

Date 13 January 2026

Deed Poll by:

Australand Industrial No. 89 Pty. Limited ACN 107 355 715 of Level 15, 180 George Street, Sydney, NSW 2000 (**Frasers Co-Owner**)

PPFA Yatala Services IV Pty Ltd ACN 691 061 195 as trustee for PPFA Yatala IV Trust of C/- Morgan Stanley, Level 39, Chifley Tower, 2 Chifley Square, Sydney NSW 2000 (**PPFA Co-Owner**), (each a **Principal**).

Declarations

1 Definitions and interpretation

1.1 Definitions

In this document these terms have the following meanings:

Attorney	The meaning given to that term under clause 2 .
Document	Any of the documents in the list of documents in Schedule 2 .
Land	The whole or any part of the land contained within the certificate of titles with title references 51385523, 51385524, 51340045 and 51385525 or, if any parts of the land is subdivided by plan or plans of subdivision (including without limitation a strata plan), each lot or any part of a lot created or to be created on registration of the relevant plan of subdivision.
Project	The development of each of: 1. Lot 202 in SP329487; 2. Lot 203 in SP329487; 3. Lot 204 in SP316171; 4. Lot 301 in proposed plan of subdivision SP329491; and 5. Lot 302 in proposed plan of subdivision SP329491, in accordance with any relevant development approvals, design documents, and building contracts.
Related Entity	Has the meaning given in the <i>Corporations Act 2001</i> (Cth).

1.2 Interpretation

In this document:

- (a) unless the context otherwise requires, a reference to:
 - (i) the singular includes the plural and vice versa;
 - (ii) a gender includes all genders;

- (iii) a document (including this document) is a reference to that document (including any schedules) as amended, consolidated, supplemented, novated or replaced;
 - (iv) a party means a party to this document;
 - (v) an item, clause, or Schedule is to an item, clause, or Schedule of or to this document;
 - (vi) a person (including a party) includes an individual, company, other body corporate, association, partnership, firm, joint venture, trust and governmental agency and the person's successors, permitted assigns, substitutes, executors and administrators;
 - (vii) a law includes any legislation, judgment, rule of common law or equity or rule of any applicable stock exchange, and is a reference to that law as amended, consolidated, supplemented or replaced and includes a reference to any regulation, by-law or other subordinate legislation; and
 - (viii) the words "including" and "includes" means "including, but not limited to" and "includes, without limitation" respectively; and
- (b) headings are for convenience only and must be ignored in interpreting this document.

2 Appointment

Each Principal appoints any one of the persons named in **Schedule 1** to be its attorney (**Attorney**) with the powers and authorities conferred by this document.

3 Powers and authorities

The Attorney may do in the name of each Principal and on behalf of each Principal everything necessary or expedient to:

- (a) execute the Documents under hand or under seal and deliver the Documents (conditionally or unconditionally), each at the option of the Attorney;
- (b) complete any blanks in any Document;
- (c) make any variations, amendments or additions to any Document which, in the opinion of the Attorney, ought to be made;
- (d) execute any other documents and do any other thing which, in the opinion of the Attorney, ought to be executed or done in connection with any Document;
- (e) execute under hand or under seal and deliver (conditionally or unconditionally), each at the option of the Attorney, any other documents supplemental to or varying or amending any Document which, in the opinion of the Attorney, ought to be executed or delivered; and
- (f) open, maintain and operate accounts with financial institutions as the Attorney may think necessary (without any person being concerned or put on enquiry with regard to any transaction or dealing by the Attorney in connection with their opening, maintenance or operation),

in each case, in relation to the Project.

4 Validity and ratification

Each Principal declares that all acts, matters and things done by the Attorney in exercising power under this document will be as good and valid as if they had been done by the Principal and agrees to ratify and confirm whatever the Attorney does in exercising powers under this document.

5 Evidence of non-revocation

Each Principal declares that anyone who deals with the Attorney in good faith may accept a written statement signed by the Attorney in good faith to the effect that their appointment under this document has not ended as conclusive evidence of that fact.

6 Indemnity and personal liability

- (a) Each Principal indemnifies the Attorney against liability, loss and costs arising from the exercise in good faith of powers granted under this document.
- (b) The lawful exercise by the Attorney of any power or authority under this document does not involve the assumption by the Attorney, or by the Attorney's officers, employees, agents, subcontractors or representatives, of any personal liability nor an express or implied warranty by any of them as to the validity of this document or the Attorney's authority to exercise the power or authority.

7 Revocation

The appointment ends when revoked by written notice from a Principal to the Attorney or upon the Attorney ceasing to be a Related Entity of the Frasers Co-Owner or an employee of any Related Entity of the Frasers Co-Owner, whichever is earlier.

8 Registration

Each Principal will, if necessary, register this document wherever required for validity or to give effect to its terms. If a Principal fails to do so, the Attorney may register this document and claim reimbursement from the relevant Principal of any costs reasonably incurred in doing so.

9 Reliance

Any person, including the Registrar of any Titles Registry in Australia or any other registration authority in Australia or elsewhere, dealing with a person purporting to be an Attorney under this deed poll is:

- (a) entitled to rely on execution of any Document by that person as conclusive evidence that:

- (i) the person holds the relevant office or designated post required to be an Attorney (including in an acting capacity if applicable);
 - (ii) that this deed poll has come into effect;
 - (iii) that the powers and authorities conferred on the Attorney by this deed poll have not been revoked; and
 - (iv) that the right or power being exercised or being purported to be exercised is properly exercised and that the circumstances have arisen to authorise the exercise of that right and power; and
- (b) not required to make any enquiries in respect of any of the above matters.

10 General provisions

10.1 Deed poll

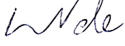
This document is a deed poll. Factors which might suggest otherwise are to be disregarded.

10.2 Governing law and jurisdiction

The document is governed by the laws of the state of Queensland.

Executed as a deed poll.

Executed by **Australand Industrial No. 89 Pty Limited ACN 107 355 715** in accordance with section 127 of the *Corporations Act 2001* (Cth):

Signed by:

66BBF2F0DD3D4FD...
Signature of director

Warwick James Eaton Eadie
Full name of above signatory

Signed by:

E165A6A1B1684A7...
Signature of company secretary/director

Nhu Nguyen
Full name of above signatory

Executed by **PPFA Yatala Services IV Pty Ltd ACN 691 061 195 as trustee for the PPFA Yatala IV Trust** in accordance with section 127 of the *Corporations Act 2001* (Cth):

DocuSigned by:

A056250DD672414...
Signature of director

Robert Josevski
Full name of above signatory

DocuSigned by:

5880B3ED01B6428...
Signature of company secretary/director

Nicholas Chun Ting Lee
Full name of above signatory

Schedule 1 – Attorney

Each of:

Ian Barter;

Tim Skelton; and

Warwick Eadie.

Schedule 2 – Documents

List of Documents

The documents described below required to procure the development of the Land, namely:

- (a) any agreement for lease, lease or licence;
- (b) any building contracts, minor works contracts, trade contracts, project service contracts, agreements for the acquisition of equipment, general services contracts, professional services contracts, consultancy agreements, requests for tender and purchase orders and supplier warranty deeds;
- (c) any other instrument including but not limited to plans of subdivision (including strata plans), plans of consolidation, easements, caveats, covenants on title, Form 7 lease, Form 13 Amendment and Form 18 Consents, in respect of the Land (or the equivalent electronic form using an electronic conveyancing platform);
- (d) client authorisation forms;
- (e) any applications, agreements, correspondence, declarations and acceptances with water, electricity, gas and other energy authorities, accredited certificate providers, any council or any consent authority;
- (f) any development applications, approvals or consents in relation to the Land;
- (g) any applications, declarations, documents and forms required to establish a bank account in the name of the Principal and all forms, documents or actions to operate (including making payments out of) that bank account;
- (h) any variation, novation, assignment, termination, surrender or notice in relation to any of the documents listed above; and
- (i) any document which is:
 - (i) ancillary, related to or contemplated by; or
 - (ii) reasonably necessary to give proper effect to,any of the above documents.