

## Settlement Statement

**As at:** 9/06/22  
**Vendor:** Shepherd Property Nominee Pty Limited  
**Purchaser:** NA Brightfields Pty Limited and others  
**Property:** 31 and 33 Shepherd Street, Liverpool NSW 2170

	Payable by Vendor	Payable by Purchaser
<b>Purchase Price</b>		\$20,000,000.00
<b>Less Deposit</b>		\$1,000,000.00
		\$19,000,000.00
<b>Plus</b>		
<b>Council Rates (6/247485) =</b>		
For period		
Adjusted as fully paid		
Purchaser allows	21 / 365 days	\$1,331.68
<b>Council Rates (2/1266735) =</b>		
For period		
Adjusted as fully paid		
Purchaser allows	21 / 365 days	\$1,607.39
<b>Water Rates (6/247485) =</b>		
For period		
Adjusted as fully paid		
Purchaser allows	21 / 91 days	\$99.49
<b>Water usage =</b>		
For period	29/04/22 to 9/06/22	
kL per day	2.35	
Amount per kL	\$2.38	
Vendor allows	(\$2.38 x 2.35kL x 42 days) 42 days	\$234.91
<b>Sewer usage =</b>		
For period	29/04/22 to 9/06/22	
kL per day	2.21	
Amount per kL	\$1.21	
Vendor allows	(\$1.21 x 2.21kL x 42 days) 42 days	\$112.31
<b>Land Tax =</b>		
For period	1/01/22 to 31/12/22	
Adjusted as fully paid		
Purchaser allows	205 / 365 days	\$112,578.14
<b>Rental Adjustment (31 Shepherd Street) =</b>		
For period	9/06/22 to 30/06/22	
Adjusted as paid		
Vendor allows 21 days (9/6/2022 to 30/6/2022) at \$275 per day		\$5,775.00
<b>Rental Adjustment (33 Shepherd Street) =</b>		
For period	9/06/22 to 30/06/22	
Adjusted as paid		
Purchaser allows 21 days (9/6/2022 to 30/6/2022) at \$458.33 per day		\$9,625.00
<b>Discharge of Mortgage Registration Fee - Vendor allows</b>		\$147.70
<b>Vendor allows</b>		
<b>Total</b>	\$15,894.92	\$19,115,616.70
<b>Less Vendor's allowances</b>		\$15,894.92
<b>Balance due on settlement</b>		<b>\$19,099,721.78</b>

### Payment Directions

1 PEXA	\$117.92
2 TBC	\$19,099,603.86
<b>TOTAL</b>	<b>\$19,099,721.78</b>