

SETTLEMENT SHEET

SETTLEMENT AS AT 15 OCTOBER 2018 AT 2.00PM
 AT SAI GLOBAL 3/60 CASTLEREAGH STREET, SYDNEY
 E P AUSTRALIA INVESTMENTS PTY LIMITED TO MASCOT FOUNDRY (SALES) PTY LTD
 22 TARLINGTON PLACE, SMITHFIELD

	Payable by Vendor (\$)	Payable by Purchaser (\$)
PURCHASE PRICE		3,400,000.00
LESS DEPOSIT		170,000.00
BALANCE PURCHASE MONEY		3,230,000.00
GST ON PURCHASE PRICE Purchaser allows		340,000.00
COUNCIL RATES \$1,275.00 treated as paid for the quarter 01 October 2018 to 31 December 2018 Proportion payable by Purchaser 77/92 days Vendor to pay second instalment \$1,275.00 on settlement.		1,067.12
WATER RATES \$205.27 treated as paid for the quarter 01 October 2018 to 31 December 2018 Proportion payable by Purchaser 77/92 days Vendor to pay \$205.27 on settlement		171.80
WATER USAGE (based on previous usage) 27/07/2018 - 15/10/2018 = 80 days at 0.913kL per day = 73.040kL @ 208 cents per kL Vendor allows	151.92	
SEWERAGE USAGE Vendor allows (based on previous usage) 27/7/18 - 15/10/18 = 80 days at 0.913KL per day = 73.040KL at \$1.1600 per KL	84.73	
LAND TAX \$1,150.65 paid for the year 01 January 2018 to 31 December 2018 Proportion payable by Purchaser 77/365 days		242.74
REGISTRATION FEES - ON DISCHARGE OF MORTGAGE Vendor allows	141.60	
GST ON ADJUSTMENTS Purchaser allows Total purchaser allowances \$1,481.66 less total vendor allowances \$378.25 = \$1,103.41.		110.34
TOTAL	\$378.25	\$3,571,592.00
LESS AMOUNT PAYABLE BY VENDOR		\$378.25
BALANCE ON SETTLEMENT		\$3,571,213.75

Payee	Amount (\$)
1. Bank or trust cheque SYDNEY WATER	205.27
2. Bank or trust cheque CUMBERLAND COUNCIL	1,275.00
3. Bank cheque AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED	320.00

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OCTOBER 2018
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Payee	Amount (\$)
4. Bank cheque E P AUSTRALIA INVESTMENTS PTY LIMITED	3,569,413.48
TOTAL	<u>\$3,571,213.75</u>