

18 May 2020

Proposed Carina Heights Quarter located in Winstanley Street, Carina Heights QLD 4152 - Offer to participate in Development and take-up further Shares and Units

- Equity loan account amount to be provided - \$525,000
- Twenty (20) Shares and/or Units available for issue in both Winstanley Street Developments Pty Ltd and Winstanley Street Investments Pty Ltd ATF Winstanley Investments Unit Trust.
- Shares and units will be issued in ten (10) blocks of two (2) shares and units each, with an equity contribution of \$52,500 required for each block.
- Contributions will be recorded as a loan account and earn 6% per annum interest, payable on completion and sale of the development.
- Estimated distributable net income (before tax) for each of the ten block participants is \$26,000 to \$36,000 plus repayment of loan account contribution of \$52,500 plus payment of 6% p.a. interest on the latter, calculated progressively. This equates to a potential return on the investment of some 61% to 80% for the term.

- Funds to be transferred to the Trust Account of Solicitor, will be held in trust, and, only be released on Friday, 29 May 2020, for the transfer and settlement of the rezoned properties. This is to ensure that the land settlement is locked in and tied to the participation.