

Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NSW 2113
Sinking Fund and Annual Levies planned as at 31 August 2010

| Year ending date | Opening balance | Annual Levies | Special Levies | Estimated total expenditure | Sub-total before interest & tax | Interest earned | Income tax paid | Closing Balance |
|------------------|-----------------|------------------|----------------|-----------------------------|---------------------------------|-----------------|-----------------|-----------------|
| 31 Aug 2011 | 662,000 | 172,000 | - | 404,400 | 429,600 | 27,300 | 8,190 | 448,710 |
| 31 Aug 2012 | 448,710 | 177,200 | - | 82,800 | 543,110 | 24,800 | 7,440 | 560,470 |
| 31 Aug 2013 | 560,470 | 182,600 | - | 74,700 | 668,370 | 30,700 | 9,210 | 689,860 |
| 31 Aug 2014 | 689,860 | 188,100 | - | 115,000 | 762,960 | 36,300 | 10,890 | 788,370 |
| 31 Aug 2015 | 788,370 | 193,800 | - | 73,100 | 909,070 | 42,400 | 12,720 | 938,750 |
| 31 Aug 2016 | 938,750 | 199,700 | - | 79,700 | 1,058,750 | 49,900 | 14,970 | 1,093,680 |
| 31 Aug 2017 | 1,093,680 | 205,700 | - | 784,000 | 515,380 | 40,200 | 12,060 | 543,520 |
| 31 Aug 2018 | 543,520 | 211,900 | - | 162,900 | 592,520 | 28,400 | 8,520 | 612,400 |
| 31 Aug 2019 | 612,400 | 218,300 | - | 178,000 | 652,700 | 31,600 | 9,480 | 674,820 |
| 31 Aug 2020 | 674,820 | 224,900 | - | 234,400 | 665,320 | 33,500 | 10,050 | 688,770 |
| 31 Aug 2021 | 688,770 | 231,700 | - | 94,200 | 826,270 | 37,900 | 11,370 | 852,800 |
| 31 Aug 2022 | 852,800 | 238,700 | - | 74,200 | 1,017,300 | 46,800 | 14,040 | 1,050,060 |
| 31 Aug 2023 | 1,050,060 | 245,900 | - | 210,500 | 1,085,460 | 53,400 | 16,020 | 1,122,840 |
| 31 Aug 2024 | 1,122,840 | 253,300 | - | 149,700 | 1,226,440 | 58,700 | 17,610 | 1,267,530 |
| 31 Aug 2025 | 1,267,530 | 260,900 | - | 1,130,800 | 397,630 | 41,600 | 12,480 | 426,750 |
| 31 Aug 2026 | 426,750 | 268,800 | - | 161,700 | 533,850 | 24,000 | 7,200 | 550,650 |
| 31 Aug 2027 | 550,650 | 276,900 | - | 500,500 | 327,050 | 21,900 | 6,570 | 342,380 |
| 31 Aug 2028 | 342,380 | 285,300 | - | 116,700 | 510,980 | 21,300 | 6,390 | 525,890 |
| 31 Aug 2029 | 525,890 | 293,900 | - | 164,100 | 655,690 | 29,500 | 8,850 | 676,340 |
| 31 Aug 2030 | 676,340 | 302,800 | - | 314,600 | 664,540 | 33,500 | 10,050 | 687,990 |
| Total | 662,000 | 4,632,400 | - | 5,106,000 | 188,400 | 713,700 | 214,110 | 687,990 |

Assumptions:

| | | | |
|---|------------|--|-------|
| Last actual CPI available (auto) | 30/06/2010 | Interest rate percentage per annum | 5.00 |
| Inflation forecast percentage per annum | 3.00 | Percentage tax rate on interest earned | 30.00 |
| Contingency pricing error percentage | 5.00 | Annual percentage increase in levy | 3.00 |

Recommended Annual Capital Works Fund Payment

| End of Year | Year Ending | Recommended Capital Works Fund Payment | Annual % change in Capital Works Fund Payment | Adjustm't to Capital Works Fund Payment (increase/decrease) | CW/Fund Balance + Interest + Annual CW/Fund Payment | Costs in each year refer to the table above (page 3) | Capital Works Fund Balance | Interest on the Capital Works Fund Balance |
|-------------|-------------|--|---|---|---|--|----------------------------|--|
| A | B | C | D | E | F | G | H | I |
| | | | | | H+I+C | | F-G | 2.75% |
| | | | | | | | \$1,641,000 | \$45,128 |
| 1 | Aug-18 | \$275,000 | | | \$1,961,128 | \$47,565 | \$1,913,563 | \$52,623 |
| 2 | Aug-19 | \$283,250 | 3.00% | | \$2,249,436 | \$73,868 | \$2,175,568 | \$59,828 |
| 3 | Aug-20 | \$291,748 | 3.00% | | \$2,527,144 | \$77,561 | \$2,449,583 | \$67,364 |
| 4 | Aug-21 | \$300,500 | 3.00% | | \$2,817,447 | \$267,411 | \$2,550,035 | \$70,126 |
| 5 | Aug-22 | \$309,515 | 3.00% | | \$2,929,676 | \$129,543 | \$2,800,134 | \$77,004 |
| 6 | Aug-23 | \$318,800 | 3.00% | | \$3,195,938 | \$599,838 | \$2,596,099 | \$71,393 |
| 7 | Aug-24 | \$328,365 | 3.00% | | \$2,995,857 | \$130,251 | \$2,865,606 | \$78,804 |
| 8 | Aug-25 | \$338,215 | 3.00% | | \$3,282,626 | \$179,540 | \$3,103,085 | \$85,335 |
| 9 | Aug-26 | \$348,362 | 3.00% | | \$3,536,782 | \$667,668 | \$2,869,114 | \$78,901 |
| 10 | Aug-27 | \$358,813 | 3.00% | | \$3,306,828 | \$1,877,185 | \$1,429,643 | \$39,315 |
| 11 | Aug-28 | \$369,577 | 3.00% | | \$1,838,535 | | \$1,838,535 | \$50,560 |