

Schedule

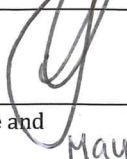
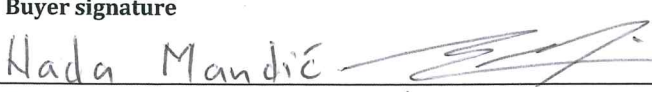
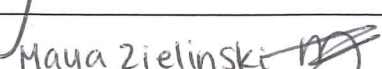
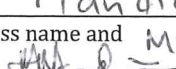
Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
				16	85	Evatt
and known as 12 Montagu Place Evatt ACT 2617						
Seller	Full name	Jia Jing Wu and Qi Qiang Wu				
	ACN/ABN					
	Address	12 Montagu Place Evatt ACT 2617				
Seller Solicitor	Firm	Harrington Hall Lawyers				
	Email	Rhianne@harringtonhall.com.au				
	Phone	02 6185 0999	Ref Rhianne Clark			
	DX/Address	GPO Box 364 Canberra ACT 2601				
Stakeholder	Name	HH Lawyers Law Practice Trust Account				
Seller Agent	Firm	Auction Advantage				
	Email	ClientServices@cgfb.com.au.				
	Phone	0400446605	Ref Frank Walmsley			
	DX/Address	Unit 6/80 Emu Bank, Belconnen ACT 2617				
Restriction on Transfer	Mark as applicable	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> section 370 <input type="checkbox"/> section 280 <input type="checkbox"/> section 306 <input type="checkbox"/> section 351				
Land Rent	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease <input type="checkbox"/> Land Rent Lease				
Occupancy	Mark one	<input checked="" type="checkbox"/> Vacant possession <input type="checkbox"/> Subject to tenancy				
Breach of covenant or unit articles	Description (Insert other breaches)	As disclosed in the Required Documents				
Goods	Description	Fixed floor coverings, window treatments, dishwasher, dryer, light fittings and solar as inspected.				
Date for Registration of Units Plan						
Date for Completion						
On or before 30 days from the Date of this Contract						
Electronic Transaction?						
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, using Nominated ELN: PEXA						
Land Tax to be adjusted?						
<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes						
Residential Withholding Tax	New residential premises?			<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
	Potential residential land?			<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
	Buyer required to make a withholding payment?			<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (insert details on p.3)	
Foreign Resident Withholding Tax	Relevant Price more than \$750,000.00?			<input type="checkbox"/> No	<input type="checkbox"/> Yes	
	Clearance Certificates attached for all the Sellers?			<input type="checkbox"/> No	<input type="checkbox"/> Yes	

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.

Buyer	Full name	NADA MANDIC MARKO MATE MANDIC				
	ACN/ABN					
	Address	65 COSSINGTON SMITH CRES LYNEHAM ACT 2602				
Buyer Solicitor	Firm	LEXMERCA LAWYERS				
	Email	mna.kjm@lexmerca.com.au				
	Phone	0261812900	Ref			
	DX/Address					
Price	Price	810,000	(GST inclusive unless otherwise specified)			
	Less deposit	81,000	(10% of Price)	<input checked="" type="checkbox"/> Deposit by Instalments		
	Balance	729,000	(clause 52 applies)			
Date of this Contract						
2nd September 2025						

Co-Ownership	Mark one (show shares)	<input checked="" type="checkbox"/> Joint tenants	<input type="checkbox"/> Tenants in common in the following shares:
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Read This Before Signing: Before signing this Contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

Seller signature		Buyer signature	
Seller witness name and signature	Maya Zielinski 	Buyer witness name and signature	Mirko Mandic 

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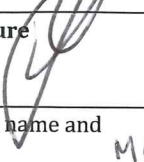
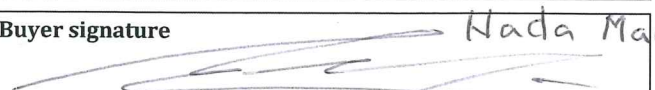

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	Email	minda.kim@lexmerca.com.au				
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