

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		\$	%
Cash/Bank Accounts										
Cash at Bank - Macquarie CMA #7690				60,524.38			60,524.38	190.50		
Total Cash/Bank Accounts				60,524.38			60,524.38	190.50		
Listed Shares										
CMC Markets (Account No: 6652086)				259,146.54	312,506.55		368,218.15	6,303.88	55,711.60	21.50%
Total Listed Shares				259,146.54	312,506.55		368,218.15	6,303.88	55,711.60	
Real Estate Properties (Australia)										
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)						
Balance payable on Title				110,000.00						
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)						
Balance payable on Title				50,000.00						
Total Real Estate Properties (Australia)				160,000.00	160,000.00		160,000.00		-	-
Unlisted Assets										
Shares in Imunexus 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	-	-	-
Total Unlisted Assets					134,901.00		130,562.88			(4,338.13)
TOTAL				479,670.92	472,506.55		559,305.41	6,494.38		51,373.48



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 Property¹** 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.

¹ 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

The party named at Item 1 of the Schedule

(Developer)

and

The party named at Item 2 of the Schedule

(Option Holder)

Date of Agreement

Day of

22/3

2021

Signing Page

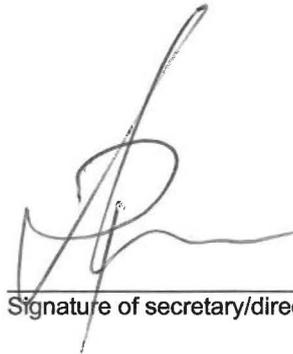
Executed as an Agreement.

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 witness

Name of witness (please print)

Signature of [insert Option Holder name]

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:



Signature of director

Graham Howgate

Name of director



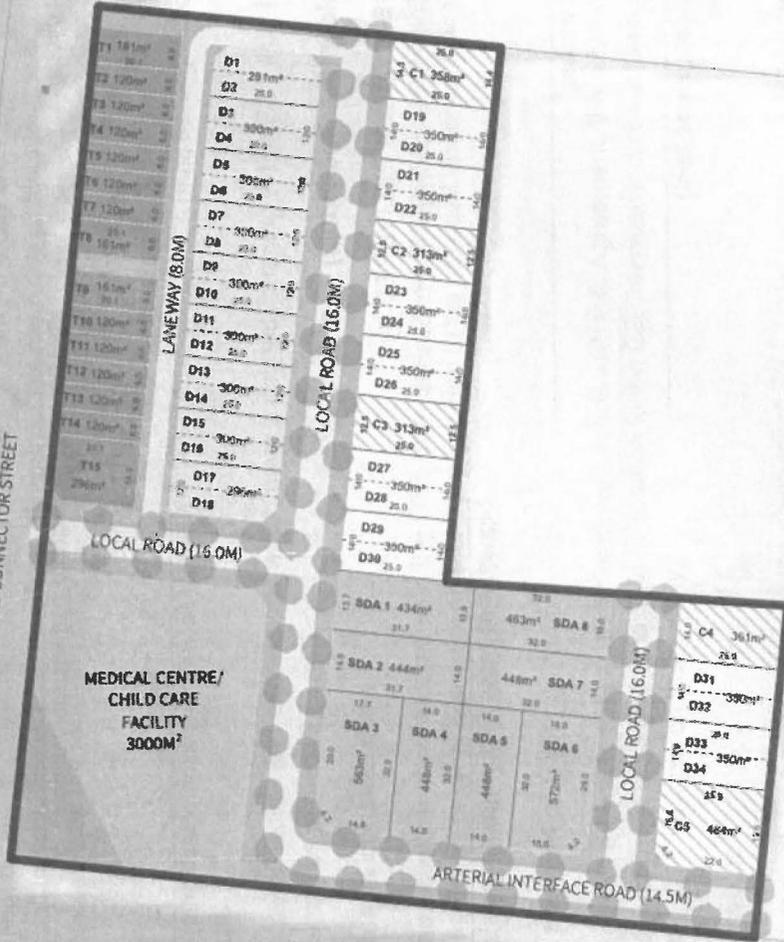
Signature of director

J. HOWGATE

Name of director

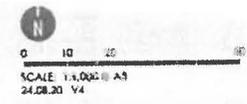
LEGEND

- SITE BOUNDARY
- RESERVE RD INTERSECTION
- 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 Marsfield 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 yards 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 & Irrigation Engineering.