

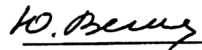
**TRUSTEES DECLARATION**  
**REAL PROPERTY**

We , Iouri Ventsov , Svetlana Ventsov and Vitali Ventsov , being the Trustees of the YYY Fund ( the Fund ) with ABN: 42 755 262 973 , hereby DECLARE that the real property held by the Fund situated at 19 Summit Road Terrigal NSW 2260 , which is managed by Urban & Coastal Real Estate of Terrigal , is fully owned by the Fund and is NOT leased to a related party of the Trustees or Members , as defined by the SIS Act 1993 , and the leasing arrangements were conducted on commercial terms at an arm's length basis pursuant to section 109 of the SIS Act 1993 at all times during the financial year ending 30 June 2023.

The Trustees have obtained written confirmation of these matters from Urban & Coastal Real Estate and Land Registry Services , an approved provider , as well as a market appraisal from Urban & Coastal Real Estate in support of this declaration and provide them alongside this declaration .

Dated: 22 November 2023

Signed by :



Iouri Ventsov



Svetlana Ventsov



Vitali Ventsov