

G & J HOWGATE SUPERANNUATION FUND  
ABN : 13 145 010 155  
INVESTMENT SUMMARY REPORT AS AT 30 JUNE 2021

Investment	Purchase Date	Cost			Market			Income	Change in Market Value	
		Units	Per Unit	Total	Opening	Per Unit	Closing		\$	%
<b>Cash/Bank Accounts</b>										
Cash at Bank - Macquarie CMA #7690				60,524.38			60,524.38	190.50		
<b>Total Cash/Bank Accounts</b>				<b>60,524.38</b>			<b>60,524.38</b>	<b>190.50</b>		
<b>Listed Shares</b>										
CMC Markets (Account No: 6652086)				259,146.54	312,506.55		368,218.15	6,303.88	55,711.60	21.50%
<b>Total Listed Shares</b>				<b>259,146.54</b>	<b>312,506.55</b>		<b>368,218.15</b>	<b>6,303.88</b>	<b>55,711.60</b>	
<b>Real Estate Properties (Australia)</b>										
1 - Lot P12 River's Run 111-159 Vere Crt (400 sqm land only)	13/05/2017	1	110,000	110,000.00	110,000.00		110,000.00	-	-	
Plumpton Vic 3335										
Lot Price				220,000.00						
Reservation fee paid				(110,000.00)						
<b>Balance payable on Title</b>				<b>110,000.00</b>						
2 - Lot T13 135 Reserve Rd (120 sqm land only)	22/03/2021	1	50,000	50,000.00	50,000.00		50,000.00		-	
Marshall Vic 3216										
Lot Price				100,000.00						
Reservation fee paid				(50,000.00)						
<b>Balance payable on Title</b>				<b>50,000.00</b>						
<b>Total Real Estate Properties (Australia)</b>				<b>160,000.00</b>	<b>160,000.00</b>		<b>160,000.00</b>		-	-
<b>Unlisted Assets</b>										
Shares in Immunex Limited	11/08/2017	200,000	0.15	30,000.00	14,400.00	0.015	2,920.00	-	-	11,480.00
Shares in Loan Chat Ltd	18/08/2017	410,000	0.05	20,500.00	20,500.00	0.050	20,500.00	-	-	-
Shares in TAPP Group	13/12/2017	285,715	0.07	20,000.00	1.00	0.025	7,142.88	-	-	7,141.88
Units in Mernda On The Park	5/03/2019	100,000	1	100,000.00	100,000.00	1.000	100,000.00			-
<b>Total Unlisted Assets</b>					<b>134,901.00</b>		<b>130,562.88</b>			<b>(4,338.13)</b>
<b>TOTAL</b>				<b>479,670.92</b>	<b>472,506.55</b>		<b>559,305.41</b>	<b>6,494.38</b>		<b>51,373.48</b>



**River's Run Greenfielding Release 2 Pty Ltd**  
**Financial Year 2020-2021**

29 July 2021

Graham & Jacqueline Howgate  
G & J Howgate Super P/L  
ATF G & J Howgate Superannuation Fund  
1 Kilburnie Close,  
Mount Eliza,  
Victoria 3930

**Investment Details**

Lot No(s): P12

**Reservation Fee Paid: \$110,000**

Contract Price on Title: \$220,000

**Progress Update**

**The Little Springs Residential Estate**

The Little Springs Residential Estate (Previously known as Rivers Run) comprises of approximately 436 Lots. This development is in Deanside which was formerly known as Plumpton. This estate incorporates all the lots contracted under the Rivers Run Greenfielding Release 1, 2 & 3 entities.

**River's Run Greenfielding Release 2**

There are approximately 131 Lots contracted under this entity.

This development is scheduled to commence after completion of the 206 lots in Rivers Run Greenfielding Release 1.

**Indicative Market Prices**

We are pleased to advise, based on the current market price list, lots between 350 SqM - 400 SqM are being sold at approximately \$328,000 - \$354,000 Please refer to the attached competitor price list for a more accurate indicative value of your lot.



Aynkaran Sivaratnam  
Director

**River's Run Greenfielding Release 2 Pty Ltd**

# **LOT RESERVATION AGREEMENT**

**Lot No.: T13**

**135 RESERVE ROAD MARSHALL PTY LTD  
(ACN 643 042 237)**



## Schedule

- Item 1 Developer** **135 RESERVE ROAD MARSHALL PTY LTD**  
**(ACN 643 042 237)**  
of 88 Hawthorn Grove, Hawthorn, Victoria 3122
- Item 2 Option Holder** **G&J HOWGATE SUPER PTY. LTD. ATF<G&J HOWGATE  
SUPERANNUATION FUND>**  
of 1 Kilbirnie Close, Mt. Eliza, Victoria 3930
- Item 3 Dimensions of  
Property<sup>1</sup>** A lot of 120 square metres on the Concept Plans being part of the  
Land namely, 135 Reserve Road Marshall Victoria 3216 more  
particularly described in Certificate of Title Volume **07592** Folio **072**
- Item 4 Price** \$ 100,000 (including GST).  
*3741P*
- Item 5 Reservation Fee** \$ 50,000 (including GST), payable as follows:
- \$ 1,000 on the Commencement Date.
  - \$ 49,000 within 7 days from the Commencement Date.

<sup>1</sup> The location and specifications of the lot is subject to approval of final plans. The lot size may vary slightly and will depend on any changes to the plans.

**Parties**

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The party named at Item 1 of the Schedule

(Developer)

and

The party named at Item 2 of the Schedule

(Option Holder)

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**Date of Agreement**

Day of

22/3

2021

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**Signing Page**

**Executed as an Agreement.**

**Developer**

**EXECUTED** for and on behalf of 135 Reserve Road Marshall Pty Ltd (ACN 643 042 237) in accordance with Section 127(1) of the *Corporations Act 2001*:

\_\_\_\_\_  
Signature of director

\_\_\_\_\_  
Name of director (please print)

\_\_\_\_\_  
Signature of secretary/director

M. MAMASIS  
\_\_\_\_\_  
Name of secretary/director (please print)

**Option Holder (If an individual)**

**SIGNED SEALED** and **DELIVERED** by )  
[insert Option Holder name] in the presence )  
of: )

\_\_\_\_\_  
Signature of [insert Option Holder name]

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Name of witness (please print)

**Option Holder (If a company)**

**SIGNED SEALED** and **DELIVERED**  
by G&J Howgate Super Pty. Ltd. in  
accordance with Section 127(1) of the  
*Corporations Act 2001*:

C. M. Howgate  
\_\_\_\_\_  
Signature of director

C. M. Howgate  
\_\_\_\_\_  
Name of director

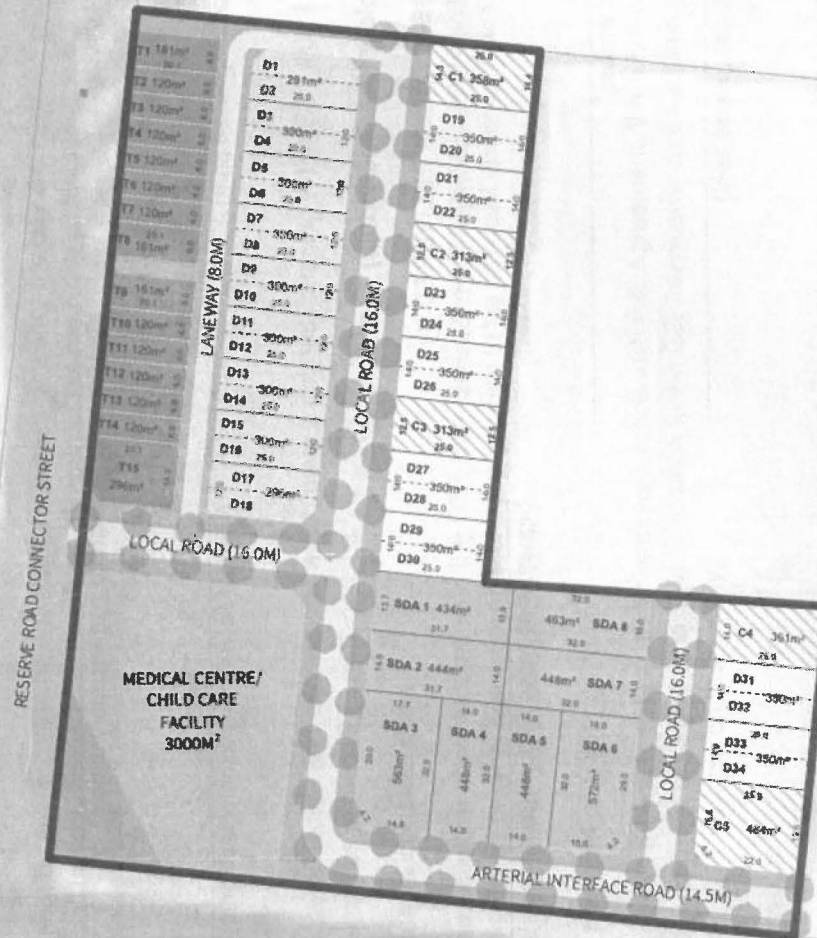
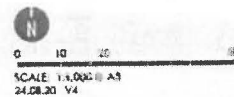
J. Howgate  
\_\_\_\_\_  
Signature of director

J. HOWGATE  
\_\_\_\_\_  
Name of director

- LEGEND**
- SITE BOUNDARY
  - RESERVE RD INTERSECTION
  - ▨ CONVENTIONAL RESIDENTIAL
  - ▨ CONVENTIONAL RESIDENTIAL/DUPLEX
  - ▨ DUPLEX - LANEWAY ACCESS
  - ▨ MEDIUM DENSITY RESIDENTIAL
  - ▨ STANDARD DENSITY ALLOTMENTS
  - MEDICAL CENTRE/CHILDCARE SUPERLOT

**PATCH.**  
DESIGN+PLAN

**CONCEPT MASTERPLAN**  
135 RESERVE ROAD  
MARSHALL



**DISCLAIMER/PLAN NOTES:**

1. The concept is based on the exhibited Marshall Precinct Structure Plan.
2. This concept is yet to be discussed with the relevant authorities or Local Council and therefore subject to change.
3. The proposed yields are estimates only and are subject to change.
4. The plan is conceptual only and is an indicative representation of a potential master plan outcome for the subject site. Further technical studies are required to confirm the validity of the plan, including but not limited to, Arboriculture Survey, Archaeological, Engineering Services, Feature Survey, Flora + Fauna, Geotechnical, Hydrological & Traffic Engineering.