

KLINAKIS SUPER PTY LTD
as trustee for the
KLINAKSI FAMILY SUPERANNUATION FUND

TRUSTEE(S) DECLARATION
BUSINESS REAL PROPERTY

We, being the directors of Klinakis Super Pty of the trustee of the Klinakis Family Superannuation Fund hereby **Declare** that the business real property held by the Fund situated at Unit 7 14 Browning Street West End is leased to Pulse Travel Pty Ltd a related party, as defined by the SIS Act 1993 of the trustee(s) / member(s) and the leasing arrangements were conducted on commercial terms on an arm's length basis pursuant to section 109 of the SIS Act 1993 during the financial year ending 30 June 2022.


In support of this declaration, the trustee(s) obtained an independent market appraisal of the rent to be charged and market value of the property, both of which are attached, as well as the, collection periods of the rent from the tenant to satisfy section 109 of the SIS Act which also included the Outgoings to be paid by the tenant as required with Commercial Leasing Agreements to address any potential breaches of Non Arms Length Income and or Non Arms Length Expenditure

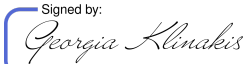
Signed by:

1D3409B81FB2544E
Stanley Klinakis – Director Klinakis Super Pty Ltd
Dated: 23/08/2023

Signed by:

908C95A76E5FB454
Anthea Klinakis – Director Klinakis Super Pty Ltd
Dated: 21/08/2023

Signed by:

43BBA816E6EA93BD
Nicole Klinakis – Director Klinakis Super Pty Ltd
Dated: 21/08/2023

Signed by:

EEBB61734DDE3BAE
Georgia Klinakis – Director Klinakis Super Pty Ltd
Dated: 21/08/2023

LEASE AGREEMENT

1. Parties

The parties to this agreement are Klinakis Super Pty Ltd A.C.N 626 717 333 as trustee for the Klinakis Family Superannuation Fund, hereinafter called "Landlord," and Pulse Travel Pty Ltd A.C.N. 010 936 179, hereinafter called "Tenant."

2. Property

Landlord hereby lets the real property described as Unit 7, 14 Browning Street, West End to the Tenant for the term of this Agreement.

3. Term

It is agreed that the lease commences from 1 July 2021 and shall run on a month to month basis.

4. Termination

Either party may terminate the agreement by giving one month's notice.

5. Rent

The initial monthly rental for said property shall be \$10,766.67 plus GST per month due and payable by the 1st day of each month.

Four (4) car parking spaces will be provided at \$275 plus GST per month due and payable by the 1st day of each month.

Total Rental Payable shall be \$11,866.76 plus GST per month due and payable by the 1st day of each month.

6. Outgoings

Tenant will pay all outgoings including but not limited to rates and body corporate fees.

In Addition It Is Agreed:

1. Tenants shall not lease, sublease, or assign the premises without the prior written consent of the Landlord (but this consent shall not be unreasonably withheld).
2. Landlord may enter the premises at reasonable times for the purposes of inspection, maintenance, or repair, and to show the premises to prospective purchasers or tenants. In all instances, except those of emergency or abandonment, the Landlord shall give Tenant reasonable notice (at least one day) prior to entry.
3. Tenant agrees to occupy the premises and shall keep the same in good condition, reasonable wear and tear excepted, and shall not make any alterations thereon without written consent of the Landlord.

4. Tenant is entitled to quiet enjoyment of the premises and is authorised to use the premises as a travel agency. Tenant agrees to comply with the body corporate rules and not to unreasonably disturb other tenants of The Precinct 12-14 Browning Street, West End.
5. Tenant shall, upon termination of this Agreement, vacate and return premises in the same condition that it was received, less reasonable wear and tear beyond the Tenant's control.

We, the undersigned, agree to this Rental Agreement:

Signed on behalf of the Landlord by its duly authorised representative:



Signature – Stanley Klinakis

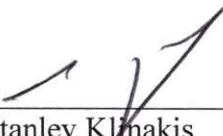
Dated: 11 Aug 2022



Signature – Anthea Klinakis

Dated: 11/8/22

Signed on behalf of the Tenant by its duly authorised representative:



Signature – Stanley Klinakis

Dated: 11 Aug 2022

From: Stan Klinakis <stanklinakis@pulsetravel.com.au>
Sent: Thursday, 11 August 2022 4:50 PM
To: Nicholas Valassakis
Subject: Unit #7 - The Precinct - Rental Appraisal
Attachments: Rental appraisal 7.14 Browning St, South Brisbane.docx

From: Nathan Nguyen <nathan.nguyen@metrofn.com.au>
Sent: Tuesday, 9 August 2022 14:32
To: Stan Klinakis <stanklinakis@pulsetravel.com.au>
Cc: George Koukides (First National Metro) <Georgek@metrofn.com.au>
Subject: RE: Unit #7 - The Precinct - Rental Appraisal

Hi Stan,

Hope you're well.

Please see attached rental appraisal for 7/14 Browning St, South Brisbane.

*(304sqm @ \$425psqm + 4 x carparks @ \$275pmpcp)
304 x 425 = \$129,200 + \$13,200 = \$142,400pa = \$11,866.67pm*

Kind regards

Nathan Nguyen B.BusMan
Analyst



M: 0413 220 496
[First National Metro](#)
[First National Commercial](#)

Rent per Month	11,866.67
GST Inc	13,053.34

2022 156,640.04

Less Payments

Lump Sum	- 50,000.00
----------	-------------

Per Month	- 16,500.00
-----------	-------------

Owing	90,140.04
-------	-----------

PAID

12-Aug-22 90,140.08 PULSE TRAVEL RENT



NAB Business Everyday Account

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

038/007524



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Opening balance	\$26,280.96	Cr
Total credits	\$2,105,203.50	
Total debits	\$2,063,687.73	
Closing balance	\$67,796.73	Cr

Statement starts 1 July 2022
Statement ends 30 September 2022

Outlet Details

West End
85 Old Cleveland Rd, Greenslopes Qld 4120

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
BUSINESS EVERYDAY AC
BSB number 084-447
Account number 28-713-3002

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jul 2022	Brought forward			26,280.96 Cr
1 Jul 2022	Klinakis Super Pulse Travel		5,500.00	31,780.96 Cr
6 Jul 2022	Online K9816961819 inv922930 Anthea Klinakis.....	4,070.00		27,710.96 Cr
14 Jul 2022	QUICKSPR3251132471 Quicksuper 361578.....		1,680.00	29,390.96 Cr
15 Jul 2022	Please Note From Today Your Dr Interest Rate Is 7.720%			29,390.96 Cr
21 Jul 2022	412721988292236842 QANTAS Superannu 454184.....		1,530,000.00	1,559,390.96 Cr
25 Jul 2022	QUICKSPR3259471011 Quicksuper 361578.....		642.84	1,560,033.80 Cr
26 Jul 2022	Interest Charged From A/C 43-095-9174	2,475.41		1,557,558.39 Cr
29 Jul 2022	Service Fee From A/C 43-095-9174	100.00		1,557,458.39 Cr
1 Aug 2022	Klinakis Super Pulse Travel		5,500.00	
	Online B7659554342 inv 922933 Anthea Klinakis.....		551.00	1,562,407.39 Cr
8 Aug 2022	Online C4152782983 loan to Klin Super Klinaks S		442,000.00	
	Investment Property Purchase	2,002,000.00		2,407.39 Cr
12 Aug 2022	Please Note From Today Your Dr Interest Rate Is 8.220% Pulse Travel Rent Pu Lse Travel		90,140.08	92,547.47 Cr
15 Aug 2022	Internet Bpay Tax Office Payments 4244948181760360.....	11,095.00		
	Online S8673233133 inv629497 Unit 15 anthea klinakis	22,000.00		59,452.47 Cr
19 Aug 2022	matador group B8087105193 inv930216 klin sup	3,850.00		55,602.47 Cr
25 Aug 2022	QUICKSPR3283304831 Quicksuper 361578.....		935.75	
	Interest Charged From A/C 43-095-9174	2,679.25		53,858.97 Cr
	Carried forward			53,858.97 Cr

273/78/03/M007524/S011853/102



Certificate of completion

Generated by Annature

Envelope Id	52bd4ec29a4c408493f10298bd2fc83f	Sender	Nicholas Valassakis
Envelope name	2022 Trustee Declaration Businss Real Property KLIN0004.pdf	Business	The Matador Group
Sent	21 Aug 2023, 01:12:09 pm (GMT+10:00)	Email	nickv@thematadorgroup.com.au
Completed	23 Aug 2023, 01:34:51 pm (GMT+10:00)	Number	0413826044
Number of documents	1 (One)	Address	Suite 10, 205 Montague Road, West End QLD, 4101.
Number of pages	6 (Six)	Website	
Number of recipients	4 (Four)		
Recipient Id	9778a187821c405a85c37e9e729269c3	Sent	21 Aug 2023, 01:12:10 pm (GMT+10:00)
Recipient name	Stanley Klinakis	Viewed	23 Aug 2023, 01:33:10 pm (GMT+10:00)
Email address	stanklinakis@pulsetravel.com.au	Signed	23 Aug 2023, 01:33:43 pm (GMT+10:00)
Mobile number+61411546449	Completed	23 Aug 2023, 01:34:51 pm (GMT+10:00)
Authenticated by	Email	Signature	 Signed by: <i>Stanley Klinakis</i> 1D3409B81FB2544E
Session Id	2a919ef64e0746898f799c309d38be53		
Fingerprint	aaaf22d5a489dd0ccbc2242ebbf88af8		
IP Address	156.67.94.111		
User agent	Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:109.0) Gecko/20100101 Firefox/116.0		
Recipient Id	66dc5bcd86a74310a0ddf8176e8f998c	Sent	21 Aug 2023, 01:12:10 pm (GMT+10:00)
Recipient name	Anthea Klinakis	Viewed	21 Aug 2023, 04:04:38 pm (GMT+10:00)
Email address	antheaklinakis@pulsetravel.com.au	Signed	21 Aug 2023, 04:04:49 pm (GMT+10:00)
Mobile number+61419701168	Completed	21 Aug 2023, 04:06:19 pm (GMT+10:00)
Authenticated by	Email	Signature	 Signed by: <i>Anthea Klinakis</i> 908C95A76E5FB454
Session Id	a3e7e68575a1460fac2bea0e5b2b733b		
Fingerprint	8a92dcfa9d861a5097d0a1a3ad5e2a24		
IP Address	180.216.232.169		
User agent	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/116.0.0.0 Safari/537.36		

Recipient Id c4281f9221ba471bae01672aa37e5a65
Recipient name Nicole Klinakis
Email address Nicole.Klinakis@gmail.com
Authenticated by Email
Session Id f3df72b192584f7a86e9cf3dbaa0b369
Fingerprint 60271d599d02edfb84d35f4024d40412
IP Address 96.239.24.110
User agent Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7)
AppleWebKit/537.36 (KHTML, like Gecko)
Chrome/115.0.0.0 Safari/537.36

Sent 21 Aug 2023, 01:12:11 pm (GMT+10:00)
Viewed 21 Aug 2023, 11:28:41 pm (GMT+10:00)
Signed 21 Aug 2023, 11:30:22 pm (GMT+10:00)
Completed 21 Aug 2023, 11:30:28 pm (GMT+10:00)
Signature

Signed by:

43BBA816E6EA93BD

Recipient Id 09e31f12fbb04b2db7a5f74336839071
Recipient name Georgia Klinakis
Email address Georgia.Klinakis@gmail.com
Mobile number+61433166064
Authenticated by SMS
Session Id 71e583c560024fbfa2748bbaff2e72c2
Fingerprint 5d714073ac04a5cd221995332bc74bd0
IP Address 120.21.65.53
User agent Mozilla/5.0 (iPhone; CPU iPhone OS 16_3_1 like
Mac OS X) AppleWebKit/605.1.15 (KHTML, like
Gecko) Version/16.3 Mobile/15E148 Safari/604.1

Sent 21 Aug 2023, 01:12:09 pm (GMT+10:00)
Viewed 21 Aug 2023, 10:34:11 pm (GMT+10:00)
Signed 21 Aug 2023, 10:34:25 pm (GMT+10:00)
Completed 21 Aug 2023, 10:34:42 pm (GMT+10:00)
Signature

Signed by:

EEBB61734DDE3BAE

Audit log

- 21 Aug 2023, 01:02:36 pm The envelope has been created by Nicholas Valassakis.
- 21 Aug 2023, 01:12:06 pm The envelope has been sent by Nicholas Valassakis.
- 21 Aug 2023, 01:12:10 pm Georgia Klinakis (Georgia.Klinakis@gmail.com) has been emailed a copy of the envelope to complete.
- 21 Aug 2023, 01:12:11 pm Anthea Klinakis (antheaklinakis@pulsetravel.com.au) has been emailed a copy of the envelope to complete.
- 21 Aug 2023, 01:12:11 pm Georgia Klinakis (Georgia.Klinakis@gmail.com) has been sent an sms notification.
- 21 Aug 2023, 01:12:11 pm Stanley Klinakis (stanklinakis@pulsetravel.com.au) has been emailed a copy of the envelope to complete.
- 21 Aug 2023, 01:12:12 pm Anthea Klinakis (antheaklinakis@pulsetravel.com.au) has been sent an sms notification.
- 21 Aug 2023, 01:12:12 pm Nicole Klinakis (Nicole.Klinakis@gmail.com) has been emailed a copy of the envelope to complete.
- 21 Aug 2023, 01:12:12 pm Stanley Klinakis (stanklinakis@pulsetravel.com.au) has been sent an sms notification.
- 21 Aug 2023, 03:12:10 pm Anthea Klinakis (antheaklinakis@pulsetravel.com.au) has opened and viewed the envelope.
- 21 Aug 2023, 04:04:39 pm Anthea Klinakis (antheaklinakis@pulsetravel.com.au) has opened and viewed the envelope.
- 21 Aug 2023, 04:06:17 pm Anthea Klinakis (antheaklinakis@pulsetravel.com.au) has completed the envelope.
- 21 Aug 2023, 10:34:11 pm Georgia Klinakis (Georgia.Klinakis@gmail.com) has opened and viewed the envelope.
- 21 Aug 2023, 10:34:40 pm Georgia Klinakis (Georgia.Klinakis@gmail.com) has completed the envelope.
- 21 Aug 2023, 11:28:41 pm Nicole Klinakis (Nicole.Klinakis@gmail.com) has opened and viewed the envelope.
- 21 Aug 2023, 11:30:26 pm Nicole Klinakis (Nicole.Klinakis@gmail.com) has completed the envelope.
- 22 Aug 2023, 06:45:42 pm Stanley Klinakis (stanklinakis@pulsetravel.com.au) has been emailed a copy of the envelope to complete.
- 22 Aug 2023, 06:45:43 pm Stanley Klinakis (stanklinakis@pulsetravel.com.au) has been sent an sms notification.
- 23 Aug 2023, 01:33:10 pm Stanley Klinakis (stanklinakis@pulsetravel.com.au) has opened and viewed the envelope.
- 23 Aug 2023, 01:34:50 pm Stanley Klinakis (stanklinakis@pulsetravel.com.au) has completed the envelope.
- 23 Aug 2023, 01:34:51 pm The envelope has been viewed and completed by all recipients.