

Caboolture
7 Morayfield Road & Esme Avenue
Caboolture QLD 4510
Tel: 07 5495 9877
Fax: 07 5495 9881



National Australia Bank Limited
ABN 12 004 044 937
AFSL and Australian Credit Licence 230686

26 November 2014

The Secretary
Madiba Super Pty Ltd
40 Guildford Street
KELVIN GROVE QLD 4059

Dear Sir/Madam

Borrower(s):

Madiba Super Pty Ltd A.C.N 164 436 444 As Trustee For Madiba Super Fund, 40 Guildford Street, KELVIN GROVE QLD 4059

We are pleased to offer you the following credit:

NAB Fixed Rate Home Loan for \$403,200.00

Your fixed interest rate

As you have decided not to take up Rate lock for your fixed rate home loan(s), the interest rate will be the fixed interest rate applicable on the *settlement date*, for the following home loan(s):

- **NAB Fixed Rate Home Loan**

Your credit contract(s)

The terms and conditions of each credit contract NAB is offering you, are set out in the attached:

- Credit Contract Details; and
- Credit Contract General Terms.

We also enclose a booklet which contains information about fees that apply to our personal accounts and services.

Please read the attached documents carefully and call us on 07 5495 9877 should you have any questions or if there is something you do not understand. The **attached documents** are yours to keep.

If you require insurance, including building insurance for any of your properties, you can arrange cover through your preferred insurer or by calling us on 13 29 28.

How to accept our offer

You can accept the offer set out in the credit contract by you signing and returning the 'Bank Copy' of this letter to us in the envelope provided or by delivering the signed 'Bank Copy' to any of our branches.

Sincerely,

On behalf of
Business Lending Team
Caboolture Branch
National Australia Bank Limited

ACCEPTANCE OF THE CREDIT OFFERED BY NAB

By signing the 'Bank Copy' of this letter and returning it to us, you:

- accept the offer(s) set out in the attached Credit Contract Details and Credit Contract General Terms;
- acknowledge that you have received a copy of this letter and each of the documents listed above, to keep;
- acknowledge that before signing this acceptance you have read this letter and the Credit Contract Details and Credit Contract General Terms referred to above;
- acknowledge that if there is more than one of you, the terms and conditions for your credit contract may be varied by us at the request of any one of you (please refer to the attached Credit Contract General Terms);
- acknowledge that we require you to:
 - insure the securities, property or properties through a company acceptable to NAB;
 - specify NAB as mortgagee on the policy or policies; and
 - at any time when requested by NAB, produce evidence of building insurance cover over all properties described in the security section of the attached Credit Contract Details.

Signature Section for Companies

Madiba Super Pty Ltd A.C.N 164 436 444 As
Trustee For Madiba Super Fund

Borrower Company Name (BLOCK LETTERS)

Executed by the company named above in accordance with Section 127 of the Corporations Act 2001 (Cwlth)

Signature

Willem Adriaan De Beer

Full name (BLOCK LETTERS)

Director / Secretary*

Office Held

Acceptance Date

Signature

Thelma De Beer

Full name (BLOCK LETTERS)

Director

Office Held

Acceptance Date

* Please tick here if you are signing as Sole Director and Sole Company Secretary



Credit Contract Details – Home Loan

National Australia Bank Limited
 ABN 12 004 044 937

Borrower: Madiba Super Pty Ltd A.C.N 164 436 444 As Trustee For Madiba Super Fund

Loan Type: NAB Fixed Rate Home Loan

Loan Account Number: 98-958-0384

Disclosure Date: 26/11/2014

Loan Term: 30 years 0 months

This is our offer to lend the *amount of credit* to you (as your *home loan*) on the terms set out here and in the Credit Contract General Terms ("*Terms*"). You can accept the offer by signing and returning the 'Bank Copy' of the letter enclosed with this document. This document contains some, but not all of the *terms* of your *home loan* contract and the pre-contractual statement you must be given before the *home loan* contract is made (if you are an individual and you intend to use your *home loan* wholly or predominantly for one of the following purposes: personal, domestic or household purposes; to purchase, renovate or improve a residential investment property or to refinance credit that has been wholly or predominantly provided to purchase, renovate or improve a residential investment property). This document and the *Terms* should be read together. Words printed *like this* and the meanings of "we" and "you" are explained in the *Terms*.

Financial Table:

Amount of Credit	
\$403,200.00, of which \$ 4,101.73 is payable to NAB (in relation to credit fees and charges), and \$399,098.27 payable to you, or as you direct.	
Interest Rate	
During the fixed rate period	
Commencing from the <i>settlement date</i> , your <i>loan account</i> has a <i>fixed rate period</i> of 3 years and 0 months.	
Your interest rate for the <i>fixed rate period</i> is NAB's advertised Fixed Rate for Home Loans for that period, last published by us on or before the <i>settlement date</i> , currently 5.04% per annum	
After the fixed rate period	
At the end of the <i>fixed rate period</i> , your variable interest rate is NAB's advertised Variable Rate for Home Loans, last published by us, currently 5.88% per annum	
Total Interest Charges	\$442,673.57

Repayments

Principal and interest repayments

You must make 360 consecutive monthly *principal and interest repayments* (over a period of an equivalent length) as follows:

- 36 repayments of **\$2,182.33** each, and
- 323 repayments of **\$2,380.05** each, and
- a final repayment of **\$1,227.82**.

The first of these repayments is due one month after the *settlement date*.

If there is no corresponding day to this date in the next month, the *principal and interest repayment* is due on the last day of that next month.

If the repayment is due on a day which is not a *banking day*, you must make the repayment on the next *banking day*.

Total number of repayments	360
Total amount of repayments	\$848,745.57

Fees and Charges

The following fees are *payable* on the *settlement date* (unless already paid in relation to this, or another, contract):

Fees payable to NAB

Application fee	\$ 0.00
2 x PPSR search fee	\$ 40.00
2 x Company search fee	\$ 80.00
Legal fees	\$2,299.00

Government fees and charges

Land registry fees

Payable to the land titles office in the state or territory indicated. Important: These are the maximum fees payable as at the offer date. If the Land Titles Office charges us less, you will only be required to pay that lesser amount.

- QLD Title search **\$ 14.73**
- QLD Transfer of land **\$1,179.30**
- QLD Mortgage **\$ 162.90**
- QLD Discharge of pre-existing mortgage **\$ 325.80**

Sub total deducted from the amount of credit (to the extent ascertainable) **\$4,101.73**

The following periodical fees are payable to NAB:

Service fee <i>Payable</i> on the last <i>banking day</i> of each month, other than the month of the <i>settlement date</i> , while the <i>loan account</i> remains open in accordance with <i>this contract</i> .	\$ 8.00 per month
Sub total (to the extent ascertainable) (being the total of these fees payable during the indicative repayment period)	\$2,872.00

The following fees are, or may become, payable when you request a discharge of mortgage:	
Fees payable to NAB	
Mortgage Discharge Fee	\$ 350.00
Government fees and charges	
Land registry fees - Payable to the land titles office in the state or territory indicated	\$ 162.90
• QLD Discharge of mortgage registration fee	
Sub total (to the extent ascertainable)	\$ 512.90
Total fees and charges (to the extent ascertainable) are:	\$7,486.63

The following fees are, or may become, payable to NAB during the loan term:	
Economic costs - Payable if and when an economic costs event occurs, except where an eligible prepayment is made	Unascertainable

Changes without your consent
NAB can change any of the following, without your consent:
<ul style="list-style-type: none"> ○ the interest rate (including any margin, and the name or description of any indicator rate) except where: <ul style="list-style-type: none"> ○ your interest rate is fixed for a period in which case we will not change that rate during that period; ○ any introductory rate margin that applies to <i>this contract</i> from the <i>settlement date</i>, in which case we will not change that introductory rate margin during the specified introductory rate period; • the amount, method of calculation, type and frequency or time for payment of any credit fee or charge (including by introducing new credit fees and charges); • the amount, method of calculation, number, frequency or time for payment of any repayments; and • the total amount of interest charges or repayments.

Other Information	
Enforcement Expenses	Enforcement expenses may become payable under <i>this contract</i> or the <i>security</i> (if any) if you are in default.
Security	<p>The following are to be, or have been, taken as <i>security</i> for the repayment of the <i>home loan</i>:</p> <p>Superannuation Financing Deed entered into by NAB, Madiba Super No. 2 Pty Ltd A.C.N 167 577 719, Madiba Super Pty Ltd A.C.N 164 436 444 and Willem Adriaan de Beer and Thelma de Beer</p> <p>Guarantee and Indemnity for \$403,200.00 given by Madiba Super No. 2 Pty Ltd A.C.N 167 577 719 personally and as Security Trustee for Madiba Super Pty Ltd A.C.N 164 436 444 as trustee for the Madiba Super Fund and Willem Adriaan de Beer and Thelma de Beer supported by:</p> <p>Registered mortgage over property Unit 3, The Rise, 12 Bott Street, Ashgrove, QLD, 4060 and described as being Lot 3 in SP 267388, County of Stanley, Parish of Enoggera, Title Reference: 50969132.</p>
Commission	<p>A commission is to be paid by NAB to Astute Fin Mgt (One Finance Brokers - M Jackson) for the introduction of credit business, or business financed by <i>this contract</i>. The amount of commission is \$2,661.12.</p> <p>A further commission may be paid by NAB to Astute Fin Mgt (One Finance Brokers - M Jackson) for the introduction of credit business.</p> <p>This commission disclosure is correct as at the date this agreement was issued and is subject to change.</p>
Credit provider	National Australia Bank Limited ABN 12 004 044 937 (NAB) AFSL and Australian Credit Licence 230686

Signed on behalf of NAB by.....

Name of authorised officer:.....

Date:.....

SETTLEMENT STATEMENT

Matter No: 100775
Re: Madiba Super No. 2 Pty Ltd Purchase from Vue on Bott Pty Ltd
Property: Lot 3 "The Rise on Bott", 12 Bott Street, Ashgrove, Queensland 4060

Settlement Date: 12 December, 2014
Adjustment Date: 12 December, 2014
Contract Date: 7 February, 2014
Settlement Place: SAI Global, Level 5, 215 Adelaide Street, Brisbane
Settlement Time: 2:30pm

Contract Price	\$504,000.00
Less Deposit	<u>50,400.00</u>
	\$453,600.00
Less Release Fee (x 2)	<u>325.80</u>
	\$453,274.20
Plus Rates (for 01/10/2014 to 31/12/2014) <u>\$44.35 x 19 days</u> 92 days	<u>9.16</u>
	\$453,283.36
Plus Water Access & Sewerage (for 01/10/2014 to 31/12/2014) <u>\$19.39 x 19 days</u> 92 days	<u>4.01</u>
	\$453,287.37
Plus Insurance (for 21/11/2014 to 21/11/2015) <u>\$356.38 x 344 days</u> 366 days	<u>334.96</u>
	\$453,622.33
Plus Administrative Fund Levy (for 07/11/2014 to 28/02/2015) <u>\$443.70 x 78 days</u> 114 days	<u>303.58</u>
	\$453,925.91
Plus Sinking Fund Levy (for 07/11/2014 to 28/02/2015) <u>\$193.33 x 78 days</u> 114 days	<u>132.28</u>
	\$454,058.19
Plus Insurance – payable in advance (for 07/11/2014 to 28/02/2015) <u>\$68.61 x 78 days</u> 114 days	<u>46.94</u>
BALANCE AT SETTLEMENT	<u><u>\$454,105.13</u></u>

CHEQUE DETAILS

1. Body Corporate for The Rise on Bott CTS 46610	\$705.64
2. Rostron Carlyle Solicitors	\$1,402.10