

TRUSTEE(S) DECLARATION

UNLISTED UNITS IN A UNIT TRUST

We Anthony & Cristina Spinella of ACMAA Pty Ltd being the trustee of the Spinella SMSF, ABN: 89 599 750 806 hereby **Declare**, that the unlisted units in 12 Tweeddale Trust are owned by Spinella SMSF and have not been pledged nor is there any charge over those units held by the Fund. In addition, no trustee, member or related party of the trustee, member has gained a personal benefit from holding the units in the unit trust as all gains associated with the units are for the long term retirement benefit of the members. If any related party transaction occurred, then the transaction is conducted on commercial terms on an arm's length basis pursuant to section 109.

The SMSF holds 225,000 units which represents 32% of the total units on issue. The units are preference type units with a return of capital and fixed interest return, not capital participation. It is effectively a loan to the unit trust.

The unit trust has borrowings, but the trustee is not a controller of the unit trust.

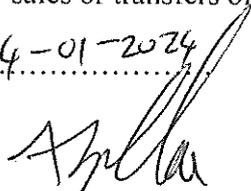
The investment in the unlisted unit trust is not an in – house asset.

The property at 12 Tweeddale is a development property being a multi-story development all being sold by the development trust. No part of the property is being leased.

In addition, the attached independent market value of the property(ies) is attached to support the value(s) being stated in the financial statements of the SMSF pursuant to Regulation 8.02B as well as a Certificate of Title for the property held during the year as required by Regulation 13.14.

Further, the Unit Registrar has advised in writing that there were not any independent purchases / sales or transfers of units during the financial year.

Dated: 24-01-2024



Antonino Spinella Trustee/ Member

Signed



Cristina Spinella Trustee/ Member

Signed