

DEED OF VARIATION OF UNIT TRUST

THIS DEED OF VARIATION is made on 28 May 2020.

PARTIES

1. NEW VISION INV PTY LTD (ACN 639 264 369) of 10 Ravenswood Court, MONTROSE VIC 3765 (the 'Trustee').
2. NEW VISION GP PTY LTD, (ACN 639 262 561) of 10 Ravenswood Court, MONTROSE VIC 3765 as trustee for NEW VISION GP TRUST
and
JEE CAPITAL MELBOURNE PTY LTD (ACN 626 290 999) ATF LILIAN & MOCY FAMILY TRUST of Level 1, 21 Shierlaw Avenue, Canterbury VIC 3126
and
LILI SHI of Unit 1, 10 Dixon Ave, Werribee VIC 3030
and
YIPING CAO of 5 Rubens Court, Wheelers Hill VIC 3150
(the 'Beneficiary')
3. BEILIU PTY LTD (ACN 633 205 124) ATF ZHAOPING FAMILY SUPERANNUATION FUND of Level 1, 21 Shierlaw Avenue, Canterbury VIC 3126
(the 'New Beneficiary')

RECITALS

- A. By Trust Deed made on 20 February 2020 between NEW VISION INV PTY LTD (ACN 639 264 369) (Trustee) and the following unit holders (the 'Trust Deed'):
 - ✓ NEW VISION GP PTY LTD, (ACN 639 262 561) of 10 Ravenswood Court, MONTROSE VIC 3765 as trustee for NEW VISION GP TRUST
 - ✓ JEE CAPITAL MELBOURNE PTY LTD (ACN 626 290 999) ATF LILIAN & MOCY FAMILY TRUST of Level 1, 21 Shierlaw Avenue, Canterbury VIC 3126
 - ✓ LILI SHI of Unit 1, 10 Dixon Ave, Werribee VIC 3030
 - ✓ YIPING CAO of 5 Rubens Court, Wheelers Hill VIC 3150a Unit Trust was established known as New Vision Trust.

- B. The Trust Deed provide that the Trust Deed can be varied under following conditions:
 - 90 *Except as stated in clause 89, the trustee may vary this deed by resolving to approve the variation. The resolution must be signed by the trustee or by an authorised officer of the trustee. It is not necessary to execute a deed varying this deed in accordance with the resolution.*
However, a variation concerning any of the following matters is not effective unless the unit holders consented to it by passing a special resolution at the time of the variation or before it:
 - *the beneficial interest of unit holders;*
 - *the issue, transfer or redemption of units;*

- *the appointment or removal of a trustee;*
- *the variation of this deed;*
- *voting rights at meetings of the unit holders;*
- *limitation of the liability of unit holders; and*
- *termination of the trust.*

C. The parties desire to amend the terms of the Trust Deed in the manner set out in this Deed to reflect the Transfer.

THE PARTIES AGREE

I. VARIATION OF THE TRUST DEED

Clause 1 is to be varied as:

The Unit Holder Jee Capital Melbourne Pty Ltd ACN 626 290 999 ATF Lillian & Mocy Family Trust are to be removed and replaced by Beiliu Pty Ltd ATF Zhaoping Family Superannuation Fund.

Particular of the Trust is to be varied as:

The Unit Holder 1 Jee Capital Melbourne Pty Ltd ACN 626 290 999 ATF Lillian & Mocy Family Trust are to be removed and replaced by Beiliu Pty Ltd ATF Zhaoping Family Superannuation Fund.

II. EFFECTIVE DATE OF DEED

The trust deed is varied and this deed becomes effective on the last day this deed is executed by all parties or a special resolution being passed by all unit holders being the date of this deed.

III. REST OF TRUST DEED UNALTERED

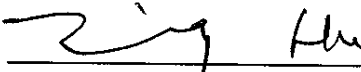
In all other respects the terms of the Trust Deed remain unaltered.

Execution

Executed as a deed.

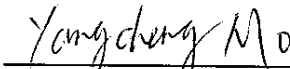
Dated: 28/05/2020

Executed by
NEW VISION INV PTY LTD ACN 639 264 369, in its
capacity as trustee, in accordance with section
127(1) of the *Corporations Act 2001* (Cwth):



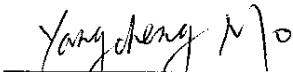
ZIYING HU, sole director

Executed by
JEE CAPITAL MELBOURNE PTY LTD ACN 626 290
999, in its capacity as initial unit holder, in
accordance with section 127(1) of the
Corporations Act 2001 (Cwth):

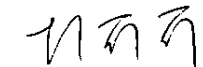


YANGCHENG MO, sole director and sole company
secretary

Executed by
BEILIU PTY LTD ACN 633 205 124, in its capacity as
incoming unit holder, in accordance with section
127(1) of the *Corporations Act 2001* (Cwth):



YANGCHENG MO, director



LILI PENG, director