

Deed of Variation of Custody Trust

Spring Camellia Holdings Trust

Spring Camellia Holdings Pty Ltd ACN 655081146

in its capacity as trustee of the Spring Camellia Holdings Trust

and

Spring Camellia Superfund Pty. Ltd. ACN 654967683

in its capacity as trustee of the Spring Camellia Superfund

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Deed of Variation of Custody Trust

BETWEEN

Spring Camellia Holdings Pty Ltd ACN 655081146 in its capacity as trustee of the Spring Camellia Holdings Trust

(Custodian)

AND

Spring Camellia Superfund Pty. Ltd. ACN 654967683 in its capacity as trustee of the Spring Camellia Superfund

(Trustee)

Background

- A The Custody Trust was established by the Custody Trust Deed.
- B This Deed supplements the Custody Trust Deed.
- C Clause N31 of the Custody Trust Deed provides that the Custody Trust Deed may only be varied or replaced by a document executed by the parties.
- D The parties wish to vary the Custody Trust Deed in the manner set out in this Deed.
- E All other provisions of the Custody Trust Deed have not changed and remain operative.
- F The parties enter into this Deed to give effect to their common intentions.

Confirmation

- 1 The parties by this Deed confirm that:
 - the Custodian is the custodian of the Custody Trust; and
 - the Trustee is the trustee of the Fund.

Variation of Custody Trust Deed

- 2 Pursuant to clause N31 of the Custody Trust Deed, the parties hereby vary the Custody Trust Deed by this Deed with effect from the close of business on the Effective Date by deleting the schedule to the Custody Trust Deed and replacing it with the replacement schedule contained in the Schedule to this Deed.

Continuity of trust

- 3 The Custody Trust Deed remains effective and unaltered, except as varied by this Deed. The Custodian confirms that as from the Effective Date, it will stand possessed of the Custody Fund upon the trusts and with and subject to the powers and provisions contained in the Custody Trust Deed as varied by this Deed.

Definitions

- 4 Unless the context otherwise requires the words defined in the Custody Trust Deed have the same meaning whenever they appear in this Deed.

- 5 In this Deed, unless expressed or implied to the contrary:

Custody Trust means the trust known as 'Spring Camellia Holdings Trust' established by the Custody Trust Deed.

Custody Trust Deed means the deed which established the Custody Trust between the Trustee and the Custodian dated 05/11/2021.

Deed means this Deed of Variation including the Schedule.

Effective Date means the date of this Deed listed on the Execution page.

Fund means Spring Camellia Superfund.

Interpretation of this Deed

- 6 A reference in this Deed to 'deleting text' in a clause of the Custody Trust Deed does not include a deletion of the relevant clause number of that clause of the Custody Trust Deed.
- 7 A reference in this Deed to inserting a new clause or sub-clause in the Custody Trust Deed is to be read as numbering that new clause or sub-clause in the Custody Trust Deed the same as the previous clause in the Custody Trust Deed, but including an additional distinctive sequential letter ('A', 'B', 'C', etc.) For example, if this Deed inserts two new clauses after clause 3 of the Custody Trust Deed, those new clauses are numbered clauses 3A and 3B.

Execution

Executed by the parties as a deed.

Date: 30/12/2021

Executed by
Spring Camellia Holdings Pty Ltd ACN
655081146 in its capacity as trustee of the
Spring Camellia Holdings Trust, in
accordance with section 127(1) of the
Corporations Act 2001 (Cth):

Teddy Burhan, director

Yoshi Burhan, director

Executed by
Spring Camellia Superfund Pty. Ltd. ACN
654967683, in its capacity as trustee of the
Spring Camellia Superfund, in accordance
with section 127(1) of the *Corporations Act*
2001 (Cth):

Teddy Burhan, director

Yoshi Burhan, director

Schedule to Deed of Variation of Custody Trust

Replacement Schedule

Lender:	Perpetual Corporate Trust Limited
Lender ABN/ACN (if applicable):	000341533
Lender Address for Notices:	Floor 12 123 Pitt Street SYDNEY, NSW, 2000
Lender Fax:	
Loan Amount:	\$735,000.00
Loan Term:	30 years
Authorised Investment:	384 South Street HARRISTOWN, QLD, 4350 Lot 2 on RP107150, 13786110
Jurisdiction:	Queensland
Settlement Date (if applicable):	14/01/2022