

18 May 2023

Zug Superannuation Fund
110 Keightley Road West
Shenton Park WA 6008

Dear Michael,

Debt - Senior Investment - Jarwin - Wattle Grove Senior

Investor Account Name: Zug Superannuation Fund

Value of Units acquired at \$1 per Unit: \$ 40,000.00

Borrower: Jarwin No 2 Pty Ltd

Security property address: 19 Lots on Coyong Road & Varia Crescent, Wattle Grove - first mortgage

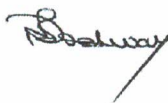
Distribution Rate: 9.95 % pa payable monthly

Investment term end date: Expected on or before 8 May 2024

Your recently received funds have been invested in the Units subscribed for in this investment effective 11 May 2023

Should you have any queries, please do not hesitate to contact me.

Yours sincerely



John Broadway

Investment Management Executive

Custodian Funds Management Pty Ltd ACN 654 758 488
CAR No 001294310 of Australasian Financial Services Pty Ltd ACN 158 339 372 - AFSL No 432787
info@custodianfm.com.au | Unit 14, 40 St Quentin Avenue, Claremont WA 6010
ingwecapital.com.au

29 March 2023

Zug Superannuation Fund
110 Keightley Road West
Shenton Park WA 6008

Dear Michael,

Debt - Senior Investment - Sapphire Emerald - Dalkeith

Investor Account Name: Zug Superannuation Fund

Value of Units acquired at \$1 per Unit: \$ 25,000.00

Borrower: Sapphire Development Alliance Pty Ltd and Paul Bitdorf & Ronnie Michel-Elhajitor & atf for the Emerald Development Alliance Trust

Security property address: First Mortgages - Unit 5, 130 Waratah Ave & Units 3 & 4 78 Waratah Ave, Dalkeith WA

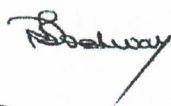
Distribution Rate: 9.75 % pa payable monthly

Investment term end date: Expected on or before 23 March 2024

Your recently received funds have been invested in the Units subscribed for in this investment effective 24 March 2023

Should you have any queries, please do not hesitate to contact me.

Yours sincerely



John Broadway

Investment Management Executive

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21 February 2023

Zug Superannuation Fund
110 Keightley Road West
Shenton Park WA 6008

Dear Michael,

Debt - Senior Investment - Tidelines - Cottesloe (Snr)

Investor Account Name: Zug Superannuation Fund

Value of Units acquired at \$1 per Unit: \$ 40,000.00

Borrower: Tidelines Pty Ltd atf The Tidelines Unit Trust

Security property address: 3A Napier Street, Cottesloe, WA - First Mortgage

Distribution Rate: 9.5 % pa payable monthly

Investment term end date: Expected on or before 16 February 2024

Your recently received funds have been invested in the Units subscribed for in this investment effective 17 February 2023

Should you have any queries, please do not hesitate to contact me.

Yours sincerely



John Broadway

Investment Management Executive

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REMITTANCE ADVICE

Zug Superannuation Fund
110 Keightley Road West
Shenton Park WA 6008

Payment Date 19/04/2023

Payment Amount \$11,527.78

Description

Perth Property Fund - Ironstone Nedlands Distribution of Capital

Amount

\$11,527.78

Total Amount

\$11,527.78

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19 October 2022

Zug Superannuation Fund
110 Keightley Road West
Shenton Park WA 6008

Dear Michael,

Debt - Senior Investment - Ironstone - Nedlands

Investor Account Name: Zug Superannuation Fund

Value of Units acquired at \$1 per Unit: \$ 25,000.00

Borrower: Ironstone Development Alliance Pty Ltd

Security property address: First Mortgages - 20D and 20E Vincent Street, Nedlands, WA 6009

Distribution Rate: 8.75 % pa payable monthly

Investment term end date: Expected on or before 18 July 2023

Your recently received funds have been invested in the Units subscribed for in this investment effective 19 October 2022

Should you have any queries, please do not hesitate to contact me.

Yours sincerely



John Broadway

Investment Management Executive

Custodian Funds Management Pty Ltd ACN 654 758 488

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Perth Property Fund - Unit Class Application Form

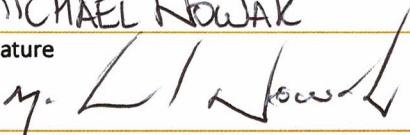
Unit Class – Peakform – Cottesloe (Mezz)

Peakform Investments Pty Ltd

By signing this form, I/we hereby confirm that:

1. I/We have received and read and accept the terms of the Information Memorandum (dated 1st June 2022) for the Perth Property Fund (Fund),
2. I/We have read and accept the terms of the Supplementary Information Memorandum for the Peakform – Cottesloe (Mezz) investment dated 19th August 2022,
3. I am/We are a Registered Investor or Member of the Fund,
4. I/We continue to meet the 'Wholesale Investor' test as defined under sections 761G or 761GA of the Corporations Act 2001 (Cth),
5. I/We hereby advise and agree to invest up to \$ 25,000.00 in this investment, and
6. I/We acknowledge that this amount may be subject to approval by the Trustee and may be drawn in whole or in parts by arrangement with me/us.

Authority of applicant

Full name of investing entity (if applicable)	
ZUG SUPERANNUATION FUND	
Full name	Full name
MICHAEL NOWAK	
Signature	Signature
	
Capacity (please tick)	Capacity (please tick)
<input type="radio"/> Member <input type="radio"/> Trustee <input checked="" type="radio"/> Director	<input type="radio"/> Member <input type="radio"/> Trustee <input type="radio"/> Director
Date	Date
24/8/2022	

Authorised Representative (where applicable)

Name of Authorised Representative	Signature of Authorised Representative

Please sign and return this form to [this email address](#)

Please remit funds to:

Account Name: Custodian Funds Management Pty Ltd

Bank: ANZ

BSB No: 016-281

Account No: 155070433



Payment submitted



Paid \$25,000.00 to Custodian Funds Management Pty 016-281 1550 70433

Receipt no N280326529184

From Business Trans Acct
066-155 1030 2843

Description Zug Superannuation J8 Mezz

On Wed 03 Aug 2022 at 03:01 PM (Syd/Melb)

Pay faster. Set a default account to pay from and we'll automatically choose it when you make payments.

[Set default account](#)

Perth Property Fund - Unit Class Application Form

Unit Class – Jarwin – Bellevue Mezz

Jarwin No 8 Pty Ltd (Mezz)

By signing this form, I/we hereby confirm that:

1. I/We have received and read and accept the terms of the Information Memorandum (dated 1st June 2022) for the Perth Property Fund (Fund),
2. I/We have read and accept the terms of the Supplementary Information Memorandum for the Jarwin No 8 Pty Ltd (Mezz) investment dated 15th July 2022,
3. I am/We are a Registered Investor or Member of the Fund,
4. I/We continue to meet the 'Wholesale Investor' test as defined under sections 761G or 761GA of the Corporations Act 2001 (Cth),
5. I/We hereby advise and agree to invest up to \$ 25000.00 in this investment, and
6. I/We acknowledge that this amount may be subject to approval by Custodian FM and may be drawn in whole or in parts by arrangement with me/us.

Authority of applicant

Full name of investing entity (if applicable) ZUG SUPERANNUATION FUND	
Full name of signatory MICHAEL FRANCIS NOWAK	Full name of signatory
Signature 	Signature
Capacity (please tick) <input type="radio"/> Investor <input checked="" type="radio"/> Trustee <input type="radio"/> Director <input type="radio"/> Other _____	Capacity (please tick) <input type="radio"/> Investor <input type="radio"/> Trustee <input type="radio"/> Director <input type="radio"/> Other _____
Date 22/7/2022	Date

Please sign and return this form to [this email address](#)

Please remit funds to:

Account Name: Custodian Funds Management Pty Ltd

Bank: ANZ

BSB No: 016-281

Account No: 155070433