

Transactions: Direct Property - THE DE MARCO SUPERANNUATION FUND

Date Range: 01/07/2022 to 30/06/2023

Direct Property

	Date	Narrative	Debit	Credit	Balance	Quantity
69 Bristol Street, Kedron						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	13/07/2022	Profile Build Gr Profile Build Grou	\$	7,616.66 \$	7,616.66 Cr	
	10/08/2022	Profile Build Gr Profile Build Grou	\$	7,616.66 \$	15,233.32 Cr	
	07/09/2022	Profile Build Gr Profile Build Grou	\$	7,616.66 \$	22,849.98 Cr	
	06/10/2022	Profile Build Gr Profile Build Grou	\$	7,616.66 \$	30,466.64 Cr	
	09/11/2022	Profile Build Gr Profile Build Grou	\$	7,616.66 \$	38,083.30 Cr	
	06/12/2022	Profile Build Gr Profile Build Grou	\$	7,616.66 \$	45,699.96 Cr	
	05/01/2023	Profile Build Gr Profile Build Grou	\$	7,616.66 \$	53,316.62 Cr	
	14/02/2023	Profile Build Gr Profile Build Grou	\$	7,616.66 \$	60,933.28 Cr	
	08/03/2023	Profile Build Gr Profile Build Grou	\$	7,845.16 \$	68,778.44 Cr	
	06/04/2023	Profile Build Gr Profile Build Grou	\$	7,845.16 \$	76,623.60 Cr	
	10/05/2023	Profile Build Gr Profile Build Grou	\$	7,845.16 \$	84,468.76 Cr	
	14/06/2023	Profile Build Gr Profile Build Grou	\$	7,845.16 \$	92,313.92 Cr	
	28/06/2023	Profile Build Gr Profile Build Grou	\$	7,845.16 \$	100,159.08 Cr	
Total 69 Bristol Street, Kedron		\$	0.00 \$	100,159.08 \$	100,159.08 Cr	
Total Direct Property		\$	0.00 \$	100,159.08 \$	100,159.08 Cr	

Unrelated party

THIS DEED OF RENEWAL is made the 11th day of March 2022

BETWEEN: NICKOLAS DE MARCO & OLGA DE MARCO AS TRUSTEE
FOR THE DE MARCO SUPERANNUATION FUND of 19 Gerry
Street, Stafford in the State of Queensland (hereinafter called "the
Lessor" of the one part)

AND: PROFILE BUILD GROUP PTY LTD AS TRUSTEE FOR PROFILE
BUILD GROUP UNIT TRUST of Suite 16, 4 Kyabra Street,
Newstead in the State of Queensland (hereinafter called "the Lessee"
of the other part)

WHEREAS:

- A. On the 14th day of March 2019 the Lessor entered into a Lease (hereinafter called "the Lease") with the Lessee in respect of the premises described as being part of 69 Bristol Road, Kedron, Brisbane in the State of Queensland.
- B. Clause 17.1 of the Lease grants unto the Lessee an Option to Renew the Lease for a further term of three (3) years.
- C. The Lessee has exercised its said Option.

NOW THIS DEED WITNESSETH AS FOLLOWS:

- 1. Pursuant to the covenants contained in the Lease, the Lessor hereby demises unto the Lessee the premises comprised in the Lease with the exception of Clause 17.1 thereof to hold the same for a further space of three (3) years commencing on and from the 15th day of March 2022 at a rental of \$91,400.00 per annum plus GST payable monthly in advance at the rate of \$7,616.67 per calendar month plus GST and payable on the same day and in the same manner as that expressed in the Lease.
- 2. The Lessor acknowledges that the Lessee has not breached any of the covenants, terms and conditions to be observed and fulfilled on the part of the Lessee pursuant to the Lease.

3. The Lessor and the Lessee hereby covenant with each other that they will respectively perform and observe the several covenants, conditions, provisions, stipulations and restrictions contained in the Lease, as if the same had been herein repeated in full with such modifications only as are necessary to make them applicable to this demise.
4. The Lessee will pay all of the Lessor's costs and expenses as between Solicitor and client on an indemnity basis incurred by the Lessor of and incidental to the preparation of this Deed of Renewal and Variation of Lease.

IN WITNESS WHEREOF the parties hereto have hereunder subscribed their seals on the days of the month in the year hereinbefore set forth.


EXECUTED by **NICKOLAS DE MARCO**)
AS TRUSTEE FOR THE)
DE MARCO SUPERANNUATION FUND)
as Lessor in the presence of)

.....
A Justice of the Peace/Solicitor

EXECUTED by **OLGA DE MARCO**)
AS TRUSTEE FOR THE)
DE MARCO SUPERANNUATION FUND)
as Lessor in the presence of)

.....
A Justice of the Peace/Solicitor

EXECUTED by **PROFILE BUILD GROUP**)
PTY LTD AS TRUSTEE FOR PROFILE)
BUILD GROUP UNIT TRUST as Lessee in)
accordance with its Constitution and Section)
127 of the *Corporations Act 2001*)



Dealing Number

Elizabeth Meiklejohn



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1. Lessor	Lodger (Name, address, E-mail & phone number)		Lodger Code
NICKOLAS DE MARCO & OLGA DE MARCO AS TRUSTEE FOR THE DE MARCO SUPERANNUATION FUND			
2. Lot on Plan Description	Title Reference		
LOTS 1 & 2 ON RP 63172		15619044	
3. Lessee	Given names	Surname/Company name and number (include tenancy if more than one)	
		PROFILE BUILD GROUP PTY LTD AS TRUSTEE FOR PROFILE BUILD GROUP UNIT TRUST	
4. Interest being leased	FEE SIMPLE		
5. Description of premises being leased	THE WHOLE OF THE LAND SAVE FOR THAT PART OF THE BUILDING SHOWN ON THE SKETCH PLAN HEREIN		
6. Term of lease	7. Rental/Consideration		
Commencement date/event: 15.03.2019	SEE THE ATTACHED SCHEDULE		
Expiry date: and/or Event: 14.03.2022			
Options: 2 x 3 years			
#Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)			
8. Grant/Execution	The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule;		

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....Signature
 GREGORY IBRAHIMfull name
 C-DEC 113248qualification
 Witnessing Officer
 (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

14/03/19
 Execution Date

.....Lessor's Signature

9. Acceptance
 The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

.....signature
 Amanda Ellisonfull name
 Solicitorqualification
 Witnessing Officer
 (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

14/3/19
 Execution Date

.....Lessee's Signature

Title Reference 15619044

This is the Schedule referred to in Item 8 of Form 7 Lease between the Landlord and the Tenant named in the reference schedule below.

REFERENCE SCHEDULE

Item	Landlord:	NICKOLAS DE MARCO & OLGA DE MARCO AS TRUSTEE FOR THE DE MARCO SUPERANNUATION FUND
	Address	19 Gerry Street, Stafford Heights Qld 4053
Item 2	Tenant:	PROFILE BUILD GROUP PTY LTD AS TRUSTEE FOR PROFILE BUILD GROUP UNIT TRUST
	Address	Suite 16, 4 Kyabra Street, Newstead Qld 4006
Item 3	Leased Premises: [Clause 1.2(13)]	69 Bristol Road, Kedron, Brisbane in the State of Queensland
Item 4	Term: [Clause 3.1]	Three (3) years
Item 5	Options to Renew: [Clause 17]	2 each of three (3) years
Item 6	Rent: [Clause 4.1]	\$80,005.00 per annum (exclusive of GST) payable by equal monthly instalments of \$7,333.79 (inclusive of GST)
Item 7	CPI Review Dates:	Not applicable 2019 Rent: \$6,607.08 (\$80,005/12) + outlays See GL ✓
Item 8	Market Review Dates: [Clause 4.2]	15.03.2022 & 15.03.2025 Rent Increased from Mar'20: \$6,867.10 (3% increase from \$6,607.08) ✓ Rent Increased from Mar'21: \$7,073.11 (3% increase from \$6,867.10) ✓
Item 9	Percentage Review: [Clause 4.3]	3% CPI Increase from Mar'22 - Approx 7.7% Rent increased from Mar'22: \$7,616.66 (7.68% increase from \$7,073.11) ✓
Item 10	Percentage Increase Dates: [Clause 4.3]	15.03.2020, 15.03.2021, 15.03.2023, 15.03.2024, 15.03.2026 & 15.03.2027 15.03.23 increase \$7,616.66 + 3% = \$7,845.16 ✓
Item 11	Proportion of Outgoings: [Clause 5.1(1)]	Not applicable ✓
Item 12	Use of Premises: [Clause 6.1]	Office Use and Construction Equipment Storage
Item 13	Bond: [Clause 18]	Three (3) months gross rental + GST (\$22,001.36)
Item 14	Guarantors: [Clause 19]	SALLY ANN SCANLAN & TROY ANTHONY ELLISON