

Investment Strategy

Super Smart Super Fund

Objectives:

The objective of the fund is to:

- Provide superannuation benefits to members and their dependants to meet their retirement needs.
- Ensure that appropriate mixes of investments are held by the fund to support these needs.

The investment objective of the trustee is to aim to achieve real medium to longer-term growth, whilst maintaining a low level of risk.

Investment Choice:

The trustee has determined the fund's investment may include but not be limited to all or one of the following:

- Direct equities, stocks and derivatives and including the participation in dividend reinvestment program, rights issues and the like:
- Property trusts and associated investments:
- Managed investments and associated products:
- Direct residential, industrial commercial property investment:
- Bank and other financial institution securities including Term Deposits, Debentures, Secured and Unsecured Notes and Bonds:
- Any other investment that the trustees may feel prudent to achieve the objective of the fund.

The trustee may decide to borrow consistently with the terms of limited recourse borrowing arrangements as per section 67A & 67B of the SIS Act to achieve the objective of the fund. The trustee may from time to time decide to seek professional advice from Accountants, Solicitors or Financial Planners in the formulation of any of their future investment strategies.

In formulating this strategy, the trustee has taken into consideration relevant features of the various investments, in accordance with both the fund's objectives and appropriate legislation.

While drafting this investment strategy, the trustee has taken into account all of the circumstances of the fund, including:

- the risks involved in making each investment;
- the likely return from making each investment;
- the range and diversity of investments;
- any risks arising from limited diversification;
- the liquidity of the fund's investments;
- expected cash flow requirements; and
- the ability of the fund to meet its existing and prospective liabilities such as paying benefits to its members.

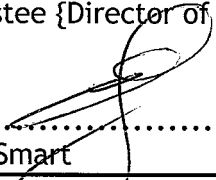
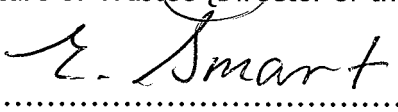
Policies:

The policies adopted by the Trustee in order to achieve these objectives are:

- Regular monitoring of the performance of the funds investment, to oversee the overall investment mix and the expected cash flow requirements of the fund.
- Reduce the loan of the lender for monies borrowed to purchase property through an instalment warrant arrangement.
- Balancing the fund's investment portfolio due to changes in market conditions, by further sale and purchase of investments.

The trustee's aim will always be to ensure that it follows the investment strategy, however, the trustee will at all times reserve the right to change the investment mix depending on market situations and opportunities available to strengthen its objectives.

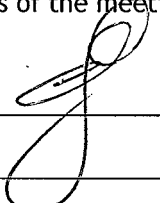
A copy of the current investment strategy of the fund will be made available to all members of the fund.

Signature of Trustee {Director of the Trustee Company}  Cameron James Smart	Date 5 13 15
Signature of Trustee {Director of the Trustee Company}  Elke Smart	Date 5 13 15

Super Smart Super Fund

MINUTES OF A MEETING OF THE TRUSTEES HELD AT 34 Windsor Street, Matraville NSW 2036

DATE OF MEETING	27/02/2015
TIME OF MEETING	11:00 AM
PRESENT	Cameron James Smart Elke Smart
INVESTMENT STRATEGY	<p>The Chairman tabled a revised investment strategy for the fund. The revised strategy provides for the trustees to invest in direct property using an limited recourse borrowing arrangement consistently with section 67A & 67B of the SIS Act.</p> <p>IT WAS RESOLVED to adopt the revised Investment Strategy for the fund</p>
PURCHASE OF PROPERTY	<p>The chairperson noted that the trustees of the superannuation fund have power to borrow under clause number 119 of the trust deed.</p> <p>IT WAS RESOLVED that the fund purchase an underlying property at and that the property be held on trust for the fund by SUPER SMART PROPERTY NOMINEE PTY LTD (ACN: 604 482 117) as trustee for Smart Property Custodian Trust under the limited recourse borrowing arrangement that satisfies section 67A & 67B of the SIS Act.</p> <p>IT WAS FURTHER RESOLVED that the trustee/s of the property custodian trust is instructed to execute the necessary documentation to purchase the underlying property.</p>
BORROWINGS	<p>IT WAS RESOLVED that the trustees enter into a limited recourse borrowing arrangement with that satisfies section 67A & 67B of SIS Act.</p> <p>The Chairman tabled a Loan Agreement prepared by that is required to be signed to establish the borrowing between the trustee of the SMSF and the Lender to satisfy section 67A & 67B of the SIS Act.</p> <p>IT WAS RESOLVED that the trustees sign the documents as tabled</p>
PROPERTY CUSTODIAN TRUST DEED	<p>The Chairman tabled a property custodian trust deed prepared by Blue Chip Super that is required to be signed to establish the bare trust relationship between the trustee of the SMSF and the trustee of the property custodian trust and limited recourse borrowing arrangement to satisfy section 67A & 67B of the SIS Act.</p> <p>IT WAS RESOLVED that the trustees sign the documents as tabled.</p>
PRODUCT DISCLOSURE STATEMENT	<p>All of the members of the fund are also trustees of the fund and all of them have access to all of the documentation of the fund. Accordingly, the fund is exempt from the requirement to issue a PDS under section 1012D(2A) of the <i>Corporations Act 2001 (Cth)</i>.</p>

	IT WAS RESOLVED that the fund not issue Product Disclosure Statements as a result of this transaction.
CLOSURE	There being no further business the meeting was declared closed.
	Signed as a true and correct record of the proceedings of the meeting  _____ Chairperson