

20<sup>th</sup> September 2023

To Whom it may concern,

**Dube Investment Super Fund ABN 37 795 725 027 – 26 Regency Road, Moore Park QLD 4670**

We act for the above entity/property.

We confirm that the tenancy of the above property during the financial year ending 30 June 2023 was secured under a residential lease after advertisement to and an adjudged best assessed application received from the public at large on a strict commercial basis.

The rent negotiated is, in our view the market rent for the property and this rent is revised from time to time in accordance with the lease in place and the state laws governing rent adjustments.

The rent is denominated on a weekly basis and is payable in advance which is in line with standard residential leases.

The tenant is NOT responsible for the property outgoings which are either met direct by the property owners themselves or by our property manager from the rent received which is accounted for twice per month (at mid and end of month) and reconciled on an annual basis in a financial year summary.

Please feel free to contact us if you have any queries.

Yours faithfully,



Aimee Sandford  
**Operations Manager**