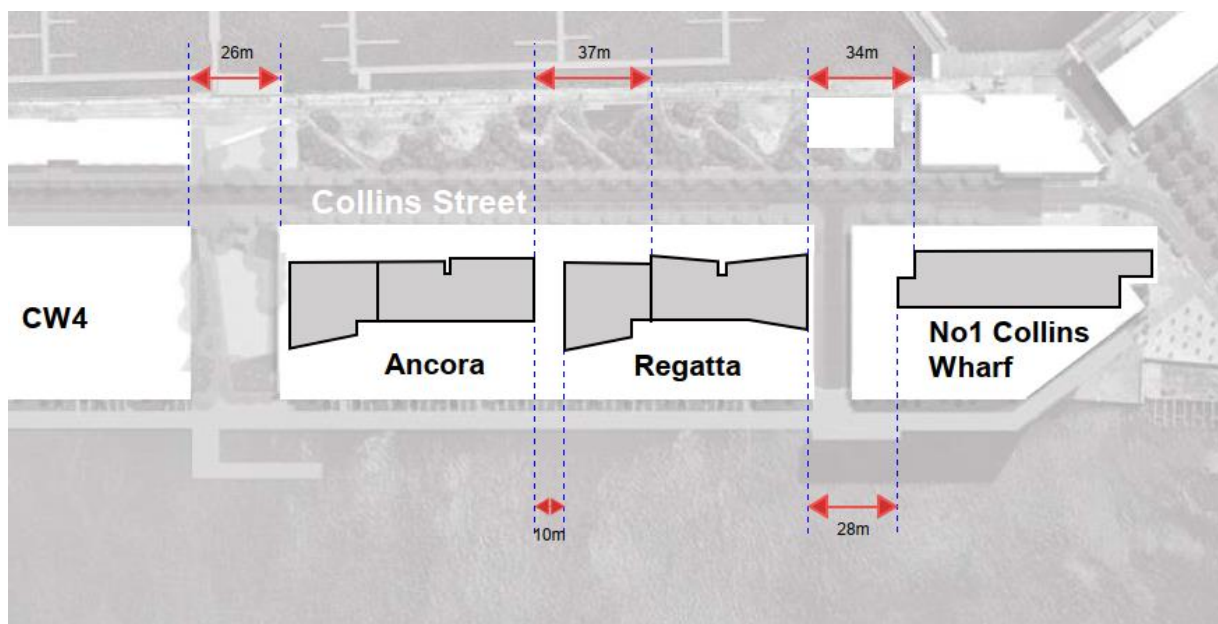
These meticulously designed spaces aim to provide an inviting and premium landscaped backdrop for the residents of Collins Wharf and the neighbouring community. The spaces are intended to feature amenities such as workout and fitness stations, covered seating areas, play zones, and open lawns.

Through the activation of these spaces, emphasis is placed on promoting physical well-being, fostering social connections, and enhancing community cohesion.

4.0 PROXIMITY TO NEIGHBOURING PROPERTIES / ADJACENT BUILDINGS

Proximity between Ancora and Regatta buildings

- The distance between the Ancora lower tower & Regatta tower is approximately 10m.
- The distance between the Ancora upper tower & Regatta tower is approximately 37m.
- The distance between Ancora and Future Development Collins Wharf 4 is 26m, separated by parkland, Community Green.



5.0 CONFIGURATION, MIX AND SIZE

Apartments

Collection	Product	No. Apartments	Average Size (m2)
Waterfront	1 Bed, 1 Bath + Study	94	52
	2 Bed, 1 Bath	12	74
	2 Bed, 2 Bath	26	82
	2 Bed, 2 Bath + Study	124	84

	3 Bed, 2 Bath	20	134
Premier	<u>Premier Townhomes</u>		
	3 Bed, 3.5 Bath	2	208
	4 Bed, 3.5 Bath + Study	9	220
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	<u>Premier Skyhomes</u>		
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	Total	303	

6.0 DEVELOPER PROFILE

Boasting a history spanning more than 60 years, Lendlease has created some of the world's most iconic landmarks and established itself as a leading global integrated real estate and investments group. With a development portfolio that spans the Americas, Europe, Asia and Australia, Lendlease's name has become synonymous with quality and delivery.

From luxury residential buildings to large-scale commercial and urban regeneration projects, Lendlease's vision and forward-thinking approach has seen the creation of globally recognised cornerstones and symbols of the communities, cities and countries they inhabit – projects like Sydney Opera House, Malaysia's Petronas Twin Towers and in the world of residential, award-winning residential towers in Sydney and New York.

Ensuring you live well is at the heart of every home Lendlease create. Lendlease understand how profoundly your home is intrinsic to your way of life; and Lendlease want you to love and be proud of yours. That means creating homes that suit your life now, and into the future. It's about creating places that connect you with others and immerse you in nature. And it's about understanding that great homes are located in vibrant, thriving communities.

7.0 ARCHITECTURE AND INTERIOR DESIGN

7.1 Architectural Overview (design vision)

Designed by Warren and Mahoney, Ancora is inspired by prestige and nautical living. Standing tall at 28 storeys. Rising from the stunning water level up into the glimmering tower above, its harmonious synchronicity reflects the beauty of the Yarra River, the harbour and the city.

The design of Collins Wharf is about cementing the building in place. Pairing the history of the wharf with the waterfront location and Collins Street address, bringing the essence of Collins Street to the water.

The overall vision for the building is that it is designed to respond in multiple ways as you move through the external levels. The street scape of traditional Collins Street architecture is acknowledged in the lower levels while the middle of the building shimmers and reflects with

the idea of movement and fluidity of the surrounding water, with an interplay of glazing, articulation and of solid accents. The building is capped with the taller external element that is reflective of the skyline, again evoking the feeling of movement, fluidity and of dynamism.

7.2 Architect Profile

Responsible for bringing to life some of the most impressive structures in Australia and New Zealand, Warren and Mahoney embraces a multi-disciplinary approach informed by deep insights. This helps them better capture and reflect the identity of the places and communities they enhance.

Proudly punctuating their work with an adventurous Pacific spirit, Warren and Mahoney's team of global experts use their mastery of advanced technology and partnership model in each collaboration they take part in.

As a leading Pacific design practice, the firm takes pride in being an environmentally stable design (ESD) leader, helping establish the New Zealand Green Building Council (NZGBC) and playing a part in the development and piloting of Green Star tools.

8.0 BUILDER

Builder yet to be appointed. The builder will be appointed via a tender process, and the project will be overseen by the Lendlease Development project team.

9.0 BUILDING DESCRIPTION

Ancora at Collins Wharf is a unique dual-waterfront location offering stunning views and direct access to the best of city living – at one of the most prestigious addresses in Melbourne. Inspired by the wharf's nautical heritage, award-winning architects Warren and Mahoney have imagined a stunning residential masterpiece. Its shimmering façade reflects the surrounding water and captures the spirit of sails on the bay.

Elevate your expectations with hotel style amenities to enhance a community lifestyle without having to step out the front door, including 24/7 Concierge, 25m lap pool, residents' gym, lounge and dining room and multiple rooftop sanctuaries to discover.

Sophisticated three- and four-bedroom Collins Street Premier Townhomes, Premier Apartments with private water views, panoramic Premier Skyhomes, and one-, two- and three- bedroom Waterfront Apartments provide the rare opportunity to live in tranquillity on the water – with the best of Melbourne city on right your doorstep.

Refer to 9.3 for facilities.

9.1 Level Heights

Level	RL	Description
Ground	3.00	Lobbies / Podium / Car park / Premier Apartments / Premier Townhomes
Level 01	6.10	Podium / Car park / Premier Apartments / Premier Townhomes
Level 02	9.20	Podium / Car park / Premier Apartments / Premier Townhomes

Level 03	12.50	Podium / Car park / Premier Apartments / Premier Townhomes
Level 04	16.20	Podium Roof / Common Amenities / Waterfront Apartments
Level 05	19.30	Common Amenities / Waterfront Apartments
Level 06	22.40	Waterfront Apartments
Level 07	25.40	Waterfront Apartments
Level 08	28.40	Waterfront Apartments
Level 09	31.40	Waterfront Apartments
Level 10	34.40	Waterfront Apartments
Level 11	37.40	Waterfront Apartments
Level 12	40.40	Waterfront Apartments
Level 13	43.40	Waterfront Apartments
Level 14	46.40	Waterfront Apartments
Level 15	49.40	Waterfront Apartments
Level 16	52.40	Waterfront Apartments / Common Amenities
Level 17	55.70	Waterfront Apartments
Level 18	58.70	Waterfront Apartments
Level 19	61.70	Waterfront Apartments
Level 20	64.70	Waterfront Apartments
Level 21	67.70	Waterfront Apartments
Level 22	71.00	Waterfront Apartments
Level 23	74.00	Waterfront Apartments
Level 24	77.00	Waterfront Apartments
Level 25	80.00	Waterfront Apartments
Level 26	83.22	Premier Skyhomes / Waterfront Apartments
Level 27	86.62	Premier Skyhomes
Level 28	89.93	Roof / Plant

9.2 Access Points

Waterfront apartments and Premier Skyhomes will be accessed via the main lobby located on Collins St with secondary access also available from Australian Walk. Vehicle access to car park will be via Dunira Lane.

Premier Townhomes will have their own access and individual address, either Collins Street, Australian Walk or a private lane address (TBC), separate from the main lobby (numbering still to be confirmed by the City of Melbourne). Premier Townhome secondary access is also available on from the car park. Vehicle access to car park will be via Dunira Lane.

Premier Apartments will have an Australian Walk address and be accessed via two Premier Apartment lobbies (East & West) located off Australian Walk on the south side of the podium with the East lobby also having connection from the main lobby through the car park. Premier Apartment secondary access is also available from the car park with direct connection from private garage. Vehicle access to car park will be via Dunira Lane.

Visitor access will be via the main lobby located on Collins Street. Residents and visitors bicycle access will be via Dunira Lane.

9.3 Common Areas

Ancora delivers the following amenity:

- Hotel-style lobby with concierge service (137m² approx.)
- Indoor 25m swimming pool (418m² approx.)
- Spa
- Sauna & Steam Room (14.2m² approx.)
- Gym & yoga studio (235m² approx.)
- Private dining room (46m² approx.)
- Resident lounge (56.22m² approx.)
- Level 4 landscaped rooftop terrace (540m² approx.)
- Level 16 landscaped rooftop terrace & wintergarden (264m² approx.)
- Electric vehicle backbone infrastructure ready
- All electric building

9.4 Lifts

The following lifts service the building:

- Waterfront Apartments & Premier Skyhomes – serviced by 3 lifts from the main lobby (entry from Collins St)
- Premier Apartments – serviced by 2 lifts at two separate lobbies (entry from Australian Walk). Amenities can be accessed via the main building elevators located on the level via car park.
- Premier Townhomes – serviced by individual private lifts in each home (entry from Collins St & Australian Walk). Amenities will also be accessed via the main building elevators located on GF via main lobby or via car park.

9.5 Acoustics

Double glazing to all windows and doors and apartment acoustic separation will exceed the minimum statutory requirements.

9.6 Building Materials

- Vertical structure – concrete
- Floors – concrete
- Car park – concrete
- External walls/façade – combination of glass, compressed sheet, concrete, bricks and solid aluminium panels
- Balustrades – typically glass but may vary by product type.
- Lobby – combination of feature natural stone, carpet, painted and decorative plaster
- Corridors – carpet to the floors, painted plasterboard to walls and ceilings

9.7 Energy Efficient Standards/Sustainability

All residences are designed through the lens of sustainable design principles to minimise operating costs for residents. The building is to be the first residential development in the precinct to be all-electric.

The building will target a 5-Star Green Star certification, and the residences will average 6.5 Star NatHERS ratings across the project, with a minimum of 5.5 Star NatHERS for any individual apartment.

10.0 CAR PARKING

Secure resident carparking is located above ground, in the podium (Ground to Level 3 inclusive, accessible via security swipe or number plate recognition). There is additional public carparking for residents and visitors on Collins Street. No provision has been made for visitor off street parking. Carpark height clearance is 2.2m.

11.0 BICYCLE STORAGE

Approximately 100 secure bicycle parking spaces are available within the podium. These will be freely available for residents and their visitors. Additional bicycle loops are available outside of the building for short term bicycle parking.

A secure resident bicycle parking area is accessible via Dunira Lane.

12.0 STORAGE

There will be storage facilities throughout the podium, shared with Regatta. Every purchaser will be assigned a storage cage which will be included as Part Lot on title. They will be accessed via main tower lifts / lift lobby and will have security features for users.

Refer to Plan of Subdivision in Contract of Sale for allocation and dimensions. Storage cage heights vary by location, with the minimum height being 2m, and maximum being 2.4m.

13.0 SECURITY

The building will provide the following security services:

- CCTV monitoring to common areas
- Building concierge
- Video intercom
- Security swipe access to lobby, lifts and common areas & number plate recognition to car park
- Keyless entry into individual apartments is operable by security swipe and supported by mobile phone enabled access

14.0 PLANNING PERMIT/ZONING

The building zoning is Docklands Zone 2.

The site is subject to a Development Plan known as Collins Wharf Development Plan (2017). The planning permit was granted in 2020.

15.0 CONSTRUCTION

Construction is targeted to commence in H2-24 with a 28-month construction period. Estimated completion is H1-27.

16.0 TITLES

The apartments will be strata titled.

17.0 APARTMENT SPECIFICATIONS

APARTMENT SPECIFICATIONS

17.1 Colour Schemes

Waterfront Apartments

Scheme 1 - Light
Scheme 2 - Warm

The default scheme for Waterfront Apartments will be Scheme 1 - Light.

The difference between these schemes is related to the colour palette of key finishes including benchtops, cabinetry, flooring & tiles. Whilst the colouring of materials varies between schemes, the specification or the base material will be comparable.

Premier Collection

Scheme 1 - Contemporary Scheme
Scheme 2 - Classic Scheme
Scheme 3 - Marine Scheme

The default scheme for Premier Collection will be Scheme 1 – Contemporary Scheme.

The difference between these schemes is related to the colour palette of key finishes including benchtops, cabinetry, flooring & tiles. Whilst the colouring of materials varies between schemes, the specification or the base material will be comparable. In the Premier Collection, some schemes may also include feature detailing or fixtures, such as a selected ceiling panel or cabinetry handle.

17.2 Bedroom Flooring Selection

Waterfront Apartments

Option 1 – Engineered Timber
Option 2 – Carpet

Purchasers have a selection between Engineered Timber or Carpet to all Bedrooms. The finish will be consistent with that of the selected colour scheme

The default scheme for Waterfront Apartments will be Option 1 - Engineered Timber.

17.3 Exhaust

Apartments will contain a dedicated kitchen rangehood, bathroom and laundry exhaust to be ducted to external.

17.4 Heating and Air Conditioning

- For Premier Collection, heating & cooling will be ducted / concealed reversed cycle air conditioning to living / dining areas & all bedrooms. Condensers to be in the carpark plant area & roof plant area, this is subject to further design development.
- For Waterfront Apartments one-bedroom apartments will contain concealed air conditioning to living area only. Condensers to be in separate plant area.
- For Waterfront Apartments two- & three-bedroom apartments will contain concealed air conditioning to living area and master bedroom only. Condensers to be in separate plant area.

17.5 Ceiling Heights

- Waterfront Apartments: 2600mm to living areas and bedrooms, 2400mm to kitchens, laundries, study nooks and 2300mm to bathrooms.
- Premier Apartments: 2700mm to Bedrooms and varied to Living areas [double height / 2700mm typically / 2400mm].
- Premier Townhomes: 2700mm to Bedrooms and Living areas, 2400mm to kitchens, wet areas and corridors.
- Premier Skyhomes: 2700mm to Bedrooms and varied to Living areas [double height / 2700mm typically / 2400mm]

17.6 Balconies and Terraces

- External area flooring: typically pavers on polypads.
 - The polypads allow for a gap between each tile, which lets water discharge onto the laying surface below for fast, efficient drainage.
- Walls: painted concrete or compressed sheet and glass.
- Soffit: painted concrete
- Flush balconies (no hob or step up from apartment)

Terrace fences/screens (external and between residences), landscaping, planter boxes, materials etc.

(Where applicable) Screens: typically, aluminium framed and glazed.

(Where applicable) Planter boxes: rendered and painted or powder coated steel.

17.7 Window Cleaning

Windows that are accessible by owners from balconies or from the inside are to be cleaned by the owners. Inaccessible windows are the responsibility of the owner's corporation.

18.0 BUILDING SERVICES

18.1 Fire Detection

All fire protection and life safety measures will be provided in accordance with Fire Rescue Victoria (FRV) and National Construction Code (NCC) requirements.

18.2 Hot Water System

The type of centralised system is yet to be determined but the system will be all electric. Hot water units will be in areas that support the most efficient design. The system will not be individually metered.

18.3 Water Meter

Water meter specification to be determined during Design Development / Tender Stage of the project. To be individually metered.

18.4 Electricity Meter

Individual meters for each apartment's light and power. Air conditioning power consumption will be metered individually through owner's corporation. Common area usage apportioned appropriately through owner's corporation.

18.5 Gas Meter

No gas will be provided in this development.

18.6 Rubbish

Dual waste chutes to tower with compactors located at Ground Floor. Hard waste and charity bins located at Ground floor.

18.7 Mail

- Waterfront Apartments & Premier Skyhomes - Mailboxes to be located in the main lobby
- Premier Apartments – Mailboxes to be located in Premier Apartment lobbies
- Premier Townhomes – Mailboxes located on Collins St
- On-premises smart parcel lockers will be provided for residents – with 24/7 access to collect packages once they are delivered.

19.0 ALTERATIONS/OPTIONS

19.1 Car Spaces

Purchasers will have the option to purchase additional spare car spaces. Spare car spaces are limited in supply and will be sold on a first come first serve basis.

Spare	EV Status	Notes
C1	Compatible	
C2	Compatible	

C3	Compatible	
C4	Incompatible	
C5	Compatible	
C6	Compatible	
C7	Compatible	
C8	Compatible	
C9	Incompatible	
C10	Compatible	1.8m Height Clearance
C11	Compatible	1.8m Height Clearance
C12	Compatible	1.8m Height Clearance
C13	Incompatible	
C14	Compatible	
C15	Compatible	
C16	Compatible	
C17	Compatible	
C18	Compatible	
C19	Incompatible	
C20	Incompatible	
C21	Compatible	
C22	Incompatible	Includes Storage Cage.
C23	Incompatible	

19.2 Upgrade Options

Refer to section 9.0 Upgrade Options.

19.3 Collins Wharf Marina Berth

Residents can also apply for registration of interest to information regarding leasing a future private marina berth. Refer to Colliers for information.

20.0 ELECTRIC VEHICLE CHARGING

Electrical infrastructure will be provided to allow managed car charging at the owners' podium car park location. Every apartment with one or more car spaces allocated will have a provision of enabling infrastructure for a maximum of one vehicle charger. The installation of a vehicle charger can be requested by the owner at the owners cost post settlement. Lendlease will outline a process to do so once a contractor has been appointed.

The enabling infrastructure will consist of a central charging and control system to support compatible individual chargers purchased by owners/occupants including managing of power draw, and a cable pathway to facilitate connection of chargers located in individual garages and or car spaces to the central system.

21.0 OUTGOINGS

Refer to Estimated OC Fee Schedule

22.0 GST

Prices are inclusive of GST.

23.0 EQUIPMENT WARRANTIES AND GUARANTEES

A comprehensive handover pack will be provided at settlement including relevant product and trade warranties, and maintenance information will be issued to customers upon settlement.

24.0 DISCLAIMER

Whilst Lendlease endeavour to ensure that the information contained within the fact sheet section of the Sales Manual are correct, no warranty, express or implied, is given as to its accuracy. Prospective purchasers are advised to seek their own independent advice based on their specific circumstances.

25.0 DISPLAY FAQ

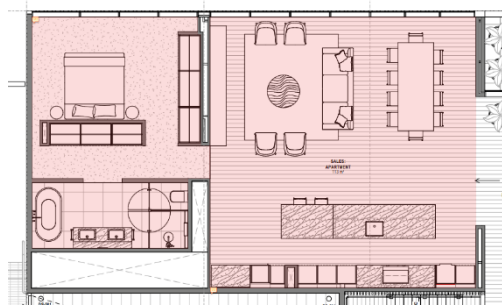

25.1 Façade articulation – is it accurate?

No, the sales suite is intended to provide a purpose-built sample of the building's interiors. The external finishes to the display suite are not representative of the final Ancora building appearance.

Façade articulation can best be viewed in the external perspectives using Realspace and referring to individual plan.

25.2 Which apartment type is built in display?

- GF Display – Waterfront Apartment is the “Light Scheme” colour selection, based on “Apt. Type 2B04 / 09 stack” of lower tower.
- Level 1 Display – Premier Collection - Premier Apartment is the “Contemporary Scheme” colour selection based on the units G06, 103, 205, 304.
- The layouts shown in the display have been adjusted to suit the available space and may be mirrored, or otherwise altered. To confirm a specific apartment layout or type, refer to Realspace and individual plan.

Display - Premier Apartment	Actual - Premier Apartment
	
<ul style="list-style-type: none">• The display Premier Apartment is a mirrored representation of G06, 103, 205, 304.• The actual window panels are wider than shown in display;• Butler's pantry & balcony has not been shown in display. Please note that display balcony terrace is not part of the display apartment area;• Master bedroom (please note that depending on the level between G-3, there are certain architectural features (window shrouds). Refer to individual plans;• Master bedroom is not shown in position relative to actual floor plan layout;	

Display – Waterfront Apartment	Apt. Type 2B04 / 09 Stack Apartment
<ul style="list-style-type: none"> The Apt. Type 2B04 / 09 stack includes columns (in red); The actual window panels are wider than shown in display; Linen cupboard and bedroom 2 door is not shown in display; The wall return from the living room (on the eastern side) actually extends further to the façade relative to the actual display; The bathroom in the display while representative of the finish/specification is not shown in position; 	

25.3 What are the differences in the built apartment display vs actual apartment?

Room	Variance (Display vs. Actual)
Premier Apartment	
Ceiling Heights	Consistent
Living/Dining	Consistent
Kitchen	Consistent except over island bench pendant light not included (refer to section 9.0)
Bedroom	Consistent with default selection
Bathroom	Consistent except strip drain will be located at the shower door. A new strip drain will be introduced underneath the vanity
Balcony	No balcony show in display, refer to individual plans for specific size and location relative to apartment
Walk In Robe	Consistent
Living Joinery & Stone	TV Unit – 3.68m width upgrade option shown (refer to section 9.0)
Kitchen Joinery & Stone	Consistent except additional upgrade options shown including integrated wine fridge and steam oven and pyrolytic oven
Bedroom Joinery	The bedroom wardrobes to Premier apartments will contain feature LED strip joinery
Bathroom Joinery & Stone	Consistent

Waterfront Apartment	
Ceiling Heights	Consistent
Living/Dining	Consistent
Kitchen	Consistent except fridge is not included;
Laundry	Consistent except washer and dryer are not included;
Bathroom	Consistent except a new square tile insert drain will be introduced between vanity and toilet pan
Bathroom Joinery	Same finish, but different stone
Kitchen Joinery	Same finish, but different stone
Study Joinery	Consistent

25.4 Are the balcony finishes exactly the same as what's in the display suite?

No, the balcony in the display suite is not intended to represent the final building. For customer reference / spatial reference, the display suite balcony is 7m long x 2.25m wide.

25.5 Is the lighting layout exactly the same as what's in display suite?

Premier Apartment

For this apartment type, the lighting typologies ("can" feature lights, LED downlights, LED strip lights, feature wall lights), as well as the layouts, are consistent between the display and the apartment. However, there are some exceptions, these are summarised below -

	Variance (Display vs. Actual)
Kitchen	1 x feature pendant light in display in lieu of "can" light
General	Display shows ceiling mounted speakers, security cameras, alarm sensors and WIFI access points
Dining	2 x additional downlight in display dining room area

Waterfront Apartment

For this apartment type, the lighting typologies ("can" feature lights, and LED downlights), as well as the lighting layouts, are consistent between the display and the apartment. However, there are some additional downlights in the display suite, these are summarised below -

	Variance (Display vs. Actual)
Kitchen	1 x additional downlight in overhead in display kitchen area
Dining	2 x additional downlight in display dining room area
Bathroom	1 x additional downlight in display bathroom above toilet pan
General	Display shows ceiling mounted speakers, security cameras, alarm sensors and WIFI access points

25.6 Are there any details that is applicable only to specific apartments within the same collection, that is shown in display? What are they?

Premier Apartment – features specific to this product type:

- Butlers pantry – not included in every Premier Apartment layout, refer to individual plan;
- Bar is only applicable to Premier Apartments and Premier Skyhomes, refer to individual plans;
- Kitchen island bench with V leg stand and associated storage is only applicable to Premier Apartments G06, 103, 205, and 304. Refer to Realspace for others;
- Double vanity layout for master ensuite is only applicable to Premier Apartments. Refer to individual plans
- Pendant lighting over kitchen island bench is not included;
- Can lights to living/dining is not applicable to Premier Apartments which feature double height void instead select wall lights will be utilized. Refer to Realspace
- Specification details change dependent on interior colour scheme selected, including joinery handles, colour/finish of joinery, natural stone, tiles, engineered timber flooring;

Waterfront Apartments – features specific to this product type:

- Can lights over kitchen island bench (only applicable to 2 and 3 bedroom apartments);
- Kitchen island style with waterfalls (refer to individual plan and Realspace);
- Study joinery (only applicable when a fixed study desk is shown, refer to individual plan);

25.7 Size of standard / actual island bench (presume this is the same as in display)

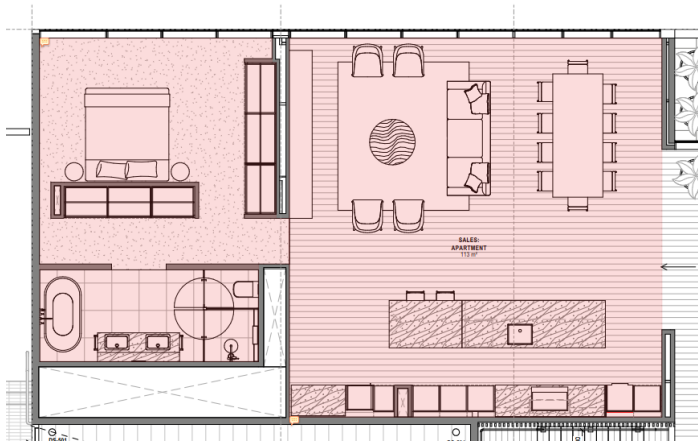
The display island benchtop dimensions are representative of the actual apartment (refer to section 25.2 for which apartment type is built in display):

- Premier Apartment – 4750mm Long x 1035mm Wide
- Waterfront Apartment – 2040mm Long x 860mm Wide

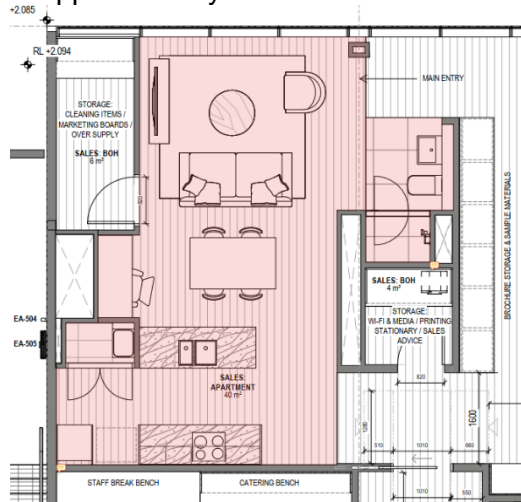
Size of First Floor and Ground Floor apartments:

Premier Apartment (First Floor)

The Premier Apartment display home area (in red) is approximately 108m². The living/dining and kitchen area is approximately 69m²



The waterfront display home area (in red) is approximately 37m². The living/dining and kitchen area is approximately 33m²



25.8 Is this my actual view?

No but it is a close representation – the Ancora site is located on the opposite side of Collins Street. View line photography is available from Realspace.

For customer reference, the distance of display suite from the water's edge is approx. 5.9m. Actual distances from the water for the Ancora building is as follows:

- The northern podium of Ancora is approx. 43m from the edge of Victoria Harbour.
- The northern tower of Ancora is approx. 53m from the edge of Victoria Harbour.
- The southern podium of Ancora is 0m from the edge of the Yarra River (note the Australian Wharf promenade runs alongside the southern podium and is approx. 4.6m from the buildings edge and approx. 5.6m in width)
- The southern tower of Ancora is approx. 26m from the edge of the Yarra River.

25.9 What is an upgrade and what is standard in the built display?

Unless stated below, all features are standard features:

Premier Apartment:

- Integrated Wine fridge;
- Second oven stack including steam oven and pyrolytic oven;
- TV joinery unit;
- Over island bench lighting pendant not included;

Waterfront Apartments

- No upgrades available;
- Fridge not included;
- Washer and dryer not included;

25.10 Blind provisions

Premier Apartment:

Blinds can be offered to all purchasers as an incentive – these will be consistent with the window furnishings in the display as follows -

- Living area – translucent roller blinds (automatic hardwired)
- Bedroom – block out roller blinds (manual – upgrade to hardwired available)

Waterfront Apartments

Blinds can be offered to all purchasers as an incentive – these will be consistent with the window furnishings in the display as follows -

- Living area – translucent roller blinds (manual)
- Bedroom – block out roller blinds (manual)

26.0 City of Melbourne Short Stay Policy

On Tuesday 29 August 2023, the City of Melbourne endorsed the option of adopting new policy on short-term rental accommodation.

As of 13 September 2023, Council was going through a consultation process to develop the policy with community and key stakeholders, including short-term rental accommodation operators and the tourism sector.

Potential options being considered for inclusion in this new local law include:

- An annual registration fee for all short-term rental properties.
- A cap on the number of days that a short-term property can be rented.

The implementation of this new short term rental accommodation local law policy is expected to be introduced in 2024.

It is recommended purchasers make their own enquiries and due diligence with regards to:

- the current and anticipated legislation on short term rental accommodation in and around the City of Melbourne.
- any impact this proposed new law may have on their potential purchase at Ancora at Collins Wharf.

For further information, please see:

<https://participate.melbourne.vic.gov.au/short-term-accommodation>

27.0 Victorian Housing Statement 2024-2034 – Short Stay Levy

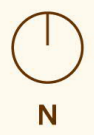
On Wednesday 20 September 2023, the State Government of Victoria announced a proposed Short Stay Levy which is intended to be charged annually to commercial accommodation listing businesses such as AirBnB and Stayz.

The Short Stay Levy will be set at 7.5 per cent of short-stay accommodation platforms' annual revenue from January 1 2025. Limited detail is available publicly on this matter. Lendlease recommends customers seek their own advice to identify if their investment will be impacted based on individual circumstances.

3.0

PROJECT MAP & SURROUNDING AREAS

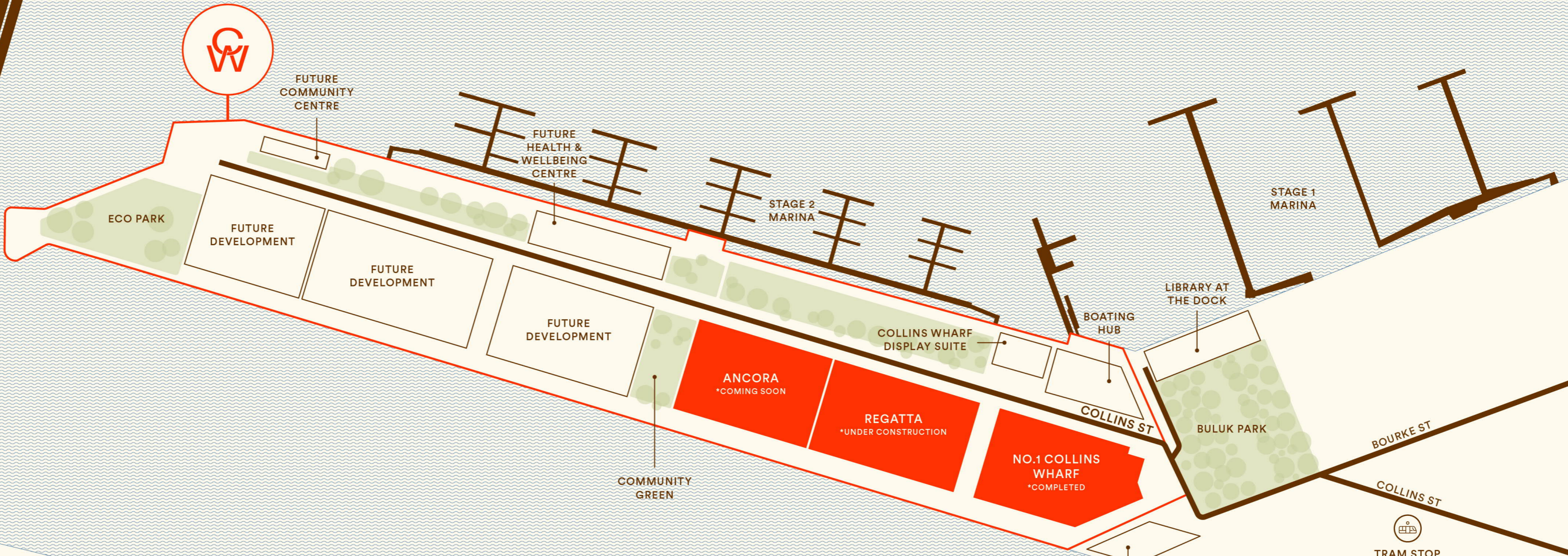




VICTORIA HARBOUR

YARRA RIVER

BOLTE BRIDGE



FUTURE COMMUNITY CENTRE

FUTURE HEALTH & WELLBEING CENTRE

STAGE 2 MARINA

STAGE 1 MARINA

ECO PARK

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

COLLINS WHARF DISPLAY SUITE

BOATING HUB

LIBRARY AT THE DOCK

ANCORA
*COMING SOON

REGATTA
*UNDER CONSTRUCTION

NO.1 COLLINS WHARF
*COMPLETED

COMMUNITY GREEN

BULUK PARK

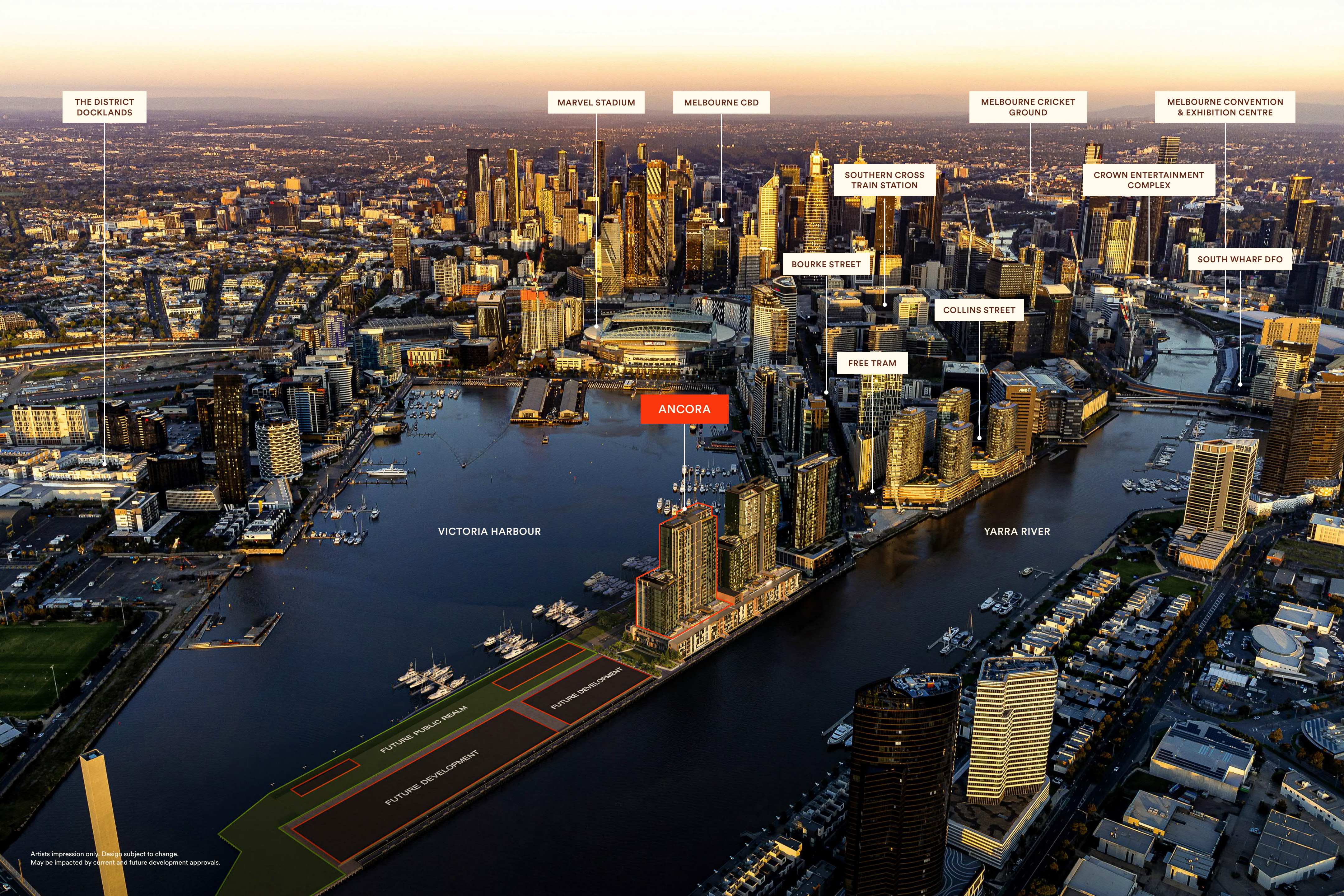
COLLINS ST

BOURKE ST

COLLINS ST

TRAM STOP
(FREE TRAM ZONE)

BOURKE DOCK



THE DISTRICT DOCKLANDS

MARVEL STADIUM

MELBOURNE CBD

MELBOURNE CRICKET GROUND

MELBOURNE CONVENTION & EXHIBITION CENTRE

SOUTHERN CROSS TRAIN STATION

CROWN ENTERTAINMENT COMPLEX

BOURKE STREET

SOUTH WHARF DFO

COLLINS STREET

FREE TRAM

ANCORA

VICTORIA HARBOUR

YARRA RIVER

FUTURE PUBLIC REALM

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

4.0

FINISHES & SPECIFICATIONS



ANCORA

COLLINS WHARF

WATERFRONT APARTMENTS



ANCORA

SCHEDULE OF FINISHES - WATERFRONT APARTMENTS

SCHEME 1 – LIGHT SCHEME | SCHEME 2 – WARM SCHEME

AREA	DESCRIPTION	MATERIAL	
Building External Envelope	Walls	Aluminium frame and glass façade system	
	Windows	Aluminium powder-coated frames	
	Roof	Podium roof – pavers and ballast	
	Balconies / Terrace	Tiles or pavers and painted concrete soffit Metal and glass balustrades (with solid upturn where applicable)	
	Carpark	Concrete floors	
		Overhead lighting	
Automated carpark entry			
Living / Dining	Flooring	Engineered timber flooring	
	Walls / Ceiling	Painted plasterboard	
Kitchen	Flooring	Engineered timber flooring	
	Walls / Ceiling	Painted plasterboard	
	Benchtop	Sintered stone	
	Splashback	Sintered stone	
	Cupboards	Melamine finish	
	Handles	Recessed finger pulls to drawers and cupboards	
	Tapware	Single lever kitchen mixer, WELS 4 Star (7L/min)	
	Sink (1 bed apartments & 2 bed, 1 bath apartments)	Single bowl stainless steel sink, under mounted	
	Sink (2 bed, 2 bath apartments)	1.3 bowl stainless steel sink, under mounted	
	Sink (3 bed apartments)	2 bowl stainless steel sink, under mounted	
	Bin	Twin bin in cupboard under sink	
	Dishwasher	Miele fully integrated dishwasher, WELS 6 Star (9.2L/usage)	
	Oven	Miele oven (600mm)	
	Cooktop (1 bed apartments & 2 bed apartments)	Miele induction cooktop (approximately 574mm)	
	Cooktop (3 bed apartments)	Miele induction cooktop (approximately 800mm)	
	Microwave (3 bed apartments only)	Miele microwave oven included (600mm)	
	Rangehood	European concealed rangehood (ducted externally)	
Fridge	Not included – by purchaser (cavity only)		

AREA	DESCRIPTION	MATERIAL
Walk-In Laundry / Pantry (where applicable, in lieu of Laundry)	Microwave (3 bed apartments)	Miele microwave oven (600mm)
	Rangehood	European concealed rangehood (ducted externally)
	Fridge	Not included – by purchaser (cavity only)
	Flooring and Skirting	Vitrified tiles
	Walls / Ceiling	Painted plasterboard
	Benchtop	Sintered stone
	Splashback	Sintered stone
	Cupboards	Melamine finish
	Handles	Recessed finger pulls to drawers and cupboards
	Tapware	Single lever kitchen mixer, WELS 4 Star (7L/min)
	Sink	Single bowl stainless steel sink, under mounted
Bathroom / Ensuite (where applicable)	Flooring	Vitrified tiles
	Walls	Vitrified tiles
	Ceilings	Painted plasterboard
	Splashback	Vitrified tiles
	Mirror	Mirrored glass fronted shaving cabinet
	Basin	Wall hung ceramic basin
	Tapware	Chrome finish, Basin Mixer WELS 6 Star (3.5L/m) Shower WELS 4 Star (6.5L/m)
	Toilet	Ceramic with concealed cistern, WELS 4 star (3.3L/flush)
	Shower	Glazed frameless shower screen enclosure and vitrified tiles
	Bathroom Accessories	Chrome finish towel rail, toilet roll holder, robe hook and shower shelf
	Bath (where applicable)	Enamel under slung bath with sintered stone surrounds
Bedrooms	Flooring	Engineered timber flooring
	Walls / Ceilings	Painted plasterboard
	Built In Robes	Mirror sliding doors with melamine shelf and hanging rail



ANCORA

SCHEDULE OF FINISHES - WATERFRONT APARTMENTS

SCHEME 1 – LIGHT SCHEME | SCHEME 2 – WARM SCHEME

AREA	DESCRIPTION	MATERIAL
Laundry	Floors and skirting	Vitrified tiles
	Walls / Ceiling	Painted plasterboard
	Splashback	Ceramic tiles to tub only
	Tapware	Chrome finish, WELS 5 Star (5L/min)
	Laundry tub	Stainless steel sink and metal cabinet
	Laundry doors	Melamine doors for laundry cupboards
	Washer / Dryer	Not included – by purchaser
General	Entry door	Fire rated door with painted finish
	Internal doors	Painted finish
	Skirting	Painted finish
	Linen cupboard (where applicable)	Melamine finish doors with melamine interiors
Electrical and Communications	General lighting	LED downlights
	TV point	Wired for free to air and pay TV
	Telephone / data point	One TV point in living room
	Switchboard	One TV point in main bedroom
	Security	One double data point in living room One single data point at ONT & study (if applicable)
		RCD protection for lighting and power circuits
		Proximity card/FOB access to building and automated car park entry door Video intercom Keyless entry to entry door
Electrical and Communications (Exclusions)	Internet service	Commissioning of internet service provider (ISP) – by purchaser
	TV service	Commissioning of Foxtel or any other pay TV provider – by purchaser
	Telephone service	Commissioning of telephone service provider – by purchaser
General Building Services	Exhaust	Dedicated kitchen rangehood Bathroom and laundry exhaust (ducted externally)
	Heating and Cooling	1 bedroom apartments
2 & 3 bedroom apartments		Concealed air conditioning to living area and master bedroom only
Hot Water Cold Water		Centralised hot water unit
		Individually metered in common cupboard



ANCORA

COLLINS WHARF

PREMIER COLLECTION



ANCORA

SCHEDULE OF FINISHES - PREMIER COLLECTION

SCHEME 1 – CONTEMPORARY SCHEME | SCHEME 2 – CLASSIC SCHEME | SCHEME 3 - MARINE SCHEME

AREA	DESCRIPTION	MATERIAL
Building External Envelope	Walls	Aluminium frame and glass façade system
	Windows	Aluminium powder-coated frames
	Roof	Podium roof – pavers and ballast
	Balconies / Terrace	Tiles or pavers and painted concrete soffit
		Metal and glass balustrades (with solid upturn where applicable)
	Carpark	Concrete floors Overhead lighting Automated carpark entry
	Garage (Premier Apartments only)	Individual garage with secure door & remote-control entry access
Living / Dining	Flooring	Engineered timber flooring
	Walls / Ceiling	Scheme 1 & 2 - Painted plasterboard
	Walls / Ceiling	Scheme 3 - Painted plasterboard walls with painted feature ceiling
Kitchen	Flooring	Engineered timber flooring
	Walls / Ceiling	Painted plasterboard
	Benchtop	Natural stone
	Splashback	Natural stone
	Cupboards	Lacquer finish door with feature melamine (where applicable) Melamine carcass interior
	Handles	Recessed finger pulls to drawers and cupboards Feature handles to pantry and fridge doors
	Zio Tap	Zip Tap for boiling and chilled water
	Tapware	Single lever pull out kitchen mixer, WELS 5 Star (5L/min)
	Sink	Large under mounted single bowl, stainless steel
	Bin	Twin bin in cupboard under sink
	Dishwasher	Miele fully integrated dishwasher, WELS 6 Star (9.2L/usage)
	Oven	Gaggenau oven (600mm)
	Cooktop	Gaggenau induction cooktop (900mm)
	Microwave	Gaggenau combi microwave oven (600mm)
	Rangehood	Gaggenau concealed rangehood (ducted externally)
	Fridge	Miele fully integrated fridge (600mm)
	Freezer	Miele fully integrated freezer (600mm)
Butler's Pantry (where applicable)	Flooring	Engineered timber flooring
	Walls / Ceiling	Painted plasterboard
	Benchtop	Natural stone
	Splashback	Natural stone
	Cupboards	Lacquer finish door Melamine carcass interior
	Tapware	Single lever pull out kitchen mixer, WELS 5 Star (5L/min)
Sink	Single under mounted bowl stainless steel	

AREA	DESCRIPTION	MATERIAL
Bar (where applicable)	Fridge	Integrated Under-Bench bar fridge
	Benchtop	Natural stone
	Splashback	Natural stone
	Cupboards	Feature melamine Melamine carcass interior
Master Ensuite	Flooring	Porcelain tiles
	Walls	Porcelain tiles
	Feature wall	Natural stone tiles
	Ceilings	Painted plasterboard
	Mirrors	Mirrored shaving cabinet with feature wall lights
	Basin	Underslung ceramic basin with natural stone surrounds Feature melamine joinery unit under Wall mounted mixer, WELS 6 Star (8.5L/min)
	Fixtures	Heated towel rail
	Toilet	Ceramic with concealed cistern, WELS 4 Star (3.3L/flush)
	Shower	Framed glazed shower screen enclosure Hand shower on rail with overhead rain shower, WELS 3 Star (8.5L/min) Wall mounted mixer
	Bath	Freestanding bath with wall mounted mixer, WELS 6 Star (4.5L/min)
Bathroom	Flooring	Porcelain tiles
	Walls	Porcelain tiles
	Ceilings	Painted plasterboard
	Mirror	Mirrored shaving cabinet
	Basin	Wall mounted ceramic basin with joinery unit under
	Toilet	Ceramic with concealed cistern, WELS 4 Star (3.3L/flush)
	Shower	Framed glazed shower screen enclosure Hand shower on rail with overhead rain shower, WELS 3 Star (8.5L/min) Wall mounted mixer
Powder Room (where applicable)	Flooring	Porcelain tiles
	Walls	Porcelain tiles
	Ceilings	Painted plasterboard
	Mirror	Fixed mirror
	Toilet	Wall mounted ceramic basin with joinery unit under Ceramic with concealed cistern, WELS 4 Star (3.3L/flush)



ANCORA

SCHEDULE OF FINISHES - PREMIER COLLECTION

SCHEME 1 – CONTEMPORARY SCHEME | SCHEME 2 – CLASSIC SCHEME | SCHEME 3 - MARINE SCHEME

AREA	DESCRIPTION	MATERIAL
Bedroom 1	Floors and skirting	Engineered timber flooring
	Walls / Ceiling	Painted plasterboard
	Built in robes	Feature melamine hinged doors with matching melamine carcass, integrated lighting
Bedroom 2/3/4 (where applicable)	Floors and skirting	Engineered timber flooring
	Walls / Ceiling	Painted plasterboard
	Built in robes	Feature melamine hinged doors with matching melamine carcass
Laundry	Flooring	Porcelain tiles
	Walls	Porcelain tiles / painted plasterboard
	Ceiling	Painted plasterboard
	Benchtop	Sintered stone
	Cupboards	Melamine doors & melamine carcass
	Tapware	Single lever mixer, Single lever kitchen mixer. WELS 4 Star (7L/min).
	Sink	Stainless steel inset sink
	Washer / Dryer	Not included – by purchaser (cavity only)
Roof Terrace (Premier Townhomes only)	BBQ	Built in joinery unit with stainless steel sink and electrical BBQ unit
General	Entry door	Fire rated door with painted finish
	Entry door (Premier Townhome only)	External grade solid core door with painted finish
	Internal doors	Painted finish
	Skirting	Painted finish
	Linen cupboard	Lacquer finish doors with melamine interior
	Stairs (where applicable)	Engineered timber flooring
	Window furnishings	Auto hardwired translucent roller blinds to all rooms

AREA	DESCRIPTION	MATERIAL
Electrical and Communications	General Lighting	LED downlights
	TV point	One TV point to Living
	Telephone / data point	One TV point to Bedroom 1
		Wired for free to air and pay TV
		One data point to living room
	Switchboard	One data point to bedrooms
	Security	RCD protection for lighting and power circuits
		Proximity card/FOB access to building and automated car park entry door
		Video intercom
		Keyless entry to entry door
Electrical and Communications (exclusions)	Internet service	Commissioning of internet service provider (ISP) – by purchaser
	TV service	Commissioning of Foxtel or any other pay TV provider – by purchaser
	Telephone service	Commissioning of telephone service provider – by purchaser
General Building Services	Exhaust	Dedicated kitchen rangehood
		Bathroom and laundry exhaust (ducted externally)
Heating and Cooling		Ducted / concealed reverse cycle air conditioning to living / dining areas and all bedrooms
Hot Water Cold Water		Centralised hot water unit
		Individually metered in common cupboard



5.0

COLOUR SCHEMES



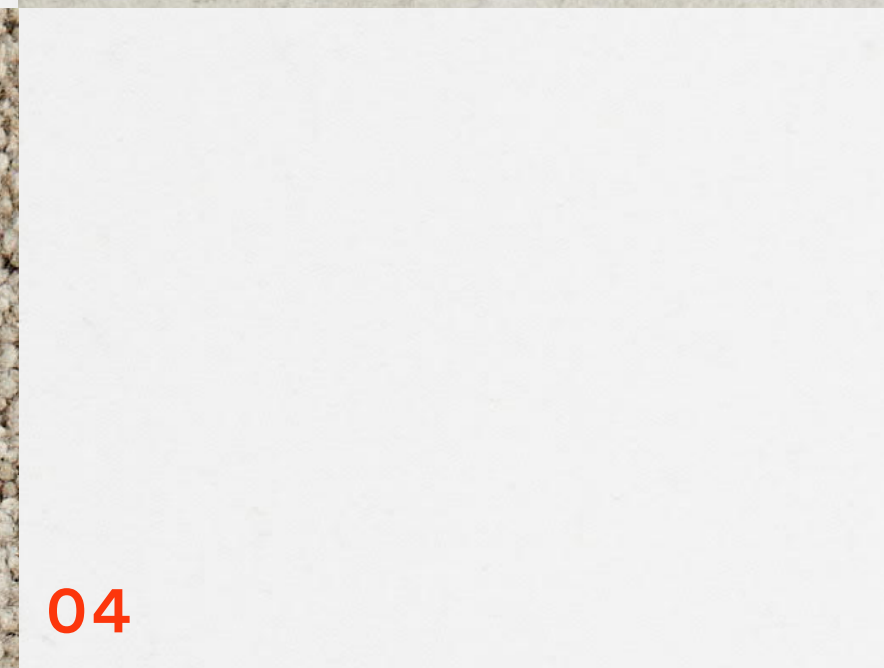
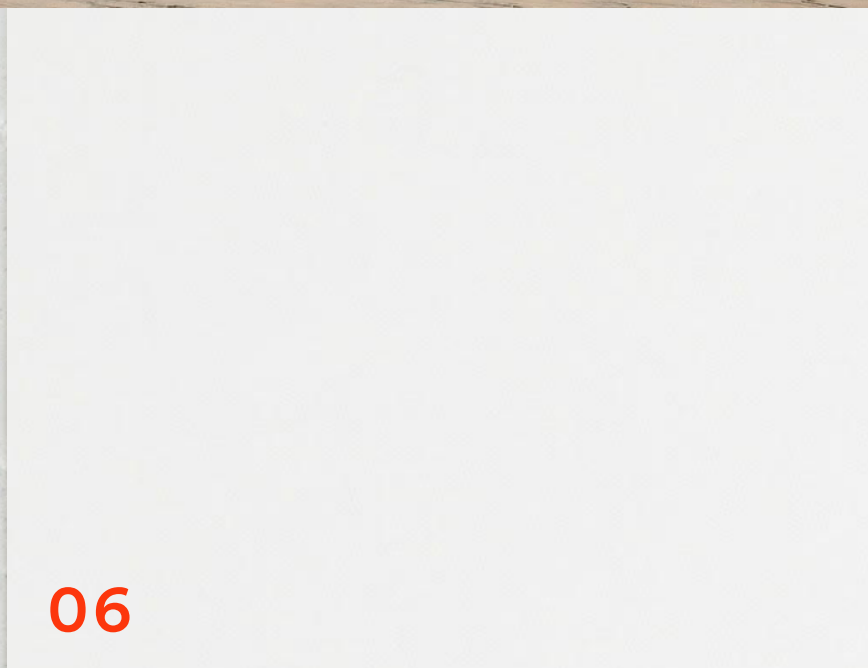
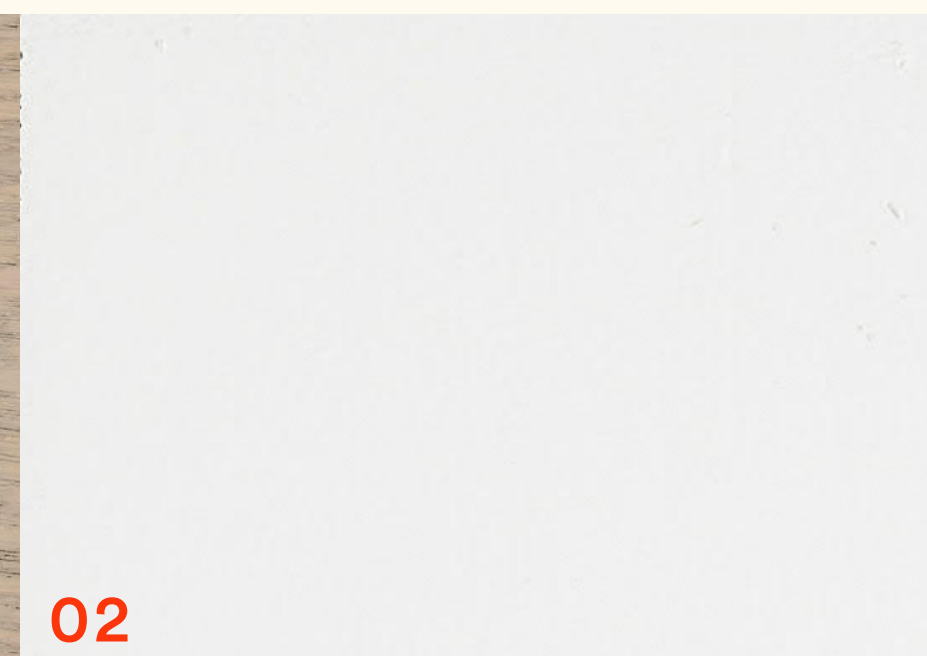
COLLINS WHARF

MELBOURNE

LIGHT SCHEME

ANCORA
WATERFRONT APARTMENTS

- ENGINEERED TIMBER FLOOR 01
- WALL PAINT 02
- BATHROOM TILE 03
- VANITY SHELF 04
- OPTIONAL BEDROOM CARPET 05
- KITCHEN LAMINATE 06
- KITCHEN STONE 07



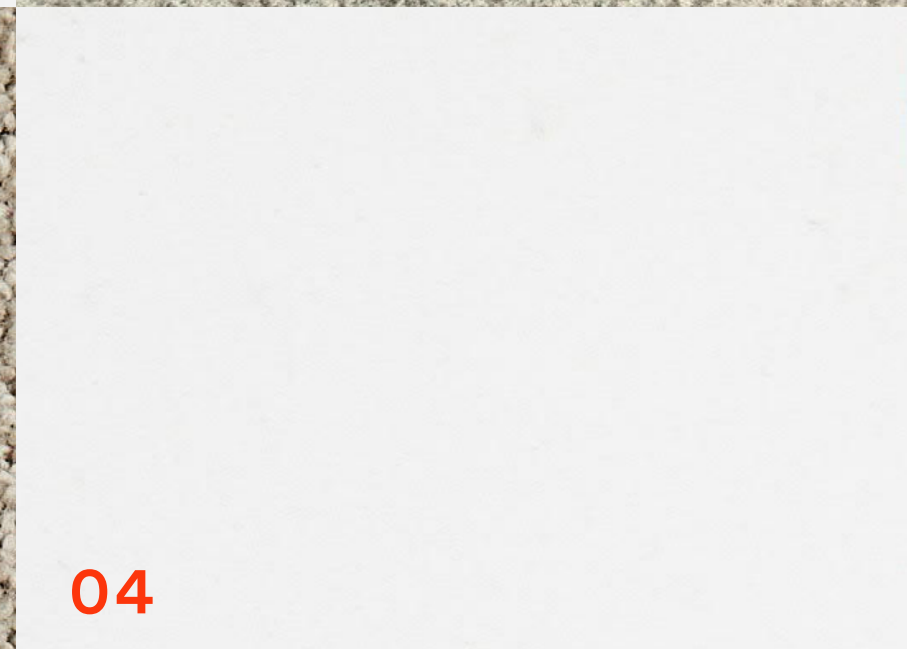
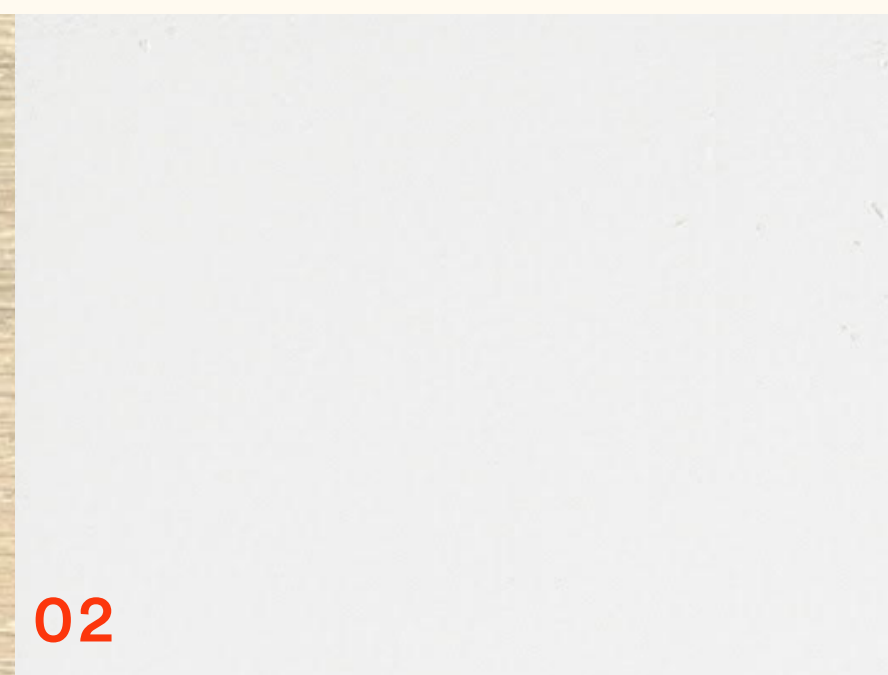
COLLINS WHARF

MELBOURNE

WARM SCHEME

ANCORA
WATERFRONT APARTMENTS

- ENGINEERED TIMBER FLOOR 01
- WALL PAINT 02
- BATHROOM TILE 03
- VANITY SHELF 04
- OPTIONAL BEDROOM CARPET 05
- KITCHEN LAMINATE 06
- KITCHEN STONE 07



01

02

03

07

06

05

04

COLLINS WHARF

MELBOURNE

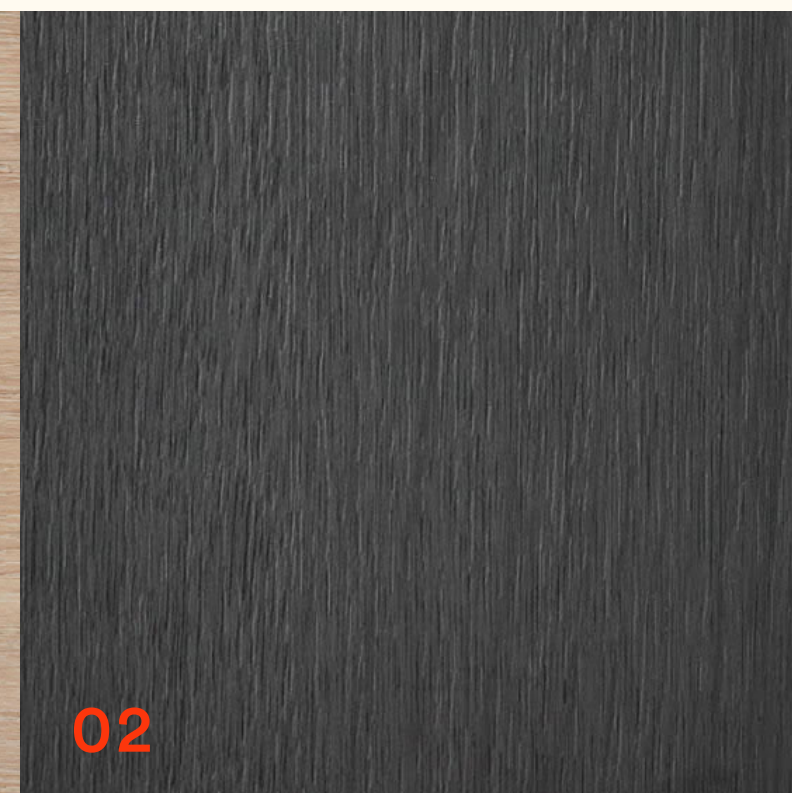
CONTEMPORARY SCHEME

ANCORA
PREMIER COLLECTION

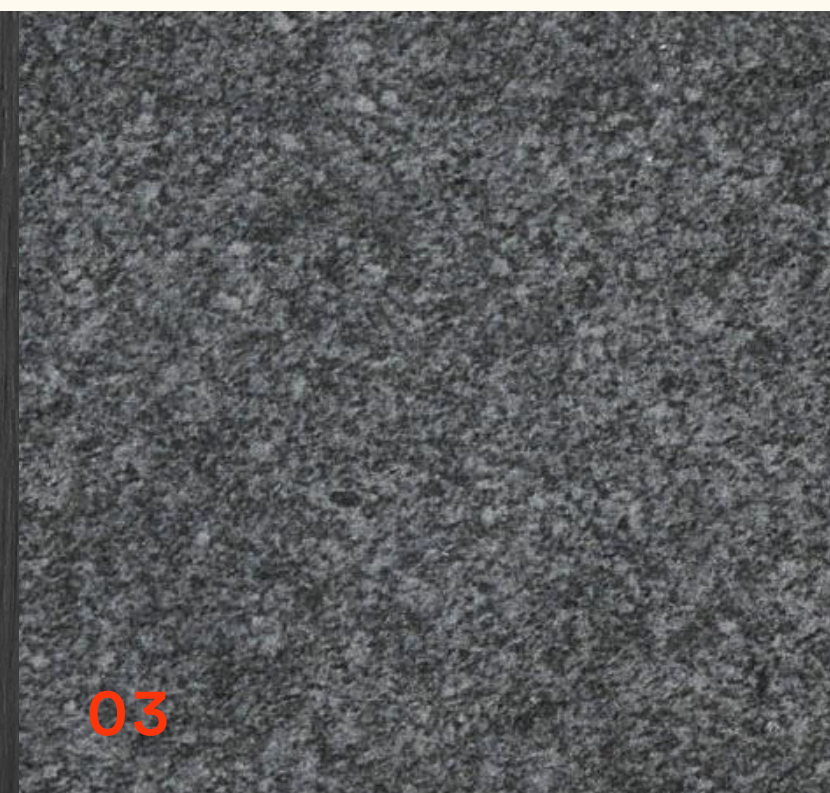
ENGINEERED TIMBER FLOOR	01
ROBE /BAR /VANITY	02
ENSUITE & BATHROOM TILES	03
KITCHEN LACQUER	04
OPTIONAL BEDROOM CARPET	05
WALL PAINT	06
KITCHEN, BAR & BATHROOM STONE	07



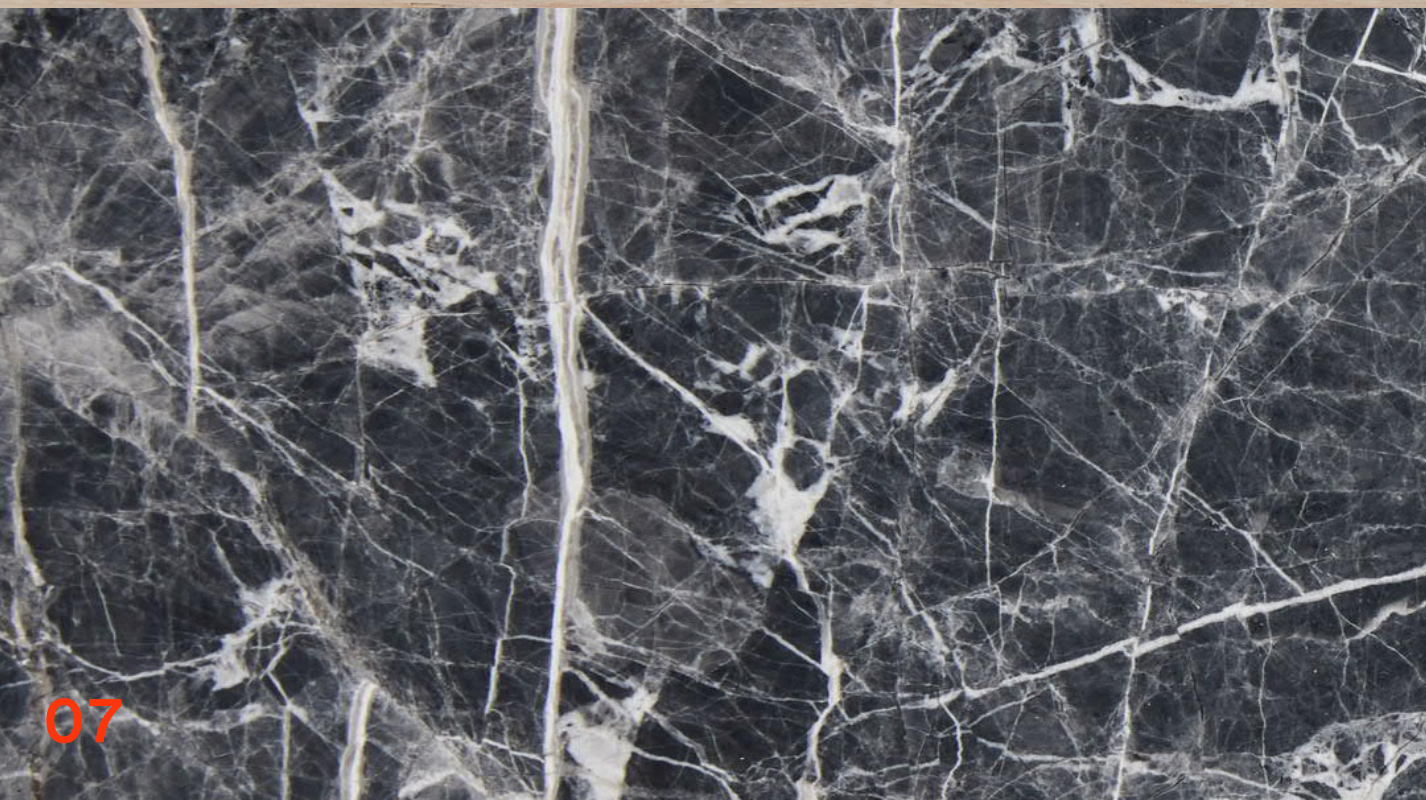
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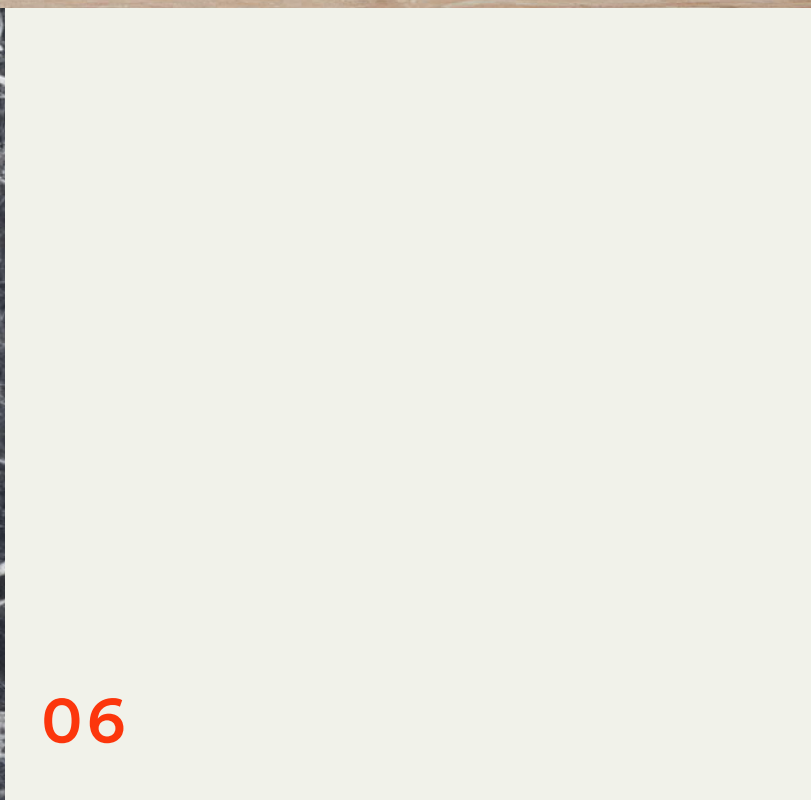
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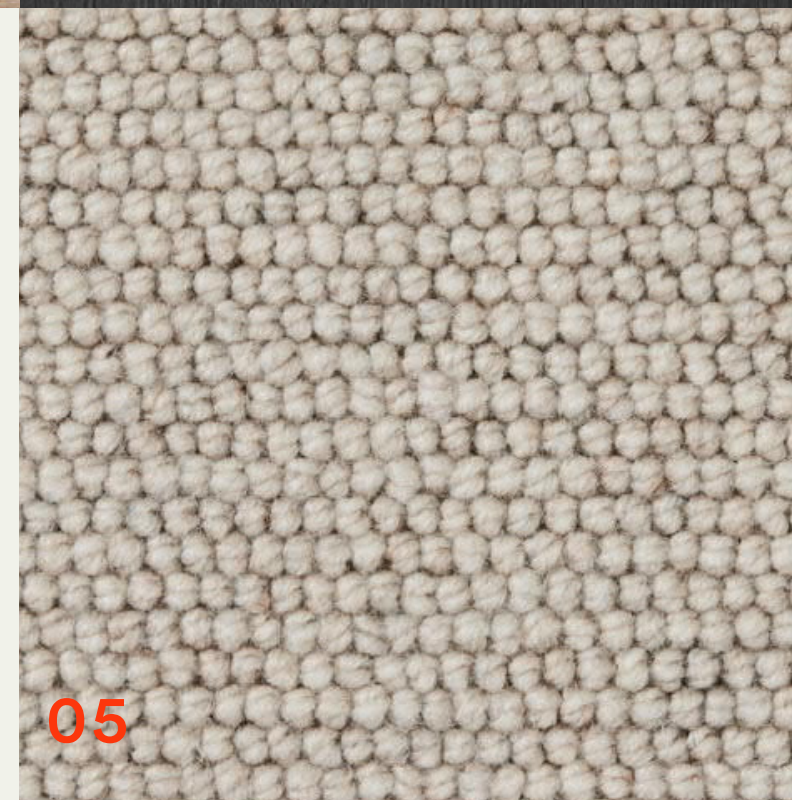
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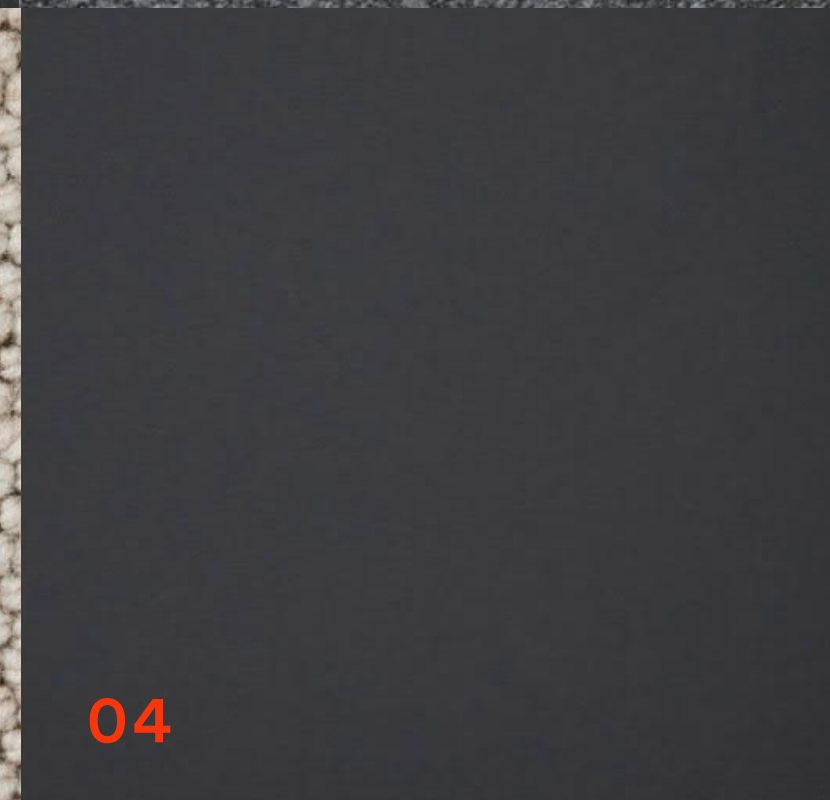
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05



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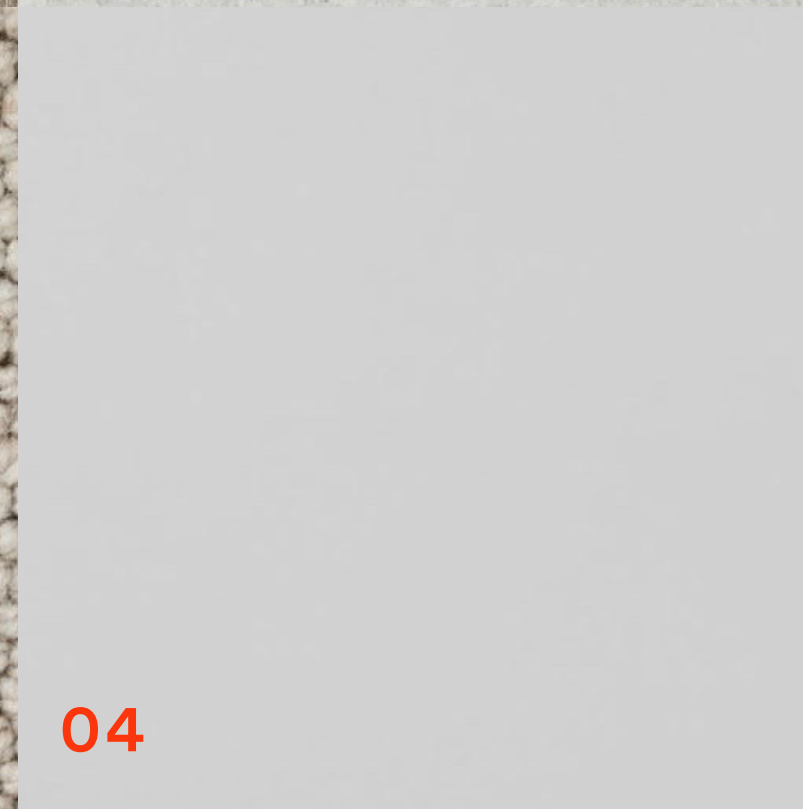
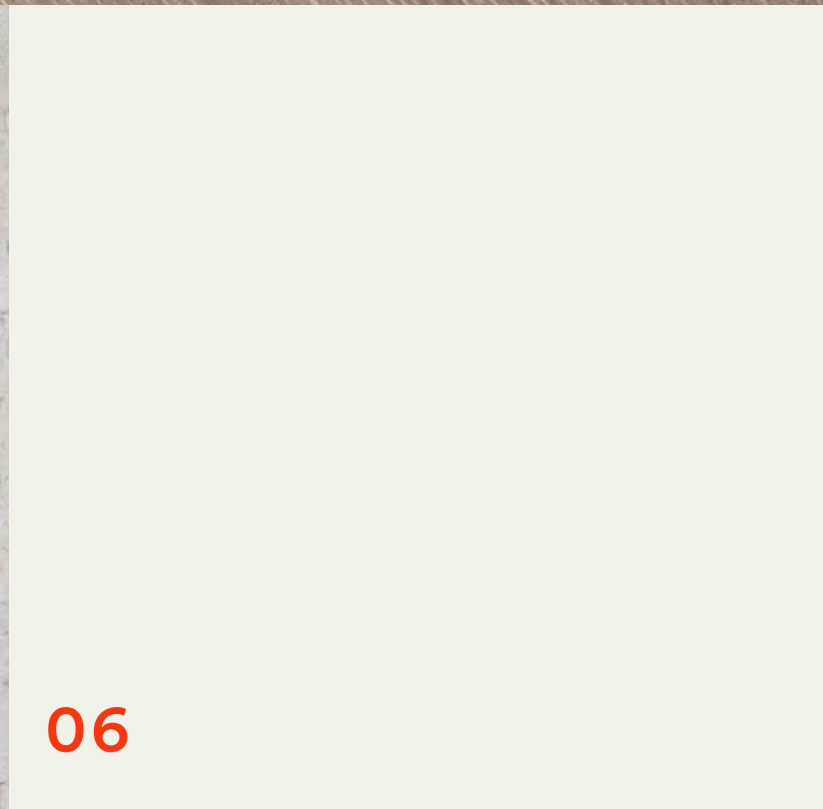
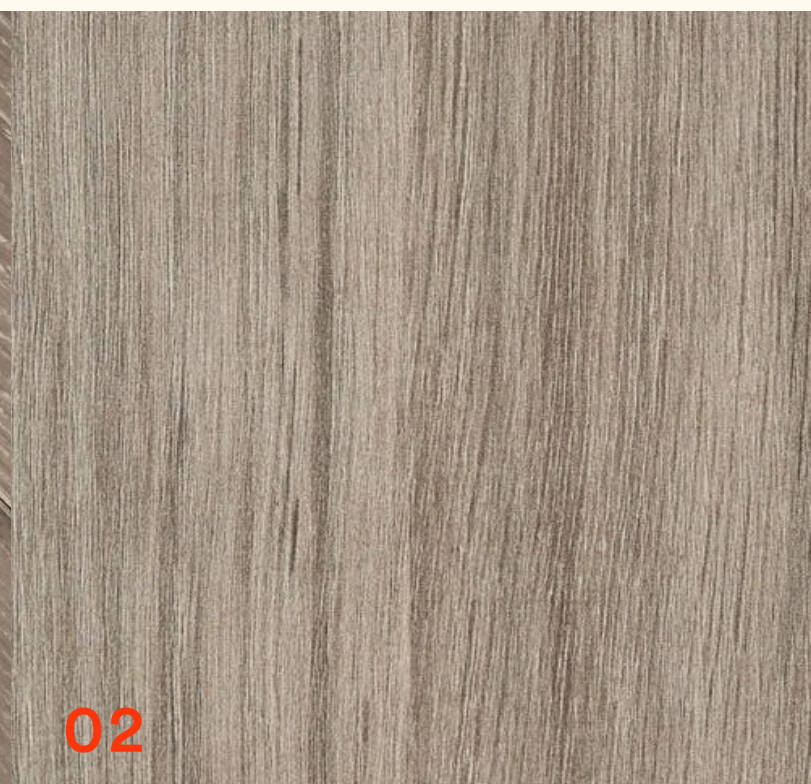
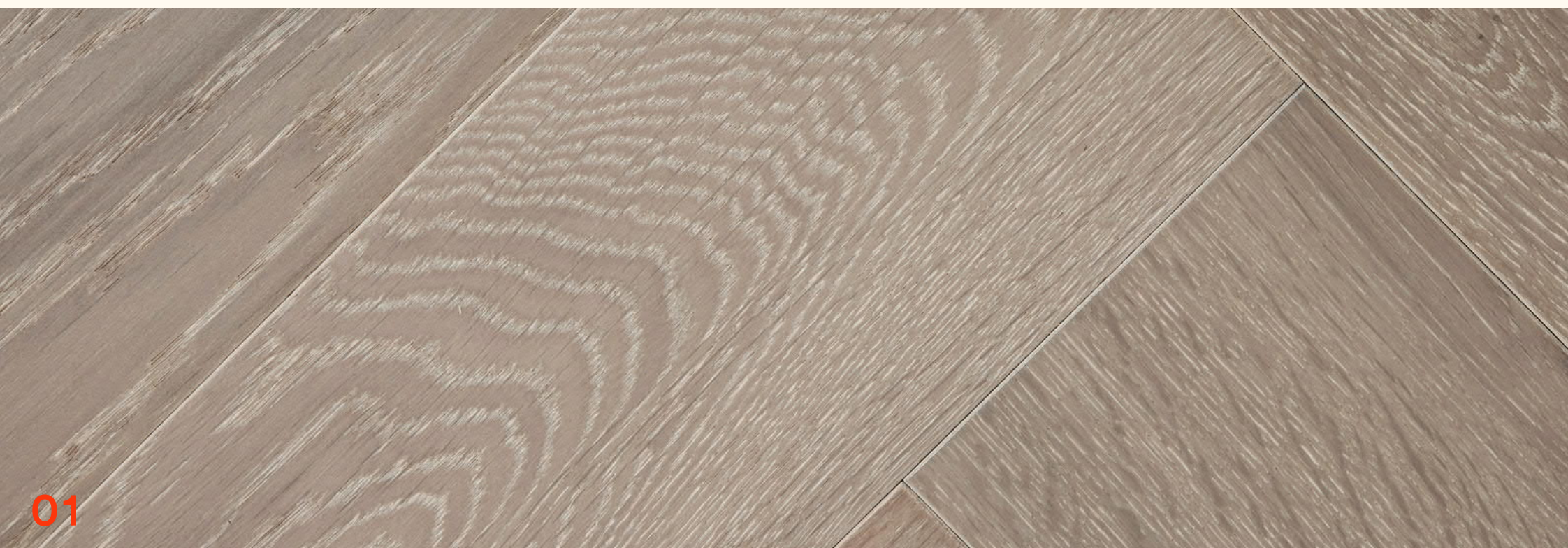
COLLINS WHARF

MELBOURNE

CLASSIC SCHEME

ANCORA
PREMIER COLLECTION

ENGINEERED TIMBER FLOOR	01
ROBE /BAR /VANITY	02
ENSUITE & BATHROOM TILES	03
KITCHEN LACQUER	04
OPTIONAL BEDROOM CARPET	05
WALL PAINT	06
KITCHEN, BAR & BATHROOM STONE	07



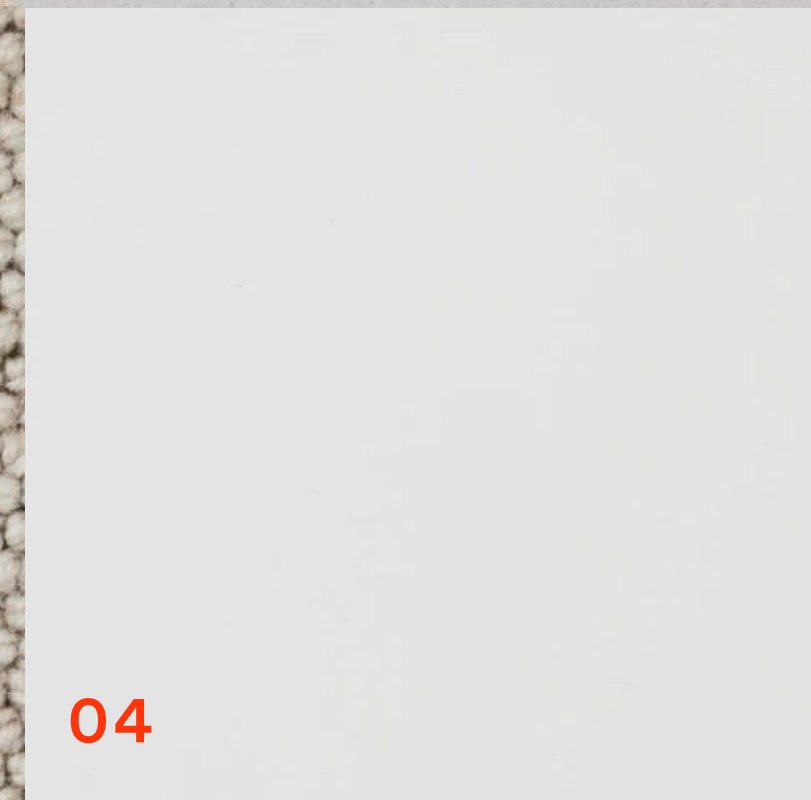
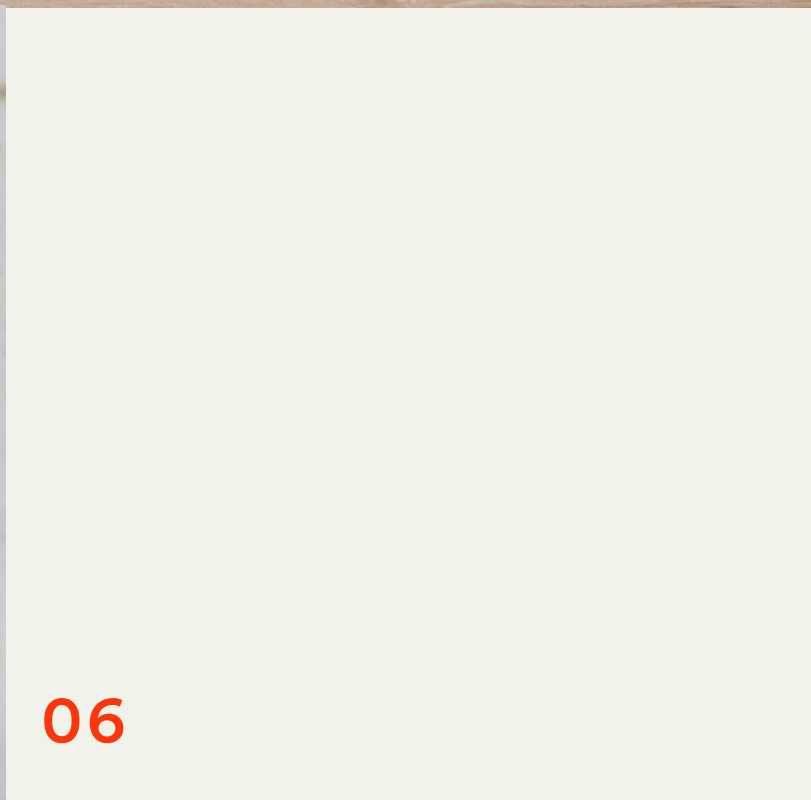
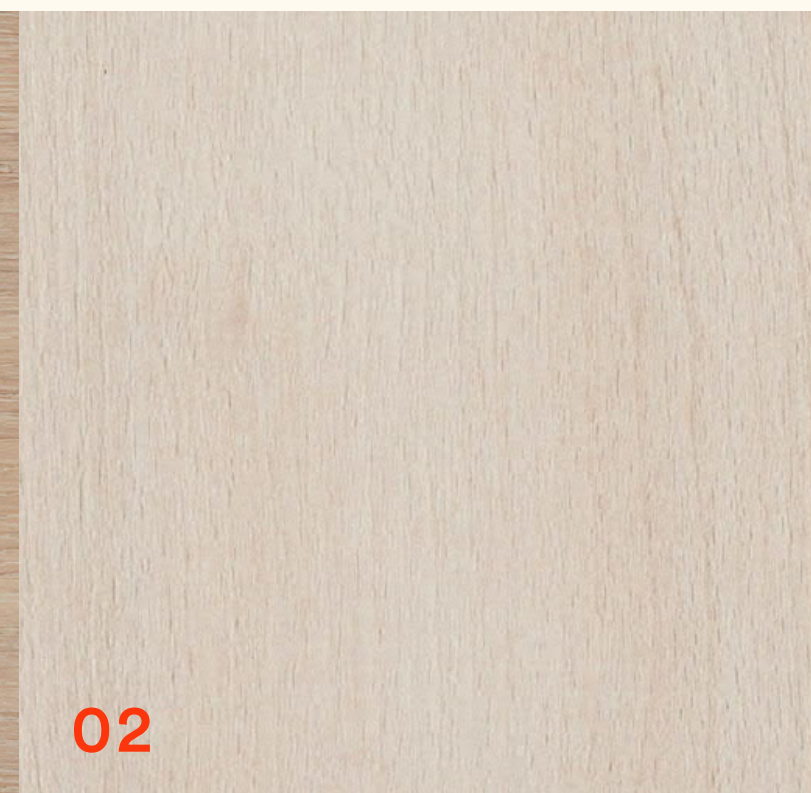
COLLINS WHARF

MELBOURNE

MARINE SCHEME

ANCORA
PREMIER COLLECTION

ENGINEERED TIMBER FLOOR	01
ROBE /BAR /VANITY	02
ENSUITE & BATHROOM TILES	03
KITCHEN LACQUER	04
OPTIONAL BEDROOM CARPET	05
WALL PAINT	06
KITCHEN, BAR & BATHROOM STONE	07



6.0

VIEWLINES



ANCORA

NORTH VIEWS





REALISED BY 

View-line photograph captured December 2023 at approximately RL 4.6. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



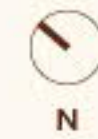
ANCORA
LEVEL G





REALISED BY 

View-line photograph captured December 2023 at approximately RL 7.7. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



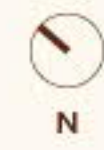
ANCORA
LEVEL 1





REALISED BY 

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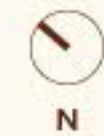
ANCORA
LEVEL 2





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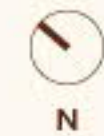
ANCORA
LEVEL 3





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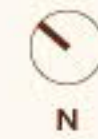
ANCORA
LEVEL 4





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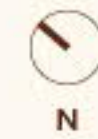
ANCORA
LEVEL 5





REALISED BY 

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ANCORA
LEVEL 6





REALISED BY 

View-line photograph captured December 2023 at approximately RL 27. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 7





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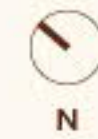
ANCORA
LEVEL 8





REALISED BY 

View-line photograph captured December 2023 at approximately RL 33. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 9





REALISED BY 

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ANCORA
LEVEL 10





REALISED BY 

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ANCORA
LEVEL 11





REALISED BY 

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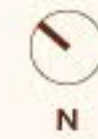
ANCORA
LEVEL 12





REALISED BY 

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ANCORA
LEVEL 13





REALISED BY 

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ANCORA
LEVEL 14





REALISED BY 

View-line photograph captured December 2023 at approximately RL 51. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 15





REALISED BY 

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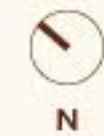
ANCORA
LEVEL 16





REALISED BY 

View-line photograph captured December 2023 at approximately RL 57.3. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 17





REALISED BY 

View-line photograph captured December 2023 at approximately RL 60.3. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 18





REALISED BY 

View-line photograph captured December 2023 at approximately RL 63.3. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 19





REALISED BY 

View-line photograph captured December 2023 at approximately RL 66.6. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 20





REALISED BY 

View-line photograph captured December 2023 at approximately RL 69.6. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 21





REALISED BY 

View-line photograph captured December 2023 at approximately RL 72.6. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 22





REALISED BY 

View-line photograph captured December 2023 at approximately RL 75.6. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 23





REALISED BY 

View-line photograph captured December 2023 at approximately RL 78.6. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 24





REALISED BY 

View-line photograph captured December 2023 at approximately RL 81.6. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 25





REALISED BY 

View-line photograph captured December 2023 at approximately RL 54.82. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 26





REALISED BY 

View-line photograph captured December 2023 at approximately RL 88.22. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 27



ANCORA

SOUTH VIEWS





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ANCORA
LEVEL G





REALISED BY 

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ANCORA
LEVEL 1





REALISED BY 

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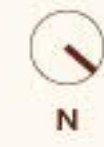
ANCORA
LEVEL 2





REALISED BY 

View-line photograph captured December 2023 at approximately RL 14.1. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 3





REALISED BY 

View-line photograph captured December 2023 at approximately RL 17.8. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 4





REALISED BY 

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ANCORA
LEVEL 5





REALISED BY 

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ANCORA
LEVEL 6





REALISED BY 

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ANCORA
LEVEL 7





REALISED BY 

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ANCORA
LEVEL 8





REALISED BY 

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ANCORA
LEVEL 9





REALISED BY 

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ANCORA
LEVEL 10





REALISED BY 

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ANCORA
LEVEL 11





REALISED BY 

View-line photograph captured December 2023 at approximately RL42. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 12





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ANCORA
LEVEL 13





REALISED BY 

View-line photograph captured December 2023 at approximately RL 48. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 14





REALISED BY 

View-line photograph captured December 2023 at approximately RL 51. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 15





REALISED BY 

View-line photograph captured December 2023 at approximately RL 54.3. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 16





REALISED BY 

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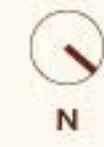
ANCORA
LEVEL 17





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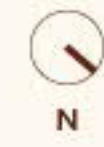
ANCORA
LEVEL 18





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ANCORA
LEVEL 19





REALISED BY 

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ANCORA
LEVEL 20





REALISED BY 

View-line photograph captured December 2023 at approximately RL 69.6. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 21





REALISED BY 

View-line photograph captured December 2023 at approximately RL 72.6. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 22





REALISED BY 

View-line photograph captured December 2023 at approximately RL 75.6. Any view-lines shown are indicative only and subject to change. View lines may be impacted by building design changes and current and future planning approvals, including of surrounding developments. Prospective purchasers must make and rely on their own enquiries.



ANCORA
LEVEL 23





REALISED BY 

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ANCORA
LEVEL 24





REALISED BY 

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ANCORA
LEVEL 25





REALISED BY 

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ANCORA
LEVEL 26





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ANCORA
LEVEL 27



7.0

CONTRACT COMPLETION CHECKLIST - HARDCOPY



Completion and Signing Checklist

How to complete the contract the sale

Cover Page ✓			
1	<p>In the Premier Collection contract, you will need to insert the following categories:</p> <p>(a) 'Premier Apartments' for Lots G05, G06, G07, 103, 104, 204, 205, 206, 304, 305;</p> <p>(b) 'Premier Townhomes' for Lots T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22; and</p> <p>(c) 'Premier Skyhomes' for Lots 2603A, 2604A, 2605A, 2606A, 2607A</p> <p>Insert the Apartment number (i.e. __Premier Apartments_ Apartment_ G07_, 'Collins Wharf 3', 971 Collins Street...)</p> <p>Note: only the apartment number will need to be inserted in the Waterfront Apartments</p>	<input type="checkbox"/>	
2	<p>Insert the name(s) / corporation of the Purchaser (to be handwritten on the black solid line above '(Purchaser)')</p>	<input type="checkbox"/>	
Particulars of Sale			
3	<p>VENDOR'S ESTATE AGENT</p>	<p>Insert the Agent's name, address, reference, email address, and telephone number (page 16)</p> <p>If the Agent is a referral please insert the relevant name of the referrer on the second line 'Referrer (if applicable): _____'</p>	<input type="checkbox"/>
4	<p>PURCHASER</p>	<p>Insert the Purchaser's name, address, email address, telephone number (page 16)</p> <p>Note: If the Purchaser is a company, include the ACN of the company (if possible)</p>	<input type="checkbox"/>
5	<p>PURCHASER'S FIRB DECLARATION</p>	<p>Please tick (✓) only one of the applicable boxes in the 'Purchaser FIRB Declaration' (pages 16)</p> <p>Note: This box MUST be completed in order to effect exchange of contracts</p> <p>Note: If a foreign purchaser, you must collect current copies of passports for each purchaser and visa details checks (where applicable). Any Premier Townhomes lot with a foreign purchaser will trigger FIRB approval requirements for a purchaser</p>	<input type="checkbox"/>
6	<p>PURCHASER'S LEGAL PRACTITIONER OR CONVEYANCER</p>	<p>Insert the name, address and email address of the Purchaser's lawyer (page 17)</p>	<input type="checkbox"/>
7	<p>PROPERTY LOT</p>	<p>Insert the relevant Lot number, the Car Park Lot and the Storage Lot including the Lots of any additional car park lots and storage lots allocated to the Purchaser (page 17)</p> <p>Note: If the Purchaser is purchasing <i>additional</i> car space(s) and storage space(s) to what is allocated, please ensure that the price of the <i>additional</i> car park is added to the total cost of the apartment and that sum is included in the Price in the Particulars of Sale (see Payment below)</p>	<input type="checkbox"/>



8	PAYMENT	<p>Insert the price (inclusive of GST), the deposit (and the number of days from the day of sale when the deposit must be paid) and the balance (page 17)</p> <p>If the apartment is a Premier Collection, you will also need to complete the Upgrade Price being the total amount payable for items selected within the Upgrade Selection Form (see page 19, options schedule)</p>	<input type="checkbox"/>
9	ADDITIONAL SPECIAL CONDITIONS	<p>Note: Only applicable if there have been any one or all of the special conditions inserted into the contract as follows: Marina Berth, Blind upgrade and/or interest</p> <p>Please list the additional special condition(s) that have been inserted into the contract</p>	<input type="checkbox"/>
10	LENDLEASE FUTURE STEPS	<p>Please turn to Special Condition 41 on page 72 in the contract, if the Purchaser agrees to donate to FutureSteps then please tick (✓) the box otherwise, please leave blank.</p> <p>If the Purchaser agrees to donate to FutureSteps, please turn to Special Condition 41.3(b) on page 72 and tick (✓) the amount the Purchaser agrees to donate (insert any dollar figure (if necessary)) and complete the purchaser's email address (Special Condition 41.3(e) on page 73)</p>	<input type="checkbox"/> <input type="checkbox"/>
Options Schedule			
11	<p>Please complete and have the Purchaser sign the Upgrade Selection Form on page 19</p> <p>If a Premier Collection with optional upgrades (i.e. kitchen options, joinery, laundry and window coverings), please ensure you are using the Premier Collection contract which, allows for this in the Upgrade Selection Form on page 19 and insert the total upgraded price in the form. You will also need to complete the Upgrade Price in the particulars of sale being the total amount payable for items selected within the Upgrade Selection Form (as stated above, see item 8 (Payment))</p>		<input type="checkbox"/>
Annexures			
Annexure A – Guarantee and indemnity			
Note: If the Purchaser is a company then the Guarantee and Indemnity will also need to be completed—otherwise, leave Annexure A			
12	<p>Insert the names of each director as Guarantor (and ABN if applicable), address, facsimile (if any) in the 'Parties' section (Annexure A, page 75)</p> <p>Note: If the Purchaser is a company then a copy of the current company search is to be provided to check directors details are correct</p>		<input type="checkbox"/>

IMPORTANT NOTE: please ensure that the Section 32 statement is signed by the Purchaser/s prior to the contract being signed

Signing requirements for the Section 32 statement

Signing Page (page 7) ✓	
The Purchaser (or a representative of the Purchaser (i.e. a director of the Purchaser corporation)) must sign the acknowledgment and insert the date of signing (page 7 of the Section 32 statement)	<input type="checkbox"/>

Signing requirements for the contract of sale

Signing Page (pages 3 and 4) ✓	
<p>If the Purchaser is an individual(s), the Purchaser(s) must sign in the execution block(s) under 'Where the Purchaser is an individual:' and have their signature/s witnessed. The name/s of the individual/s must be written in print in each execution block and the name(s) of the witness(es) must also be in written in print in each execution block</p> <p><i>The date of signing by the Purchaser must also be inserted as appropriate</i></p>	<input type="checkbox"/>
<p>Note: If the Purchaser is a company then the Annexure A - Guarantee and Indemnity will also need to be signed and completed and a copy of the current company search to be provided to check directors' details are correct</p> <p>If the Purchaser is a company, the Purchaser must sign in the execution block under 'Where the Purchaser is a company:' on page 4</p> <p><i>The date of signing by the Purchaser must also be inserted as appropriate</i></p> <p>Note: If there is only 1 director of the company, that director must sign and print his/her name. If there are 2 more directors of the company, 2 directors or a director and company secretary must sign and print their names</p>	<input type="checkbox"/>
<p>If the Purchaser is signing under power of attorney, the Purchaser must sign in the execution block under 'Where the Purchaser is signing under a power of attorney:' on page 4 and have their signature/s witnessed. The name/s of the individual/s must be written in print in each execution block and the name(s) of the witness(es) must also be in written in print in each execution block</p> <p><i>The date of the power of attorney needs to be inserted in the execution block.</i></p> <p><i>The date of signing by the Purchaser must also be inserted as appropriate</i></p> <p>Note: please ensure that the Purchaser provides a copy of the power of attorney</p>	<input type="checkbox"/>
Signing Page (Annexure A - Guarantee and Indemnity) (page 81)	
All Guarantors being the directors of the company must sign an execution block, have their signatures witnessed and print their names	<input type="checkbox"/>

Exchange process

1. The Purchaser must execute the Section 32 statement and the contract (in duplicate).
2. Once executed by the Purchaser, contracts (and all associated documents i.e. copies of identification) should be forwarded to MinterEllison in Melbourne for review attention to:

MinterEllison
Attn: Alice Gleisner
Level 20, 447 Collins Street
Melbourne VIC 3000

3. Upon checking and confirmation of execution of contracts, MinterEllison will forward contracts to Lendlease for signing.
4. The fully complete and executed contracts (in duplicate) are to be returned to MinterEllison in Melbourne (details as above).
5. MinterEllison will issue the Purchaser's fully executed counterpart of the contract upon receipt from Lendlease.

Deposits

A bank cheque payable to '**MinterEllison Trust Account**' for the Deposit amount

OR

A direct transfer to the following trust account:

Account Name: MinterEllison Trust Account
Account Number: 0059 27040
BSB: 013 006
Bank: ANZ Bank
Swift Code: ANZBAU3M
Reference: [*Apartment No.*] [*Surname*] CW3

MinterEllison contact details

Should you have any questions during the sales launch, please feel free to contact us by the following:

Peter Mitchell

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Lawyer
T +61 3 8608 2464
alice.gleisner@minterellison.com

8.0

CONTRACT COMPLETION CHECKLIST - ELECTRONIC




Completion and Signing Checklist - PlanIT


How to complete the contract the sale in PlanIT

Preliminaries: Accessing the Contract via PlanIT		
1	Login to Plan IT: https://planit.infotrack.com.au	<input type="checkbox"/>
2	Select Apartment Type from Project Dashboard. Note: Please select either 'Collins Wharf 3 – Waterfront Apartments' or 'Collins Wharf 3 – Premier Collection'.	<input type="checkbox"/>
3	Select the Lot number and select 'Edit' to begin completing details for the Lot Note: the apartment number will already be populated for in PlanIT. Note: In the Premier Collection contract dashboard, the following categories apply: (a) 'Premier Apartments' for Lots G05, G06, G07, 103, 104, 204, 205, 206, 304, 305; (b) 'Premier Townhomes' for Lots T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22; and (c) 'Premier Skyhomes' for Lots 2603A, 2604A, 2605A, 2606A, 2607A.	<input type="checkbox"/>
Primary Details – Particulars of Sale		
4	PROPERTY LOT Insert the relevant Lot number, the Car Park Lot and the Storage Lot including the Lots of any additional car park lots and storage lots allocated to the Purchaser Note: If the Purchaser is purchasing <i>additional</i> car space(s) and storage space(s) to what is allocated, please ensure that the price of the <i>additional</i> car park is added to the total cost of the apartment and that sum is included in the Price in the Particulars of Sale (see Payment below)	<input type="checkbox"/>
5	PAYMENT Complete the following: a) insert the purchaser price (inclusive of GST); b) select the 'Deposit Percentage' as 10%; c) select either 1 or 3 days from the day of sale when the deposit must be paid. Note: The Deposit and Balance amounts will be calculated automatically. Please ensure the Deposit Percentage selected is 10%. Any variations from this Deposit amount must be approved by the Vendor prior to issuing and populating the contract on PlanIT. If the apartment is a Premier Collection , you will also need to complete the Upgrade Price being the total amount payable for items selected within the Upgrade Selection Form (see page 19, options schedule)	<input type="checkbox"/>
6	VENDOR'S ESTATE AGENT Please select the appropriate Estate Agent entity. If the Agent is a referral please tick (✓) the box provided under 'Referral Vendor Agent Details. Please insert the relevant name, address, email address, email address and telephone number (if applicable).	<input type="checkbox"/>



7	PURCHASER'S LEGAL PRACTITIONER OR CONVEYANCER	Insert the name, address, email address and telephone number of the Purchaser's lawyer.	<input type="checkbox"/>
8	PURCHASER	<p>Please click  next to 'Purchasers' to begin populating the Purchaser(s) details.</p> <p>Select the Purchaser 'Type' (Individual or Organisation) then insert the Purchaser's name, address, email address, telephone number</p> <p>Note: If the Purchaser is a company, include the ACN of the company (if possible).</p> <p>Note: If the Purchaser is signing under power of attorney, please tick (✓) the box and insert the date of the Power of Attorney.</p> <p>Note: please ensure that the Purchaser provides a copy of the power of attorney.</p>	<input type="checkbox"/>
9	PURCHASER'S FIRB DECLARATION	<p>Please select from the following options:</p> <p>(a) are an Australian citizen;</p> <p>(b) hold a permanent resident visa; or</p> <p>(c) are a foreign person and will obtain FIRB Clearance</p> <p>Note: For more information please refer to the Purchaser FIRB Declaration on page 16 of the contract.</p> <p>Note: This MUST be completed in order to effect exchange of contracts.</p> <p>Note: If a foreign purchaser, you must collect current copies of passports for each purchaser and visa details checks (where applicable). Any Premier Townhomes lot with a foreign purchaser will trigger FIRB approval requirements for a purchaser.</p>	<input type="checkbox"/>
10	ADDITIONAL SPECIAL CONDITIONS	<p>Please tick (✓) all the additional special condition(s) that will apply.</p> <p>Note: Please tick (✓) the box above which reads as follows 'Tick if special conditions below apply:' to ensure the additional special condition options are populated in the contract.</p> <p>Note: Only applicable if there have been any one or all of the special conditions inserted into the contract as follows: Marina Berth, Blind upgrade and/or interest</p> <p>If the Marina Berth Special Condition applies, please go to 'Documents', click 'Expand' then 'Library'. Then tick (✓) the special condition to insert the document into the contract.</p> <p>Note: If this step is not taken, the marina berth special condition will not be incorporated in the contract for the Purchaser to sign.</p>	<input type="checkbox"/>
11	CARPARK TANDEM DISCLOSURE	Please tick (✓) the box if a Car Park is included as part of the property located in a tandem arrangement.	<input type="checkbox"/>
12	LENDLEASE FUTURE STEPS	<p>If the Purchaser agrees to donate to FutureSteps then please tick (✓) the box otherwise, please leave blank (Please see Special Condition 41 on page 72 in the contract.</p> <p>If the Purchaser agrees to donate to FutureSteps please insert the amount the Purchaser agrees to donate (insert any dollar figure (if necessary)).</p>	<input type="checkbox"/>
Options Schedule			
13	<p>This is provided for in the Upgrade Selection Form on page 19.</p> <p>If a Premier Collection with optional upgrades (i.e. kitchen options, joinery, laundry and window coverings), please ensure you tick (✓) all that apply for the Apartment. PlanIT will generate the total upgraded price being the total amount payable for items selected from the options on the right hand side of the platform.</p> <p>Note: Once the options have been selected, PlanIT will insert the total upgraded price into the 'Primary Details' section and calculate the 10% deposit of the Optional Extras.</p>		<input type="checkbox"/>

<p>Annexures</p> <p>Annexure A – Guarantee and indemnity</p> <p>Note: If the Purchaser is a company then the Guarantee and Indemnity will also need to be completed—otherwise, leave blank.</p>		
14	<p>Insert the names of each director as Guarantor (and ABN if applicable), address, facsimile (if any) in the 'Guarantors' section on PlanIT (This is provided for in Annexure A, page 75).</p> <p>Note: If the Purchaser is a company then a copy of the current company search is to be provided to check directors details are correct</p>	<input type="checkbox"/>

IMPORTANT NOTE: PLEASE DO NOT SEND THE CONTRACT FOR SIGNING UNTIL ALL THE DETAILS HAVE BEEN COMPLETED. PLEASE SAVE AND CLICK THE BLUE BUTTON ON THE TOP LEFT CORNER () TO ISSUE THE CONTRACT FOR SIGNING.

SIGNING PROCESS CHECKLIST

IMPORTANT NOTE: Please follow the email link to review and electronically sign the contract. PlanIT will automatically direct the Purchaser to the signing pages. Please ensure each execution block is signed.

Signing requirements for the Section 32 statement

Signing Page	✓
The Purchaser (or a representative of the Purchaser (i.e. a director of the Purchaser corporation)) must sign the acknowledgment. <i>Please ensure the date of signing by the Purchaser has been inserted as appropriate.</i>	<input type="checkbox"/>

Signing requirements for the contract of sale

Signing Page	✓
If the Purchaser is an individual(s) , the Purchaser(s) must sign in the execution block(s) under ' Where the Purchaser is an individual: ' <i>Please ensure the date of signing by the Purchaser has been inserted as appropriate.</i>	<input type="checkbox"/>
Note: If the Purchaser is a company then the Annexure A - Guarantee and Indemnity will also need to be signed and completed and a copy of the current company search to be provided to check directors' details are correct. If the Purchaser is a company , the Purchaser must sign in the execution block under ' Where the Purchaser is a company: ' <i>Please ensure the date of signing by the Purchaser has been inserted as appropriate.</i> Note: If there is only 1 director of the company, that director must sign and print his/her name. If there are 2 more directors of the company, 2 directors or a director and company secretary must sign and print their names	<input type="checkbox"/>
If the Purchaser is signing under power of attorney , the Purchaser must sign in the execution block under ' Where the Purchaser is signing under a power of attorney: '. <i>The date of the power of attorney needs to be inserted in the execution block.</i> <i>Please ensure the date of signing by the Purchaser has been inserted as appropriate.</i> Note: please ensure that the Purchaser provides a certified copy of the power of attorney.	<input type="checkbox"/>
Signing Page (Annexure A - Guarantee and Indemnity)	✓
All Guarantors being the directors of the company must sign an execution block.	<input type="checkbox"/>

Exchange process

1. The Purchaser must execute the Section 32 statement and the contract.
2. Once executed by the Purchaser, click 'Finish' to forward the contract to MinterEllison for review. All associated documents (i.e. copies of identification, company search) should be forwarded to MinterEllison for review.
3. Upon checking and confirmation of execution of contracts, MinterEllison will forward contracts to Lendlease for signing.
4. Once executed by Lendlease, the fully complete and executed contracts will be exchanged.

Deposits

A bank cheque payable to '**MinterEllison Trust Account**' for the Deposit amount

OR

A direct transfer to the following trust account:

Account Name: MinterEllison Trust Account
Account Number: 0059 27040
BSB: 013 006
Bank: ANZ Bank
Swift Code: ANZBAU3M
Reference: [*Apartment No.*] [*Surname*] CW3

MinterEllison contact details

Should you have any questions during the sales launch, please feel free to contact us by the following:

Peter Mitchell

Partner

T +61 3 8608 2262 M +61 408 346 491

peter.mitchell@minterellison.com

Elena Komis

Senior Associate

T +61 3 8608 2802 M +61 421 847 687

elena.komis@minterellison.com

Alice Gleisner

Lawyer

T +61 3 8608 2464

alice.gleisner@minterellison.com

9.0

UPGRADE OPTIONS



ANCORA

COLLINS WHARF

WATERFRONT APARTMENTS



OPTIONS SCHEDULE

COLOUR SCHEME		
WATERFRONT APARTMENT	Warm Scheme	<input type="checkbox"/>
	Light Scheme	<input type="checkbox"/>
BEDROOM FLOORING		
WATERFRONT APARTMENT	Engineered Timber	<input type="checkbox"/>
	Carpet	<input type="checkbox"/>
CAR PARK TANDEM DISCLOSURE		
<p>Car Park (Special Condition 29.11) – is the Car Park included as part of the Property located in a tandem arrangement?</p> <p>* If this box is ticked, this means the Car Park forming part of the Property in the Particulars of Sale is located in a tandem arrangement and Special Condition 29.11 applies</p>		<input type="checkbox"/>

Signature of Purchaser:

Signature of Vendor:

ANCORA

COLLINS WHARF

PREMIER COLLECTION



OPTIONS SCHEDULE

COLOUR SCHEME		
PREMIER RESIDENCE	Contemporary Scheme	<input type="checkbox"/>
	Classic Scheme	<input type="checkbox"/>
	Marine Scheme	<input type="checkbox"/>

BEDROOM FLOORING		
PREMIER RESIDENCE	Engineered Timber	<input type="checkbox"/>
	Carpet	<input type="checkbox"/>

CAR PARK TANDEM DISCLOSURE	
<p>Car Park (Special Condition is the Car Park included as part of the Property located in a tandem arrangement?</p> <p>* If this box is ticked, this means the Car Park forming part of the Property in the Particulars of Sale is located in a tandem arrangement and Special Condition 29.11 applies</p>	<input type="checkbox"/>

UPGRADE SELECTION FORM		SELECT	UPGRADE PRICE
TOTAL UPGRADE PRICE			\$
OPTIONAL UPGRADES		<input type="checkbox"/>	
KITCHEN OPTIONS		SELECT	COST
1.	Wine Fridge: Liebherr 60cm height wine fridge	<input type="checkbox"/>	Refer to Contract of Sale
2.	Substitute Oven: Substitute Gaggenau Microwave combi with Gaggenau Steamer Combi Oven	<input type="checkbox"/>	Refer to Contract of Sale
3.	Additional Oven Stack: Gaggenau Steamer Combi Oven and Gaggenau Oven	<input type="checkbox"/>	Refer to Contract of Sale
4.	Additional Dishwasher: Miele Fully Integrated Dishwasher to Butler's Pantry <i>(where applicable)</i>	<input type="checkbox"/>	Refer to Contract of Sale
5.	Additional Zip Tap: Zip tap (boiling & chilled) to Butler's Pantry <i>(where applicable)</i>	<input type="checkbox"/>	Refer to Contract of Sale
JOINERY			
6a.	TV Unit- 3.68m width unit*: Bespoke TV wall unit with timber look cabinetry, integrated LED strip lighting and natural stone plinth <i>(*size dependent on apartment layout)</i>	<input type="checkbox"/>	Refer to Contract of Sale
6b.	TV Unit - 2.58m width unit*: Bespoke TV wall unit with timber look cabinetry, integrated LED strip lighting and natural stone plinth <i>(*size dependent on apartment layout)</i>	<input type="checkbox"/>	Refer to Contract of Sale

LAUNDRY			
7.	Washing Machine: Miele Washing Machine	<input type="checkbox"/>	Refer to Contract of Sale
8.	Dryer: Miele Heat Pump Dryer	<input type="checkbox"/>	Refer to Contract of Sale
WINDOW COVERINGS			
9a.	Motorised Blinds to Bedrooms and Home Offices - Skyhomes: Upgrade from Manual Chain Roller Blinds to Hard Wired Motorised Blinds	<input type="checkbox"/>	Refer to Contract of Sale
9b.	Motorised Blinds to Bedrooms and Home Offices – Harbourhomes: Upgrade from Manual Chain Roller Blinds to Hard Wired Motorised Blinds	<input type="checkbox"/>	Refer to Contract of Sale
9c.	Motorised Blinds to Bedrooms and Home Offices - 3BR Riverhomes: Upgrade from Manual Chain Roller Blinds to Hard Wired Motorised Blinds	<input type="checkbox"/>	Refer to Contract of Sale
9d.	Motorised Blinds to Bedrooms and Home Offices - 4BR Riverhomes: Upgrade from Manual Chain Roller Blinds to Hard Wired Motorised Blinds	<input type="checkbox"/>	Refer to Contract of Sale

Signature of Purchaser:

Signature of Vendor:

Premier Townhome												
	T11	T12	T13	T14	T15	T16	T17	T18	T19	T20	T21	T22
1 Wine Fridge	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2 Substitute Oven	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3 Additional Oven Stack	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4 Additional Dishwasher	No	No	No	No	No	No	No	No	No	No	No	No
5 Additional Zip Tap	No	No	No	No	No	No	No	No	No	No	No	No
6 TV Unit	Option 6a ONLY	Option 6a ONLY	Option 6a ONLY	Option 6a ONLY	Option 6a ONLY	Option 6a ONLY	Option 6a ONLY	Option 6b ONLY	Option 6a ONLY	Option 6a ONLY	Option 6a ONLY	Option 6a ONLY
7 Washing Machine	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
8 Dryer	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9 Blinds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Premier Apartment										
	G05	G06	G07	103	104	204	205	206	304	305
1 Wine Fridge	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2 Substitute Oven	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3 Additional Oven Stack	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4 Additional Dishwasher	No	Either Option 4 OR Option 5 can be selected NOT BOTH	No	Either Option 4 OR Option 5 can be selected NOT BOTH	No	No	Either Option 4 OR Option 5 can be selected NOT BOTH	No	Either Option 4 OR Option 5 can be selected NOT BOTH	No
5 Additional Zip Tap	No	Either Option 4 OR Option 5 can be selected NOT BOTH	No	Either Option 4 OR Option 5 can be selected NOT BOTH	No	No	Either Option 4 OR Option 5 can be selected NOT BOTH	No	Either Option 4 OR Option 5 can be selected NOT BOTH	No
6 TV Unit	Option 6a ONLY	Option 6a ONLY	Option 6B ONLY	Option 6a ONLY	Option 6A ONLY	Option 6a ONLY	Option 6a ONLY	Option 6B ONLY	Option 6a ONLY	Option 6A ONLY
7 Washing Machine	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
8 Dryer	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9 Blinds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

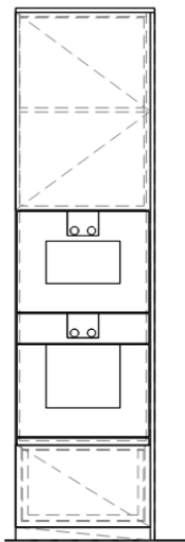
Premier Skyhome					
	2603A	2604A	2605A	2606A	2707A
1 Wine Fridge	Either Option 1 OR Option 3 can be selected NOT BOTH	Either Option 1 OR Option 3 can be selected NOT BOTH	Yes	Yes	Yes
2 Substitute Oven	Yes	Yes	Yes	Yes	Yes
3 Additional Oven Stack	Either Option 1 OR Option 3 can be selected NOT BOTH	Either Option 1 OR Option 3 can be selected NOT BOTH	No	No	Yes
4 Additional Dishwasher	No	No	No	No	No
5 Additional Zip Tap	No	No	No	No	No
6 TV Unit	Option 6b ONLY	No	Option 6b ONLY	Option 6b ONLY	Option 6b ONLY
7 Washing Machine	Yes	Yes	Yes	Yes	Yes
8 Dryer	Yes	Yes	Yes	Yes	Yes
9 Blinds	Yes	Yes	Yes	Yes	Yes

UPGRADE OPTIONS ON PLAN

STANDARD

S

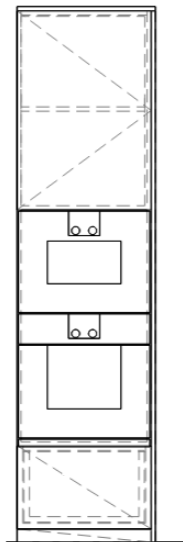
Oven Stack



UPGRADE

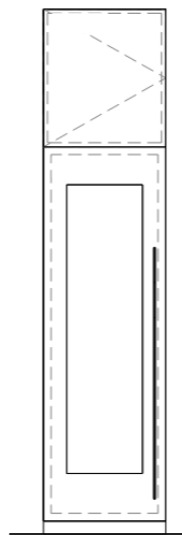
3

3. Additional Oven Stack



1

1. Wine Fridge



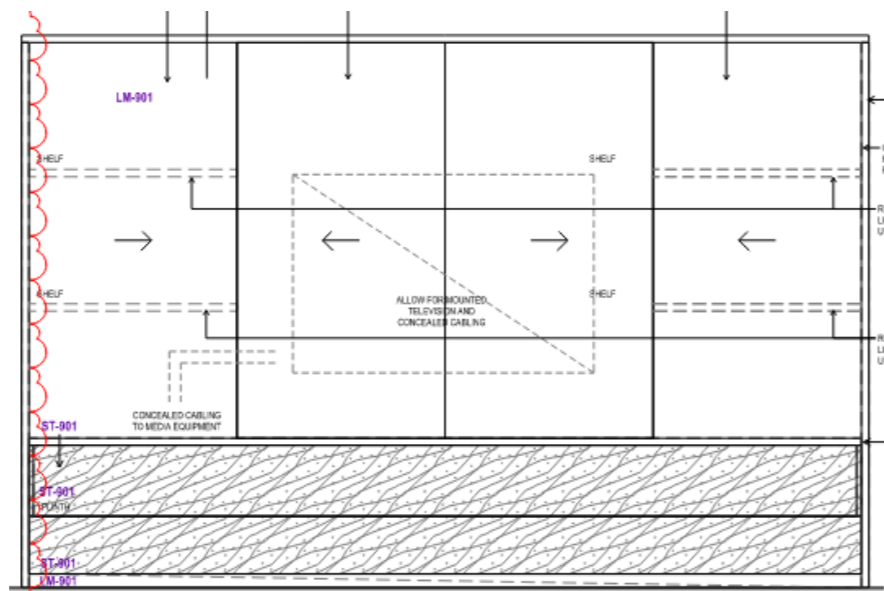
7&8

7 & 8. Wash Machine & Dryer



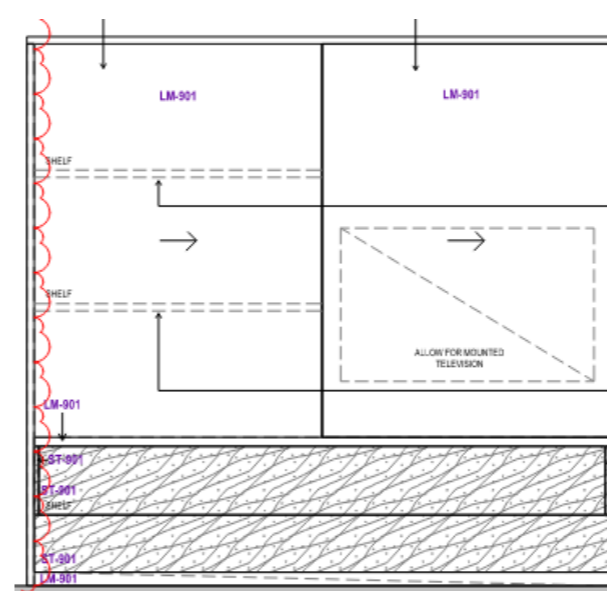
6a

6a. TV Unit 3.68m

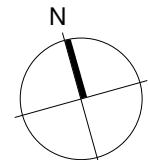


6b

6b. TV Unit 2.58m



UPGRADE OPTIONS ON PLAN

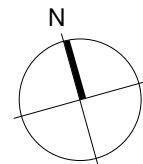


UPGRADE OPTIONS ON PLAN

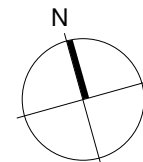


1st FLOOR / 1 : 350

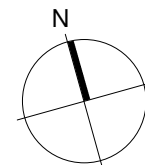
WARREN AND



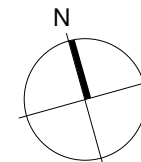
UPGRADE OPTIONS ON PLAN



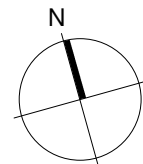
UPGRADE OPTIONS ON PLAN



UPGRADE OPTIONS ON PLAN



UPGRADE OPTIONS ON PLAN



10.0

MARKET REPORT



MARKET OUTLOOK

COLLINS WHARF

Occupying a premier waterfront location on Collins Street, Collins Wharf offers residents unparalleled proximity to Melbourne's CBD.

Developed by Lendlease, this unique freehold site located within Victoria Harbour is the final piece of the over 20 year renewal precinct which has been transformed into a lively neighbourhood with a rich mix of retail, parks and community spaces.



DUAL-WATERFRONT LOCATION

OFFERING POSTCARD
VIEWS OF MELBOURNE'S
SKYLINE AND PORT
PHILLIP BAY



CONNECTED LIVING
CONVENIENT ACCESS VIA
FREE TRAM NETWORK
INTO MELBOURNE'S CBD
AND SURROUNDS.



26% RENTAL GROWTH
OVERALL RENTAL
GROWTH ACROSS NEWLY
BUILT APARTMENTS OVER
THE PAST 12-MONTHS
IN DOCKLANDS.

Prepared exclusively for
Lendlease

May 2024



Top: Victoria Harbour waterfront; Bottom left: Waterfront location; Bottom right: Local cafe

MELBOURNE'S LIVEABILITY

As one of the world's most liveable cities, Melbourne excels for its world-renowned education, infrastructure, culture, environment, healthcare, safety and political stability.

Melbourne's CBD attracts a growing number of families, students and global visitors who are in search for a vibrant place to live, work, study and explore.

MELBOURNE - 3RD MOST LIVEABLE CITY



EIU Global Liveability Index 2023

Docklands Walk Score

99/100

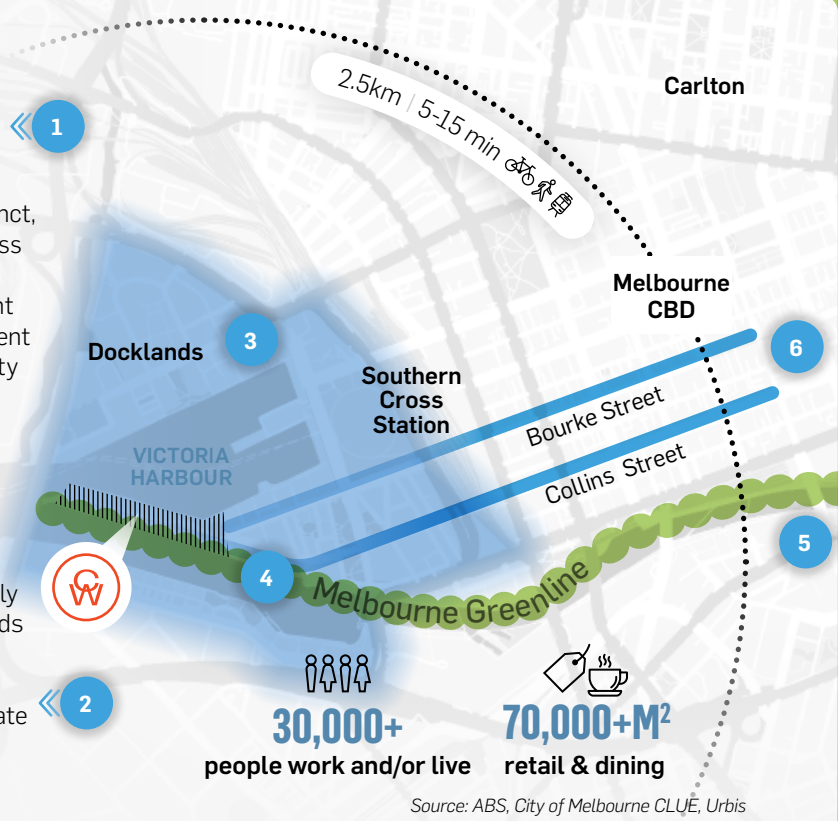
Source: walkscore.com



LIVING IN COLLINS WHARF

Situated directly on the prestigious Collins Street in Victoria Harbour precinct, Collins Wharf offers unparalleled access to Melbourne's CBD. Residents enjoy a highly walkable and cyclable waterfront neighbourhood, enhanced by a convenient free tram network connecting to the city and surrounding areas.

Residents can enjoy the convenience of over 70,000sqm of retail and dining, including supermarkets, slow-dining and grab-and-go options. Families are well-catered to with schools, childcare facilities, and healthcare services readily accessible across the broader Docklands area. Safety remains a top priority across Melbourne city, with a recent \$53 million security upgrade by the State Government safeguarding the precinct and fostering a secure environment for families to reside.



INFRASTRUCTURE INVESTMENT

1 **WEST GATE TUNNEL PROJECT \$10B - Estimated Completion: 2025**

- Includes a 2.5-kilometre veloway (bike freeway) from Footscray to Docklands
- Faster travel to Geelong with widening of roads and removal of large vehicles.

2 **UNIVERSITY OF MELBOURNE FISHERMANS BEND CAMPUS \$1B - Estimated Completion: 2026**

- 7.2-hectare campus for world-class engineering and design pathways
- Estimated to boost Victoria's economy by \$8 billion and generate 15,000 new jobs by 2035

3 **DOCKLANDS PRIMARY SCHOOL CAMPUS \$60+M - Estimated Completion: 2026**

- Temporary campus in District Docklands to support area's rapid growth (opened in 2023)
- A new primary school to open in 2026 in the Fishermans Bend precinct

4 **MELBOURNE GREENLINE \$500M - Estimated Completion 2024-28**

- 4km transformation of open space, parks and promenades along the northern bank of the Yarra River.
- The Greenline runs along the full perimeter of Collins Wharf.

5 **ARTS PRECINCT REDEVELOPMENT \$1.7B - Estimated Completion: 2028**

- Redevelopment of the Arts Precinct, including a garden promenade, a new 60-metre-tall contemporary art gallery and new and upgraded theatre and art facilities

6 **MELBOURNE METRO TUNNEL \$11B - Estimated Completion: 2025**

- New station (Town Hall) on corner of Swanston St and Flinders St, newer trains and more frequent services.
- Decreased congestion within City Loop and connection to future Melbourne Airport Rail

Source: State Government of Victoria, Victoria's Big Build, University of Melbourne

MELBOURNE: GLOBAL EVENTS CAPITAL

Melbourne hosts a range of global events drawing visitors from around the world. The city's appeal is further complemented with an eclectic mix of culture, open space, food and arts.

MOST POPULOUS CITY

Melbourne's appeal goes beyond tourists, drawing in local residents as well. By 2032, the city's population is projected to exceed Sydney's by 38,700 residents; a 2% annual increase over the decade. This will position Melbourne as Australia's largest city. Docklands' population is expected to more than double, with a projected 103% increase by 2041. This growth is bolstered by new residential developments like Collins Wharf, located within Victoria Harbour.

WHO LIVES IN DOCKLANDS?

Docklands residents are largely characterised as younger white-collar workers with relatively higher incomes, attracted by the nearby high-skilled employment opportunities. With a median age of 32, residents tend to form smaller households compared to Greater Melbourne, indicating a higher proportion of couples and young establishing families. Around 70% of residents rent their homes in the area, likely due to the area's appeal to a younger demographic seeking proximity to the CBD and waterfront lifestyle.

WORLD-CLASS EDUCATION

Docklands is in proximity to multiple schools and world-class universities, including RMIT University, Victoria University and Australia's number one ranked university – The University of Melbourne. In the last year, international students made up 41% of all enrolments from across 150 different nationalities, supporting international demand from overseas students. The University of Melbourne ranked 14th according to The QS World University Rankings in 2023. Nearby, its Fishermans Bend campus will open in 2026, with an anticipated 20,000 students by 2050.

EMPLOYMENT HUB

Collins Wharf residents enjoy close access to a significant number of local jobs throughout Docklands, Melbourne CBD, and Southbank. Collins Street, the CBD's main commercial office street, extends from east to west, passing through Melbourne Quarter into Collins Wharf. A large majority (85%) of Docklands residents are employed in white-collar occupations, primarily in industries like banking, accounting services, and computer systems-related services. By 2041, Docklands is anticipated to add a further 20,760 jobs - a 28% increase.

EVENTS & LIFESTYLE

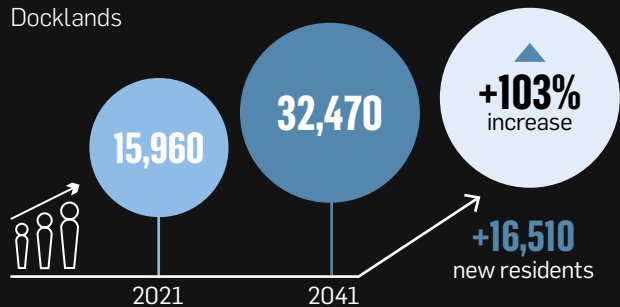
Melbourne CBD & Docklands



Source: City of Melbourne CLUE, Urbis.

POPULATION GROWTH

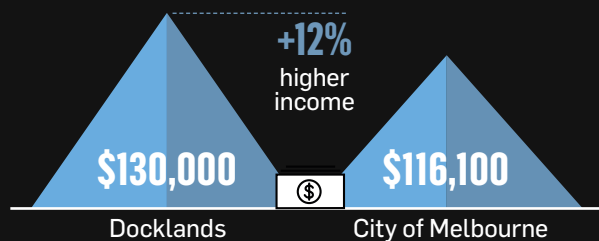
Docklands



Source: ABS, City of Melbourne, Urbis

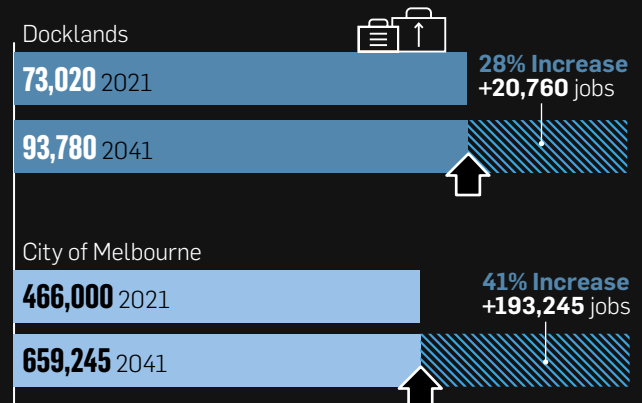
AVERAGE HOUSEHOLD INCOME

Docklands vs City of Melbourne



Source: ABS 2021, Urbis

EMPLOYMENT FORECAST



Source: City of Melbourne, CLUE 2021

APARTMENT DEMAND OUTPACING SUPPLY

Rising overseas migration and an influx of international students continues to drive apartment demand in Docklands. Based on the projected population increase over the next five years, the suburb will need 3,400 more dwellings by 2028. However, the current pipeline indicates only 2,650 apartments due for completion in this period. To support Docklands' population growth, an additional 750 apartments are needed. This highlights a clear supply shortfall across the suburb, with limited options to live in premier locations like Collins Wharf.

FUTURE DWELLING DEMAND

Docklands, 2023 - 2028

Dwelling Demand: +3,400 Apartments

Current Pipeline: +2,650

+750

**Note: Current Pipeline includes projects presales or under construction. Source: City of Melbourne, Urbis Apartment Essentials*

PREMIUM APARTMENT MARKET

Docklands is largely distinguished for its premium waterfront living which is reflected in higher price points. Docklands apartments commands an average 15% premium over Melbourne CBD apartments, and a 10% average premium across the wider Docklands area. Several factors driving this premium are:

- Waterside location with water and city views
- Newer, quality apartment stock
- Limited apartment availability
- Proximity to lifestyle and entertainment



PREMIUM APARTMENT RENTS

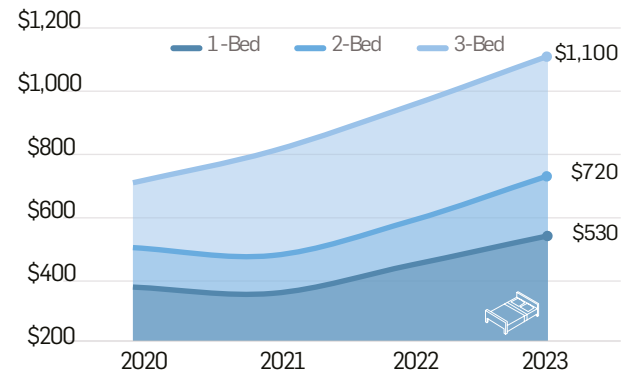
Docklands boasts a substantial investment market with 70% of residents renting. This is significantly higher than the Greater Melbourne average (31%).

Since 2018, newly built apartment rents grew 3% on average each year in Docklands. Rental growth has substantially risen more recently, with rents growing 26% across all apartments, in the last year alone. This has been largely driven by limited apartment supply and strengthening demand to live in the area.

The combination of Docklands' high rental yield, tight vacancy rate, and exclusive waterfront location makes it an enticing rental market for investors. This presents strong potential for growth.

DOCKLANDS NEW APARTMENT PERFORMANCE

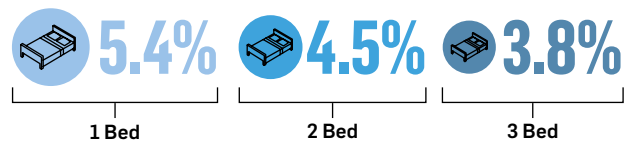
2020 - 2023



**Based on rents in the 95th percentile. Source: Urbis Rental Intelligence*

DOCKLANDS NEW APARTMENT RENTAL YIELD

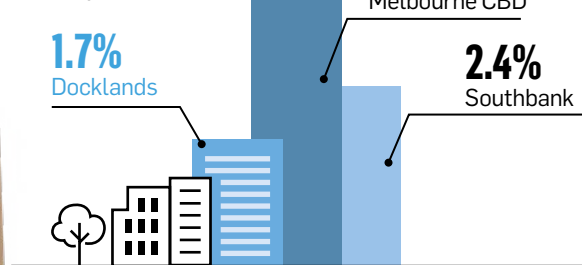
2023



Source: Urbis Rental Intelligence

VACANCY RATES

January 2023



Source: SQM Research

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11.0

RENTAL APPRAISAL





29th February 2024

To whom it may concern,

Re: Rental Appraisal

Collins Wharf 3, 971 Collins Street, Docklands

PRD are pleased to provide the following rental estimate for the above-mentioned property.

After consideration of benchmark comparable rental evidence and our understanding of the design, quality, and target market of the development we estimate a current market rental would be in the vicinity of:

- 1 Bedroom 1 Bathroom + Study (approx 50 sqm): \$650 - \$750 per week
- 2 Bedroom 1 Bathroom + 1 Car (approx 72 sqm): \$750 - \$850 per week
- 2 Bedroom 2 Bathroom + 1 Car (approx 80 sqm): \$900 - \$1050 per week
- 2 Bedroom 2 Bathroom + Study + 1 Car (approx 100 sqm): \$1200 - \$1500 per week
- 3 Bedroom 2 Bathroom + 2 Car (approx 135 sqm): \$1800 - \$2200 per week

In arriving at our estimate, we have taken several factors into consideration:

- Similar comparable rentals in the area
- Current rental market conditions – fluctuating in accordance with supply and demand
- The information has been provided to in this present moment of time.
- A rental level that will encourage a longer and continuous tenancy, resulting in a better financial return on your investment over the long term.

Whilst ever care is taken in arriving at our figure, we would stress that it is only an opinion and not be taken as a sworn valuation. Furthermore, it has been prepared solely for your information and not for any third party.

Should you have any queries in relation to the market contact and rental opportunities for the development please feel free to contact the undersigned.

Sincerely

A handwritten signature in black ink that reads 'B. Griffith'.

Brett Griffith
Director

PRD Melbourne
Apartments

Ground Floor, 367 Collins
St

Melbourne, Victoria 3000

Australia

E brett.griffith@prd.com.au

PRD.com.au

ABN 73 664 680 451

12.0

INDICATIVE DEPRECIATION SCHEDULE



6 March 2024
File Ref 3008086220

Lorna Stewart-Thornton
Lendlease Development Pty Limited
One Melbourne Quarter
Level 9, 699 Collins Street
Docklands, VIC 3008

Dear Lorna,

Indicative Property Tax Allowance Schedules

971 Collins Street, Docklands, VIC

Further to our recent discussions we have pleasure in enclosing our preliminary report on tax depreciation allowances for the purchase of the above property.

We have based our calculations on the following information based on discussions between Lorna Stewart-Thornton of Lendlease and Arjun Chhetry of Napier & Blakeley Pty Ltd.

Anticipated purchase price as advised.

Land value as advised.

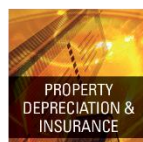
Please note that the enclosed indicative figures have been produced in accordance with the Income Tax Assessment Act 1997 and Tax Ruling 2021/3. TR 2021/3 is an unofficial consolidated table of effective lives for depreciating assets effective 1 July 2021.

The figures should be used for preliminary tax planning purposes only. In the absence of information as to the status of the owner of the property for depreciation purposes, we have assumed that the allowances will be available and be of benefit to the owner. The estimated figures supplied cannot be used in a tax return.

Should you require any further information please do not hesitate to contact Arjun Chhetry of this office.

Yours faithfully

Napier & Blakeley Pty Ltd



Sydney

Adelaide

Melbourne

Perth

Brisbane

Singapore



1. Indicative Property Tax Allowances Report

This report is dated 6 March 2024 and has been prepared to highlight the potential capital allowances available to the purchasers of:

Typical 1Bedroom 1Bathroom, 2Bedroom 1Bathroom, 2Bedroom 2Bathroom and 3Bedroom 2Bathroom, 971 Collins Street, Docklands, VIC

As Quantity Surveyors specialising in the field of property tax allowances, Napier & Blakeley Pty Ltd have prepared the following tables to highlight the approximate level of allowances available to the purchasers of the above property.

We have assumed that the owner will be entitled to claim available Division 40 Capital allowances & Division 43 Capital works deductions.

The figures contained in these reports reflect the allowances available under the legislation in force as at the date of preparation of the reports. Division 40 Capital allowances are calculated on the diminishing value method.

Assuming that there are no restrictive clauses in the Contract of Sale the depreciating assets will be able to be depreciated on the basis of a reasonable attribution of the purchase price (Section 40-195 ITAA 1997). Depending on the date the building commenced construction, a capital works deduction will be available based on the historical cost of construction having deducted non-qualifying expenditure, and notionally depreciating the qualifying expenditure to the date of settlement.

It is worth noting that should the advised purchase price or land value change, then the value of the capital allowances will also change.

For further information or clarification of this report please contact Arjun Chhetry of this office.

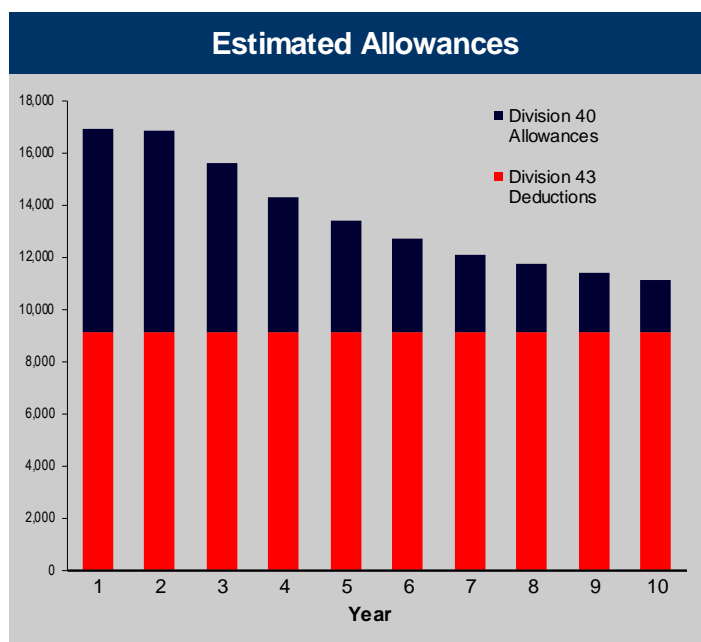
This report is intended only to give a guide to the possible level of allowances claimable. It has been based on a preliminary appraisal of information provided. Final schedules will be necessarily based on the actual sale price.

Typical 1 Bedroom, 1 Bathroom Apartment 971 Collins Street, Docklands, VIC

Indication of capital allowances deductions

Prepared for: Lendlease

Estimated Allowances			
Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
	\$	\$	\$
1 (365 days)	7,800	9,100	16,900
2	7,700	9,100	16,800
3	6,500	9,100	15,600
4	5,200	9,100	14,300
5	4,300	9,100	13,400
6	3,600	9,100	12,700
7	3,000	9,100	12,100
8	2,600	9,100	11,700
9	2,300	9,100	11,400
10	2,000	9,100	11,100
11+	18,000	274,500	292,500
TOTAL	63,000	365,500	428,500



Basis of estimated allowances

- The purpose of this report is to provide a broad independent indication of capital allowances and capital works deductions available to a purchaser of the above property. The figures should be used for preliminary tax planning purposes only.
- In the absence of information as to the tax status of the property owner, we have assumed that the allowances will be available and be of benefit to the owner.
- The Allowances provided above are based on our interpretations of the Income Tax Assessment Act 1997 (ITAA 1997), tax cases and tax rulings, all as current at the date of this report and on our understanding of the Commissioner of Taxation's
- The estimated depreciating assets allowances (Division 40) has been based on a reasonable attribution of the purchase price and for capital works deductions (Division 43), historical cost has been assessed. We have been supplied with an Anticipated Purchase Price, which has been accepted in good faith. Apportionment for Land has been based on an estimated Improved Land Value. The estimated Allowances above are subject to change if these values differ to that provided.
- The above estimate is based on the assumption that there are no specific apportioned values prescribed in the Contract of Sale and the depreciation assets will be able to be depreciated on the basis of a reasonable attribution of the purchase price (Section 40-195 ITAA 1997).
- These figures are of a general nature and should not be applied or acted upon unless supported by specific advice, they **CANNOT be used for tax return** purposes. Depreciation of Depreciating Assets has been based on the DIMINISHING VALUE METHOD and the Division 43 Allowances are calculated on the PRIME COST METHOD. A claim will be dependent on a purchaser's tax position.

SPECIFIC ADVICE IS AVAILABLE BY TELEPHONING ARJUN CHHETRY on 03 9915 6300

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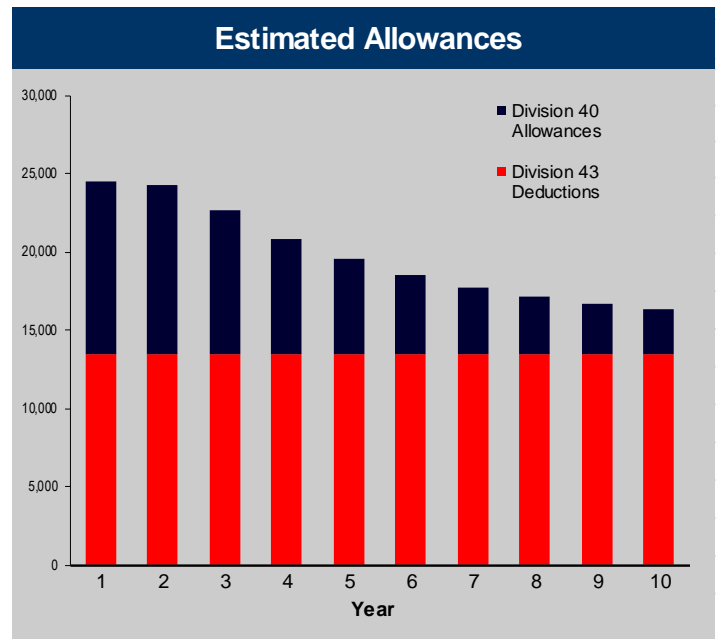
NOT ACCEPTABLE FOR TAX RETURNS

Typical 2 Bedroom, 1 Bathroom Apartment 971 Collins Street, Docklands, VIC

Indication of capital allowances deductions

Prepared for: Lendlease

Estimated Allowances			
Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
	\$	\$	\$
1 (365 days)	11,000	13,500	24,500
2	10,800	13,500	24,300
3	9,100	13,500	22,600
4	7,300	13,500	20,800
5	6,000	13,500	19,500
6	5,000	13,500	18,500
7	4,200	13,500	17,700
8	3,600	13,500	17,100
9	3,200	13,500	16,700
10	2,800	13,500	16,300
11+	25,600	405,900	431,500
TOTAL	88,600	540,900	629,500



Basis of estimated allowances

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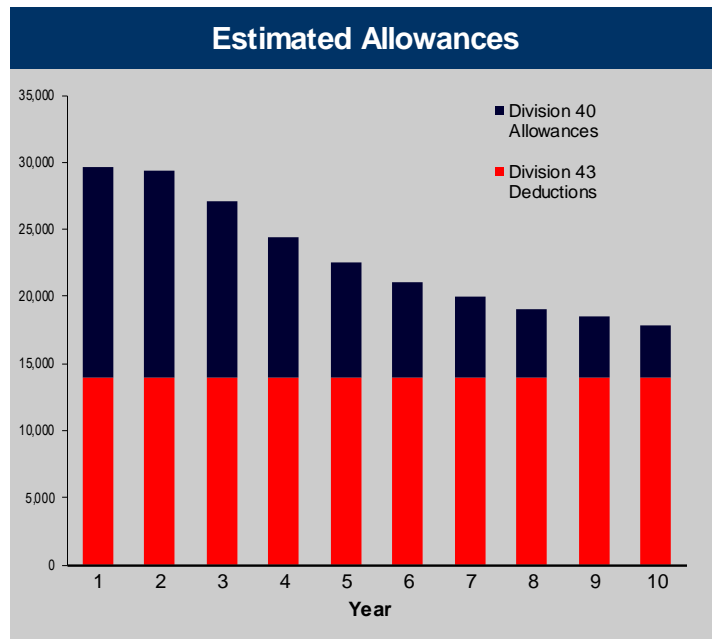
NOT ACCEPTABLE FOR TAX RETURNS

Typical 2 Bedroom, 2 Bathroom Apartment 971 Collins Street, Docklands, VIC

Indication of capital allowances deductions

Prepared for: Lendlease

Estimated Allowances			
Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
	\$	\$	\$
1 (365 days)	15,800	13,900	29,700
2	15,500	13,900	29,400
3	13,200	13,900	27,100
4	10,500	13,900	24,400
5	8,600	13,900	22,500
6	7,200	13,900	21,100
7	6,100	13,900	20,000
8	5,200	13,900	19,100
9	4,600	13,900	18,500
10	4,000	13,900	17,900
11+	36,800	416,500	453,300
TOTAL	127,500	555,500	683,000



Basis of estimated allowances

- The purpose of this report is to provide a broad independent indication of capital allowances and capital works deductions available to a purchaser of the above property. The figures should be used for preliminary tax planning purposes only.
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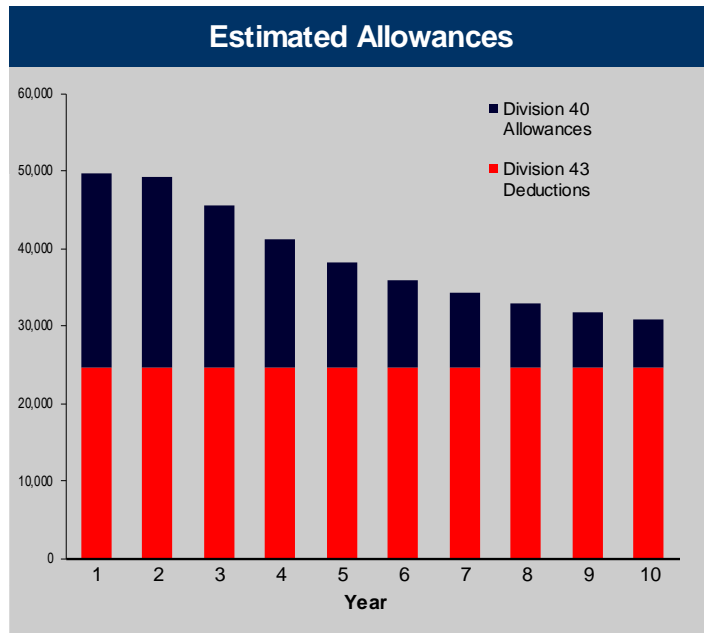
NOT ACCEPTABLE FOR TAX RETURNS

Typical 3 Bedroom, 2 Bathroom Apartment 971 Collins Street, Docklands, VIC

Indication of capital allowances deductions

Prepared for: Lendlease

Estimated Allowances			
Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
	\$	\$	\$
1 (365 days)	25,200	24,500	49,700
2	24,700	24,500	49,200
3	21,000	24,500	45,500
4	16,700	24,500	41,200
5	13,700	24,500	38,200
6	11,400	24,500	35,900
7	9,700	24,500	34,200
8	8,400	24,500	32,900
9	7,300	24,500	31,800
10	6,400	24,500	30,900
11+	58,600	734,500	793,100
TOTAL	203,100	979,500	1,182,600



Basis of estimated allowances

- 1 The purpose of this report is to provide a broad independent indication of capital allowances and capital works deductions available to a purchaser of the above property. The figures should be used for preliminary tax planning purposes only.
- 2 In the absence of information as to the tax status of the property owner, we have assumed that the allowances will be available and be of benefit to the owner.
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NOT ACCEPTABLE FOR TAX RETURNS



2. Disclaimer

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

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13.0

STAMP DUTY DUTIABLE VALUE



Initial Stamp Duty Dutiable Value Assessment as at 14-Mar-24

Unit	Construction works complete	Value of Works complete	Dutiable Value
G06	0%	\$ -	\$ 485,297
G07	0%	\$ -	\$ 489,767
T18	0%	\$ -	\$ 545,418
T14	0%	\$ -	\$ 568,195
T17	0%	\$ -	\$ 568,719
T16	0%	\$ -	\$ 568,981
T13	0%	\$ -	\$ 575,478
T15	0%	\$ -	\$ 570,160
T12	0%	\$ -	\$ 570,867
T11	0%	\$ -	\$ 571,116
T19	0%	\$ -	\$ 535,824
T22	0%	\$ -	\$ 539,753
T20	0%	\$ -	\$ 566,915
T21	0%	\$ -	\$ 566,915
G05	0%	\$ -	\$ 623,793
103	0%	\$ -	\$ 491,316
104	0%	\$ -	\$ 542,643
205	0%	\$ -	\$ 495,239
206	0%	\$ -	\$ 546,304
204	0%	\$ -	\$ 634,720
304	0%	\$ -	\$ 500,210
305	0%	\$ -	\$ 552,192
401A	0%	\$ -	\$ 120,989
402A	0%	\$ -	\$ 121,658
403A	0%	\$ -	\$ 120,897
404A	0%	\$ -	\$ 128,232
505A	0%	\$ -	\$ 170,941
605A	0%	\$ -	\$ 171,512
407A	0%	\$ -	\$ 121,511
705A	0%	\$ -	\$ 171,375
805A	0%	\$ -	\$ 171,566
905A	0%	\$ -	\$ 171,756
1005A	0%	\$ -	\$ 171,947
1105A	0%	\$ -	\$ 172,138
1205A	0%	\$ -	\$ 172,329
1305A	0%	\$ -	\$ 172,519
1405A	0%	\$ -	\$ 172,710
416A	0%	\$ -	\$ 126,539
501A	0%	\$ -	\$ 118,395
502A	0%	\$ -	\$ 118,908
503A	0%	\$ -	\$ 118,238

504A	0%	\$ -	\$ 126,345
1505A	0%	\$ -	\$ 172,901
405A	0%	\$ -	\$ 171,009
507A	0%	\$ -	\$ 117,172
506A	0%	\$ -	\$ 187,312
606A	0%	\$ -	\$ 187,424
706A	0%	\$ -	\$ 187,615
806A	0%	\$ -	\$ 187,806
906A	0%	\$ -	\$ 187,997
1006A	0%	\$ -	\$ 188,187
1106A	0%	\$ -	\$ 188,378
1206A	0%	\$ -	\$ 188,569
516A	0%	\$ -	\$ 126,277
601A	0%	\$ -	\$ 118,510
602A	0%	\$ -	\$ 119,022
603A	0%	\$ -	\$ 118,353
604A	0%	\$ -	\$ 126,146
1306A	0%	\$ -	\$ 188,760
1406A	0%	\$ -	\$ 188,950
607A	0%	\$ -	\$ 117,287
1506A	0%	\$ -	\$ 189,141
406A	0%	\$ -	\$ 189,674
1602A	0%	\$ -	\$ 198,931
1702A	0%	\$ -	\$ 199,148
1802A	0%	\$ -	\$ 199,339
1902A	0%	\$ -	\$ 199,530
614A	0%	\$ -	\$ 340,910
2002A	0%	\$ -	\$ 199,720
616A	0%	\$ -	\$ 126,391
701A	0%	\$ -	\$ 118,624
702A	0%	\$ -	\$ 119,281
703A	0%	\$ -	\$ 118,467
704A	0%	\$ -	\$ 126,260
2102A	0%	\$ -	\$ 199,911
2202A	0%	\$ -	\$ 200,102
707A	0%	\$ -	\$ 117,401
2302A	0%	\$ -	\$ 200,293
2402A	0%	\$ -	\$ 200,483
2502A	0%	\$ -	\$ 200,674
2602A	0%	\$ -	\$ 200,865
515A	0%	\$ -	\$ 194,127

508A	0%	\$	-	\$	198,544
714A	0%	\$	-	\$	341,292
608A	0%	\$	-	\$	198,735
716A	0%	\$	-	\$	126,506
801A	0%	\$	-	\$	118,739
802A	0%	\$	-	\$	119,395
803A	0%	\$	-	\$	118,581
804A	0%	\$	-	\$	126,374
708A	0%	\$	-	\$	198,925
808A	0%	\$	-	\$	199,116
807A	0%	\$	-	\$	117,516
415A	0%	\$	-	\$	200,530
908A	0%	\$	-	\$	199,307
1008A	0%	\$	-	\$	199,498
1108A	0%	\$	-	\$	199,688
1208A	0%	\$	-	\$	199,879
1308A	0%	\$	-	\$	200,070
814A	0%	\$	-	\$	341,673
1408A	0%	\$	-	\$	200,261
816A	0%	\$	-	\$	126,620
901A	0%	\$	-	\$	118,853
902A	0%	\$	-	\$	119,510
903A	0%	\$	-	\$	118,696
904A	0%	\$	-	\$	126,489
1508A	0%	\$	-	\$	200,451
408A	0%	\$	-	\$	201,539
907A	0%	\$	-	\$	117,630
509A	0%	\$	-	\$	197,577
609A	0%	\$	-	\$	197,768
510A	0%	\$	-	\$	202,320
512A	0%	\$	-	\$	201,875
709A	0%	\$	-	\$	197,959
610A	0%	\$	-	\$	202,511
914A	0%	\$	-	\$	342,055
612A	0%	\$	-	\$	202,066
916A	0%	\$	-	\$	126,735
1001A	0%	\$	-	\$	118,967
1002A	0%	\$	-	\$	119,624
1003A	0%	\$	-	\$	118,810
1004A	0%	\$	-	\$	126,603
809A	0%	\$	-	\$	198,150

511A	0%	\$ -	\$ 204,261
1007A	0%	\$ -	\$ 117,744
710A	0%	\$ -	\$ 202,702
712A	0%	\$ -	\$ 202,257
909A	0%	\$ -	\$ 198,340
611A	0%	\$ -	\$ 204,451
810A	0%	\$ -	\$ 202,893
812A	0%	\$ -	\$ 202,447
1014A	0%	\$ -	\$ 342,436
1009A	0%	\$ -	\$ 198,531
1016A	0%	\$ -	\$ 126,849
1101A	0%	\$ -	\$ 119,082
1102A	0%	\$ -	\$ 119,738
1103A	0%	\$ -	\$ 118,925
1104A	0%	\$ -	\$ 126,718
711A	0%	\$ -	\$ 204,642
910A	0%	\$ -	\$ 203,083
1107A	0%	\$ -	\$ 117,859
912A	0%	\$ -	\$ 202,638
1109A	0%	\$ -	\$ 198,722
811A	0%	\$ -	\$ 204,833
1010A	0%	\$ -	\$ 203,274
1012A	0%	\$ -	\$ 202,829
1209A	0%	\$ -	\$ 198,913
1114A	0%	\$ -	\$ 342,817
911A	0%	\$ -	\$ 205,024
1116A	0%	\$ -	\$ 126,964
1201A	0%	\$ -	\$ 119,196
1202A	0%	\$ -	\$ 119,853
1203A	0%	\$ -	\$ 119,039
1204A	0%	\$ -	\$ 126,832
1110A	0%	\$ -	\$ 203,465
1112A	0%	\$ -	\$ 203,020
1207A	0%	\$ -	\$ 117,973
1309A	0%	\$ -	\$ 199,103
1011A	0%	\$ -	\$ 205,214
1210A	0%	\$ -	\$ 203,656
1212A	0%	\$ -	\$ 203,210
1409A	0%	\$ -	\$ 199,294
1111A	0%	\$ -	\$ 205,405
1214A	0%	\$ -	\$ 343,199

1310A	0%	\$ -	\$ 203,846
1216A	0%	\$ -	\$ 127,078
1301A	0%	\$ -	\$ 119,311
1302A	0%	\$ -	\$ 119,967
1303A	0%	\$ -	\$ 119,154
1304A	0%	\$ -	\$ 126,947
1312A	0%	\$ -	\$ 203,401
1509A	0%	\$ -	\$ 199,485
1307A	0%	\$ -	\$ 118,088
1211A	0%	\$ -	\$ 205,596
1410A	0%	\$ -	\$ 204,037
1412A	0%	\$ -	\$ 203,592
1311A	0%	\$ -	\$ 205,787
1510A	0%	\$ -	\$ 204,228
1512A	0%	\$ -	\$ 203,783
1314A	0%	\$ -	\$ 343,580
1411A	0%	\$ -	\$ 205,977
1316A	0%	\$ -	\$ 127,192
1401A	0%	\$ -	\$ 119,425
1402A	0%	\$ -	\$ 120,082
1403A	0%	\$ -	\$ 119,268
1404A	0%	\$ -	\$ 127,061
1604A	0%	\$ -	\$ 204,183
1511A	0%	\$ -	\$ 206,168
1407A	0%	\$ -	\$ 118,202
1704A	0%	\$ -	\$ 204,321
1804A	0%	\$ -	\$ 204,512
1904A	0%	\$ -	\$ 204,703
2004A	0%	\$ -	\$ 204,893
2104A	0%	\$ -	\$ 205,084
409A	0%	\$ -	\$ 203,743
1414A	0%	\$ -	\$ 343,962
2204A	0%	\$ -	\$ 205,275
1416A	0%	\$ -	\$ 127,307
1501A	0%	\$ -	\$ 119,540
1502A	0%	\$ -	\$ 120,196
1503A	0%	\$ -	\$ 119,383
1504A	0%	\$ -	\$ 127,176
2304A	0%	\$ -	\$ 205,466
410A	0%	\$ -	\$ 206,429
1507A	0%	\$ -	\$ 118,317

412A	0%	\$	-	\$	204,648
2404A	0%	\$	-	\$	205,656
2504A	0%	\$	-	\$	205,847
411A	0%	\$	-	\$	208,160
615A	0%	\$	-	\$	250,438
715A	0%	\$	-	\$	250,524
1514A	0%	\$	-	\$	344,343
815A	0%	\$	-	\$	250,715
1516A	0%	\$	-	\$	127,421
1601A	0%	\$	-	\$	119,078
915A	0%	\$	-	\$	250,906
1015A	0%	\$	-	\$	251,096
1115A	0%	\$	-	\$	251,287
1215A	0%	\$	-	\$	251,478
1606A	0%	\$	-	\$	343,900
1315A	0%	\$	-	\$	251,669
1608A	0%	\$	-	\$	127,421
1701A	0%	\$	-	\$	119,729
1415A	0%	\$	-	\$	251,859
1515A	0%	\$	-	\$	252,050
1607A	0%	\$	-	\$	252,529
1707A	0%	\$	-	\$	252,720
1706A	0%	\$	-	\$	344,281
513A	0%	\$	-	\$	232,689
1708A	0%	\$	-	\$	127,536
1801A	0%	\$	-	\$	119,844
1807A	0%	\$	-	\$	252,910
1603A	0%	\$	-	\$	226,596
613A	0%	\$	-	\$	232,880
1907A	0%	\$	-	\$	253,101
1806A	0%	\$	-	\$	344,663
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1808A	0%	\$	-	\$	127,650
1901A	0%	\$	-	\$	119,958
713A	0%	\$	-	\$	233,070
2007A	0%	\$	-	\$	253,292
1803A	0%	\$	-	\$	233,841
813A	0%	\$	-	\$	233,261
1906A	0%	\$	-	\$	345,044
2107A	0%	\$	-	\$	253,483
1908A	0%	\$	-	\$	127,765

2001A	0%	\$	-	\$	120,073
1903A	0%	\$	-	\$	234,032
913A	0%	\$	-	\$	233,452
2207A	0%	\$	-	\$	253,673
2003A	0%	\$	-	\$	234,222
2006A	0%	\$	-	\$	345,426
1013A	0%	\$	-	\$	233,643
2008A	0%	\$	-	\$	127,879
2101A	0%	\$	-	\$	120,187
2307A	0%	\$	-	\$	253,864
2103A	0%	\$	-	\$	234,413
1113A	0%	\$	-	\$	233,833
2407A	0%	\$	-	\$	254,055
2106A	0%	\$	-	\$	345,807
2203A	0%	\$	-	\$	234,604
2108A	0%	\$	-	\$	127,994
2201A	0%	\$	-	\$	120,302
1213A	0%	\$	-	\$	234,024
2507A	0%	\$	-	\$	254,246
2303A	0%	\$	-	\$	234,794
1313A	0%	\$	-	\$	234,215
2206A	0%	\$	-	\$	346,189
2608A	0%	\$	-	\$	254,436
2208A	0%	\$	-	\$	128,108
2301A	0%	\$	-	\$	120,416
2403A	0%	\$	-	\$	234,985
1413A	0%	\$	-	\$	234,406
2503A	0%	\$	-	\$	235,176
1513A	0%	\$	-	\$	234,596
2306A	0%	\$	-	\$	346,570
1605A	0%	\$	-	\$	234,708
2308A	0%	\$	-	\$	128,222
2401A	0%	\$	-	\$	120,530
1705A	0%	\$	-	\$	234,899
1805A	0%	\$	-	\$	235,090
1905A	0%	\$	-	\$	235,281
2005A	0%	\$	-	\$	235,471
2406A	0%	\$	-	\$	346,952
2105A	0%	\$	-	\$	235,662
2408A	0%	\$	-	\$	128,337
2501A	0%	\$	-	\$	120,645

2205A	0%	\$ -	\$ 235,853
2305A	0%	\$ -	\$ 236,044
413A	0%	\$ -	\$ 235,841
2405A	0%	\$ -	\$ 236,234
2506A	0%	\$ -	\$ 347,333
2505A	0%	\$ -	\$ 236,425
2508A	0%	\$ -	\$ 128,451
2604A	0%	\$ -	\$ 409,893
2606A	0%	\$ -	\$ 416,402
2605A	0%	\$ -	\$ 455,231
2601A	0%	\$ -	\$ 121,152
514A	0%	\$ -	\$ 285,775
414A	0%	\$ -	\$ 289,687
2609A	0%	\$ -	\$ 128,566
2603A	0%	\$ -	\$ 503,176
2607A	0%	\$ -	\$ 573,280

ESTIMATE ONLY

14.0

OWNERS CORPORATION FEES AND OUTGOING ESTIMATES



TWO & THREE COLLINS WHARF
Owners Corporation 1 on Plan No. PS8364921
ESTIMATED BUDGET FOR EACH OF YEARS 1 & 2
(Inclusive of GST)
FOR PERIOD
{to be determined - Likely to complete 2027}

LOT / APARTMENT NUMBER	UNITS OF LIABILITY OC 1	LEVY PER QUARTER OC1 (ROUNDED)	COUNCIL RATES PER QUARTER	WATER RATES PER QUARTER
G04	177	\$2,507	\$1,110	\$205
102	177	\$2,507	\$1,110	\$205
203	177	\$2,507	\$1,110	\$205
303	177	\$2,507	\$1,110	\$205
G05	236	\$3,342	\$1,249	\$205
G06	178	\$2,521	\$1,110	\$205
G07	175	\$2,478	\$1,110	\$205
T11	176	\$2,492	\$1,514	\$205
T12	178	\$2,521	\$1,514	\$205
T13	176	\$2,492	\$1,514	\$205
T14	174	\$2,464	\$1,514	\$205
T15	174	\$2,464	\$1,514	\$205
T16	174	\$2,464	\$1,514	\$205
T17	174	\$2,464	\$1,514	\$205
T18	164	\$2,323	\$1,514	\$205
T19	164	\$2,323	\$1,514	\$205
T20	178	\$2,521	\$1,514	\$205
T21	178	\$2,521	\$1,514	\$205
T22	168	\$2,379	\$1,514	\$205
103	178	\$2,521	\$1,110	\$205
104	195	\$2,762	\$1,110	\$205
204	236	\$3,342	\$1,249	\$205
205	178	\$2,521	\$1,110	\$205
206	195	\$2,762	\$1,110	\$205
304	178	\$2,521	\$1,110	\$205
305	195	\$2,762	\$1,110	\$205
401A	50	\$708	\$410	\$180
402A	50	\$708	\$410	\$180
403A	50	\$708	\$410	\$180
404A	56	\$793	\$410	\$180
405A	74	\$1,048	\$518	\$180
406A	78	\$1,105	\$566	\$180
407A	50	\$708	\$410	\$180
408A	76	\$1,076	\$566	\$180
409A	72	\$1,020	\$566	\$180
410A	75	\$1,062	\$566	\$180
411A	76	\$1,076	\$566	\$180
412A	74	\$1,048	\$566	\$180
413A	89	\$1,260	\$566	\$180
414A	114	\$1,614	\$566	\$180
415A	79	\$1,119	\$566	\$180
416A	53	\$751	\$410	\$180
501A	50	\$708	\$410	\$180
502A	50	\$708	\$410	\$180
503A	50	\$708	\$410	\$180
504A	56	\$793	\$410	\$180
505A	74	\$1,048	\$518	\$180
506A	79	\$1,119	\$566	\$180
507A	50	\$708	\$410	\$180
508A	76	\$1,076	\$566	\$180

509A	72	\$1,020	\$566	\$180
510A	75	\$1,062	\$566	\$180
511A	76	\$1,076	\$566	\$180
512A	74	\$1,048	\$566	\$180
513A	89	\$1,260	\$566	\$180
514A	114	\$1,614	\$566	\$180
515A	79	\$1,119	\$566	\$180
516A	53	\$751	\$410	\$180
601A	50	\$708	\$410	\$180
602A	50	\$708	\$410	\$180
603A	50	\$708	\$410	\$180
604A	56	\$793	\$410	\$180
605A	74	\$1,048	\$518	\$180
606A	79	\$1,119	\$566	\$180
607A	50	\$708	\$410	\$180
608A	76	\$1,076	\$566	\$180
609A	72	\$1,020	\$566	\$180
610A	75	\$1,062	\$566	\$180
611A	76	\$1,076	\$566	\$180
612A	74	\$1,048	\$566	\$180
613A	89	\$1,260	\$566	\$180
614A	132	\$1,869	\$856	\$191
615A	102	\$1,445	\$566	\$180
616A	53	\$751	\$410	\$180
701A	50	\$708	\$410	\$180
702A	50	\$708	\$410	\$180
703A	50	\$708	\$410	\$180
704A	56	\$793	\$410	\$180
705A	74	\$1,048	\$518	\$180
706A	79	\$1,119	\$566	\$180
707A	50	\$708	\$410	\$180
708A	76	\$1,076	\$566	\$180
709A	72	\$1,020	\$566	\$180
710A	75	\$1,062	\$566	\$180
711A	76	\$1,076	\$566	\$180
712A	74	\$1,048	\$566	\$180
713A	89	\$1,260	\$566	\$180
714A	135	\$1,912	\$856	\$191
715A	105	\$1,487	\$566	\$180
716A	53	\$751	\$410	\$180
801A	50	\$708	\$410	\$180
802A	50	\$708	\$410	\$180
803A	50	\$708	\$410	\$180
804A	56	\$793	\$410	\$180
805A	74	\$1,048	\$518	\$180
806A	79	\$1,119	\$566	\$180
807A	50	\$708	\$410	\$180
808A	76	\$1,076	\$566	\$180
809A	72	\$1,020	\$566	\$180
810A	75	\$1,062	\$566	\$180
811A	76	\$1,076	\$566	\$180
812A	74	\$1,048	\$566	\$180
813A	89	\$1,260	\$566	\$180
814A	135	\$1,912	\$856	\$191
815A	105	\$1,487	\$566	\$180
816A	53	\$751	\$410	\$180
901A	50	\$708	\$410	\$180
902A	50	\$708	\$410	\$180
903A	50	\$708	\$410	\$180
904A	56	\$793	\$410	\$180
905A	74	\$1,048	\$518	\$180
906A	79	\$1,119	\$566	\$180
907A	50	\$708	\$410	\$180
908A	76	\$1,076	\$566	\$180
909A	72	\$1,020	\$566	\$180
910A	75	\$1,062	\$566	\$180

911A	76	\$1,076	\$566	\$180
912A	74	\$1,048	\$566	\$180
913A	89	\$1,260	\$566	\$180
914A	135	\$1,912	\$856	\$191
915A	105	\$1,487	\$566	\$180
916A	53	\$751	\$410	\$180
1001A	50	\$708	\$410	\$180
1002A	50	\$708	\$410	\$180
1003A	50	\$708	\$410	\$180
1004A	56	\$793	\$410	\$180
1005A	74	\$1,048	\$518	\$180
1006A	79	\$1,119	\$566	\$180
1007A	50	\$708	\$410	\$180
1008A	76	\$1,076	\$566	\$180
1009A	72	\$1,020	\$566	\$180
1010A	75	\$1,062	\$566	\$180
1011A	76	\$1,076	\$566	\$180
1012A	74	\$1,048	\$566	\$180
1013A	89	\$1,260	\$566	\$180
1014A	135	\$1,912	\$856	\$191
1015A	105	\$1,487	\$566	\$180
1016A	53	\$751	\$410	\$180
1101A	50	\$708	\$410	\$180
1102A	50	\$708	\$410	\$180
1103A	50	\$708	\$410	\$180
1104A	56	\$793	\$410	\$180
1105A	74	\$1,048	\$518	\$180
1106A	79	\$1,119	\$566	\$180
1107A	50	\$708	\$410	\$180
1108A	76	\$1,076	\$566	\$180
1109A	72	\$1,020	\$566	\$180
1110A	75	\$1,062	\$566	\$180
1111A	76	\$1,076	\$566	\$180
1112A	74	\$1,048	\$566	\$180
1113A	89	\$1,260	\$566	\$180
1114A	135	\$1,912	\$856	\$191
1115A	105	\$1,487	\$566	\$180
1116A	53	\$751	\$410	\$180
1201A	50	\$708	\$410	\$180
1202A	50	\$708	\$410	\$180
1203A	50	\$708	\$410	\$180
1204A	56	\$793	\$410	\$180
1205A	74	\$1,048	\$518	\$180
1206A	79	\$1,119	\$566	\$180
1207A	50	\$708	\$410	\$180
1208A	76	\$1,076	\$566	\$180
1209A	72	\$1,020	\$566	\$180
1210A	75	\$1,062	\$566	\$180
1211A	76	\$1,076	\$566	\$180
1212A	74	\$1,048	\$566	\$180
1213A	89	\$1,260	\$566	\$180
1214A	135	\$1,912	\$856	\$191
1215A	105	\$1,487	\$566	\$180
1216A	53	\$751	\$410	\$180
1301A	50	\$708	\$410	\$180
1302A	50	\$708	\$410	\$180
1303A	50	\$708	\$410	\$180
1304A	56	\$793	\$410	\$180
1305A	74	\$1,048	\$518	\$180
1306A	79	\$1,119	\$566	\$180
1307A	50	\$708	\$410	\$180
1308A	76	\$1,076	\$566	\$180
1309A	72	\$1,020	\$566	\$180
1310A	75	\$1,062	\$566	\$180
1311A	76	\$1,076	\$566	\$180
1312A	74	\$1,048	\$566	\$180

1313A	89	\$1,260	\$566	\$180
1314A	135	\$1,912	\$856	\$191
1315A	105	\$1,487	\$566	\$180
1316A	53	\$751	\$410	\$180
1401A	50	\$708	\$410	\$180
1402A	50	\$708	\$410	\$180
1403A	50	\$708	\$410	\$180
1404A	56	\$793	\$410	\$180
1405A	74	\$1,048	\$518	\$180
1406A	79	\$1,119	\$566	\$180
1407A	50	\$708	\$410	\$180
1408A	76	\$1,076	\$566	\$180
1409A	72	\$1,020	\$566	\$180
1410A	75	\$1,062	\$566	\$180
1411A	76	\$1,076	\$566	\$180
1412A	74	\$1,048	\$566	\$180
1413A	89	\$1,260	\$566	\$180
1414A	135	\$1,912	\$856	\$191
1415A	105	\$1,487	\$566	\$180
1416A	53	\$751	\$410	\$180
1501A	50	\$708	\$410	\$180
1502A	50	\$708	\$410	\$180
1503A	50	\$708	\$410	\$180
1504A	56	\$793	\$410	\$180
1505A	74	\$1,048	\$518	\$180
1506A	79	\$1,119	\$566	\$180
1507A	50	\$708	\$410	\$180
1508A	76	\$1,076	\$566	\$180
1509A	72	\$1,020	\$566	\$180
1510A	75	\$1,062	\$566	\$180
1511A	76	\$1,076	\$566	\$180
1512A	74	\$1,048	\$566	\$180
1513A	89	\$1,260	\$566	\$180
1514A	135	\$1,912	\$856	\$191
1515A	105	\$1,487	\$566	\$180
1516A	53	\$751	\$410	\$180
1601A	50	\$708	\$410	\$180
1602A	82	\$1,161	\$566	\$180
1603A	84	\$1,190	\$566	\$180
1604A	74	\$1,048	\$566	\$180
1605A	89	\$1,260	\$566	\$180
1606A	134	\$1,898	\$856	\$191
1607A	105	\$1,487	\$566	\$180
1608A	53	\$751	\$410	\$180
1701A	50	\$708	\$410	\$180
1702A	82	\$1,161	\$566	\$180
1703A	90	\$1,275	\$566	\$180
1704A	74	\$1,048	\$566	\$180
1705A	89	\$1,260	\$566	\$180
1706A	134	\$1,898	\$856	\$191
1707A	105	\$1,487	\$566	\$180
1708A	53	\$751	\$410	\$180
1801A	50	\$708	\$410	\$180
1802A	82	\$1,161	\$566	\$180
1803A	90	\$1,275	\$566	\$180
1804A	74	\$1,048	\$566	\$180
1805A	89	\$1,260	\$566	\$180
1806A	134	\$1,898	\$856	\$191
1807A	105	\$1,487	\$566	\$180
1808A	53	\$751	\$410	\$180
1901A	50	\$708	\$410	\$180
1902A	82	\$1,161	\$566	\$180
1903A	90	\$1,275	\$566	\$180
1904A	74	\$1,048	\$566	\$180
1905A	89	\$1,260	\$566	\$180
1906A	134	\$1,898	\$856	\$191

1907A	105	\$1,487	\$566	\$180
1908A	53	\$751	\$410	\$180
2001A	50	\$708	\$410	\$180
2002A	82	\$1,161	\$566	\$180
2003A	90	\$1,275	\$566	\$180
2004A	74	\$1,048	\$566	\$180
2005A	89	\$1,260	\$566	\$180
2006A	134	\$1,898	\$856	\$191
2007A	105	\$1,487	\$566	\$180
2008A	53	\$751	\$410	\$180
2101A	50	\$708	\$410	\$180
2102A	82	\$1,161	\$566	\$180
2103A	90	\$1,275	\$566	\$180
2104A	74	\$1,048	\$566	\$180
2105A	89	\$1,260	\$566	\$180
2106A	134	\$1,898	\$856	\$191
2107A	105	\$1,487	\$566	\$180
2108A	53	\$751	\$410	\$180
2201A	50	\$708	\$410	\$180
2202A	82	\$1,161	\$566	\$180
2203A	90	\$1,275	\$566	\$180
2204A	74	\$1,048	\$566	\$180
2205A	89	\$1,260	\$566	\$180
2206A	134	\$1,898	\$856	\$191
2207A	105	\$1,487	\$566	\$180
2208A	53	\$751	\$410	\$180
2301A	50	\$708	\$410	\$180
2302A	82	\$1,161	\$566	\$180
2303A	90	\$1,275	\$566	\$180
2304A	74	\$1,048	\$566	\$180
2305A	89	\$1,260	\$566	\$180
2306A	134	\$1,898	\$856	\$191
2307A	105	\$1,487	\$566	\$180
2308A	53	\$751	\$410	\$180
2401A	50	\$708	\$410	\$180
2402A	82	\$1,161	\$566	\$180
2403A	90	\$1,275	\$566	\$180
2404A	74	\$1,048	\$566	\$180
2405A	89	\$1,260	\$566	\$180
2406A	134	\$1,898	\$856	\$191
2407A	105	\$1,487	\$566	\$180
2408A	53	\$751	\$410	\$180
2501A	50	\$708	\$410	\$180
2502A	82	\$1,161	\$566	\$180
2503A	90	\$1,275	\$566	\$180
2504A	74	\$1,048	\$566	\$180
2505A	89	\$1,260	\$566	\$180
2506A	134	\$1,898	\$856	\$191
2507A	105	\$1,487	\$566	\$180
2508A	53	\$751	\$410	\$180
2601A	50	\$708	\$410	\$180
2602A	82	\$1,161	\$566	\$180
2603A	187	\$2,648	\$1,249	\$205
2604A	154	\$2,181	\$1,015	\$205
2605A	159	\$2,252	\$1,015	\$205
2606A	146	\$2,068	\$1,015	\$205
2607A	207	\$2,931	\$1,249	\$205
2608A	105	\$1,487	\$566	\$180
2609A	53	\$751	\$410	\$180
Total	52536			

