

| Tenant  | Address   | Agreement Type                            | Commencement date | Term     | Further Term | Current Expiry | Current Rent                   | Status   |
|---|---|---|-------------------|----------|--------------|----------------|--------------------------------|----------|
| AAA Nextt Group Pty Ltd                       | 54 Pinnacle Crs, Brookfield   | Lease                                     | 01.07.2019        | 1 Year   | 1x1 year     | 30.06.2021     | \$4,766.67 per month inc gst   | Overhold |
| Abbeyfield Society Australia Ltd              | 67-72 Brooklyn Road, Melton   | Sub-lease                                 | 08.11.1993        | 50 Years | n/a          | 8.11.2043      | \$1 PA                         | Active   |
| Air Services Australia                        | Part 231-319 Faulkners Road, Mount Cottrell                           | Lease                                     | 1.11.1996         | 10 Years | n/a          | 31.12.2024     | \$32,011.98 per annum inc gst  | Active   |
| Centra (MCC & Melton Valley Golf Club         | 30/2 Melton Valley Drive, Melton                                      | Lease including a Licence                 | 01.09.1994        | 30 years | 1x20 years   | 31.08.2024     | \$5941.88 per quarter inc GST  | Active   |
| City Circle Recycling                         | 17-31 Ferris Road, Cobblebank   | Lease                                     | 01.05.2015        | 15 years | 1x5 years    | 30.04.2030     | \$2266.66 per month inc GST    | Active   |
| Country Fire Authority                        | Crown Allotment 42 and part of crown allotments 43 and 45 Toolernvale | Lease- Council is Committee of Management | 13.05.2014        | 10 years | 1x10 years   | 13.05.2024     | \$114.40 PA                    | Active   |
| Country Fire Authority                        | 48-66 Plumpton Road, Diggers Rest                                     | Lease                                     | 01.09.1995        | 25 years | 1x25 years   | 31.08.2020     | \$100 PA                       | Overhold |
| Crown Castle Pty Ltd (Axicom)                 | Part 231-319 Faulkners Road, Mount Cottrell                           | Lease                                     | 01.01.2015        | 10 years | 1x10 years   | 31.12.2024     | \$23,638.03 per annum inc GST  | Active   |
| Djerriwarrh Employment and Education Services | 237-239 Station Road, Melton  | Lease                                     | 01.01.2021        | 10 years | n/a          | 31.12.2030     | \$1,161.46 per annum inc GST   | Active   |
| Essendon Football Club                        | 28-30 Reserve Road, Melton  | Lease                                     | 01.12.2018        | 4 years  | 5x5 years    | 31.11.2022     | \$294,364.21 per annum inc GST | Active   |

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|---|--|-------|------------|----------------------------|------------|------------|-------------------------------|----------|
| Eynesbury Holdings Pty Ltd/ Villa World (Vic) Pty Ltd (GEO (VIC)) | 479-481 Eynesbury Road, Eynesbury  | Lease | 01.03.2021 | 9 years                    | n/a        | 28.02.2030 | \$1 PA                        | Active   |
| Gippsland and Southern Rural Water                                | Part 75 Hickey Road, Exford  | Lease | 01.04.2011 | 10 years                   | 2x5 years  | 31.03.2021 | \$11 per annum plus GST       | Active   |
| Hope Street Youth and Family Services                             | 26 Cresmont Drive, Melton South  | Lease | 14.06.2018 | 50 years                   | silent     | 13.06.2068 | \$1 PA                        | Active   |
| Kirrip Aboriginal Corporation                                     | 26 Exford Road, Melton South   | Lease | 1.11.2020  | 2 years                    | n/a        | 30.10.2022 | \$1 PA                        | Active   |
| Lions Club of Melton Inc  | Police Paddock, High St, Melton  | Lease | 03.11.2014 | 1 week and 1 day each year | silent     | 21.11.2017 | \$1 PA                        | Expired  |
| Melton Bowling Club   | 24-26 Reserve Road, Melton   | Lease | 30.01.2006 | 10 years                   | 2x5 years  | 29.01.2016 | \$1,358.00 per annum inc GST  | Overhold |
| Melton Pistol Club  | 398-466 Clarkes Road, Brookfield   | Lease | 01.01.2000 | 15 years                   | silent     | 31.12.2014 | \$1 PA                        | Overhold |
| Melton South Community Centre                                     | Part of DJ Cunningham Centre within Mt Carberry Reserve<br>31-41 Exford Road, Melton South | Lease | 30.12.2014 | 5 years                    | 1 x2 years | 29.12.2019 | \$1 PA                        | Overhold |
| Minister of Finance for an on behalf of the State of Victoria     | 31-34 Exford Road, Melton South  | Lease | 01.08.2020 | 2 years                    | n/a        | 31.07.2022 | \$3,304.51 per month inc GST  | Active   |
| Optus Mobile Pty Limited  | 1-31 Freelands Drive, Burnside Heights   | Lease | 01.10.2017 | 20 years                   | silent     | 30.09.2037 | \$14,003.88 per annum inc GST | Active   |
| Powercor Australia Pty Ltd  | 20-60 Omarama Way, Taylors Hill  | Lease | 18.02.2012 | 30 years                   | 1x30 years | 17.02.2042 | \$0.10 PA                     | Active   |

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|--|--|-------|------------|---------------------------|----------------|---|-------------------------------|---------|
| Powercor Australia Pty Ltd                         | Part 231-319 Faulkners Road, Mount Cottrell  | Lease | 01.06.1997 | 10 years                  | n/a            | 31.05.2027  | \$12,596.10 per annum inc GST | Active  |
| Powercor Australia Pty Ltd                         | 132 Bridge Road, Strathulloh   | Lease | 02.09.2016 | 50 years                  | n/a            | 01.09.2066  | \$1 PA                        | Active  |
| Powercor Ltd                                       | 46 City Vista Crt, Fraser Rise   | Lease | 18.12.2018 | 50 years                  | n/a            | 17.12.2068  | \$0.10 PA                     | Active  |
| Private Individual                                 | 70 Vista Drive, Melton   | Lease | 01.05.2000 | 9 years                   | n/a            | 30.04.2018  | \$1 PA                        | Expired |
| Private Individual trading as Little Gemz Café     | 323 High St, Melton (Council as Committee of Management)                               | Lease | 10.10.2015 | 3 years                   | 1x3 years      | 09.10.2021  | \$20,019.96 per annum inc GST | Expired |
| Rotary Club of Melton                              | 93-99 Brooklyn Rd, Melton South  | Lease | 01.01.1997 | month by month (periodic) | n/a            | periodic  | \$1 PA                        | Expired |
| Scope (Vic) Pty Ltd                                | 5 Henry Street, Melton   | Lease | 01.09.2021 | 3 years                   | n/a            | 31.08.2024  | \$23,850.35 per annum inc GST | Active  |
| Scope (Vic) Pty Ltd                                | 237-239 Station Road, Melton (Melton Central)  | Lease | 27.07.2021 | 2 years                   | 2x 2years each | 26.07.2023  | \$25,941.96 per annum inc GST | Active  |
| SOHO Living Pty Ltd                                | 1027-1051 Taylors Road, Deanside   | Lease | 23.02.2021 | 2 years and 4 months      | n/a            | 22.06.2023 or until the land is transferred to VicRoads | \$11,500 per annum plus GST   | Active  |
| Sunshine George Cross Soccer Club Limited          | 52,70 and 84 Orbis Road, Fraser Rise (Taylors Hill West Reserve/ City Vista Pavillion) | Lease | 12.04.2018 | 20 years                  | n/a            | 20 years after practical completion                     | \$1 PA                        | Active  |
| The Scout Association of Australia Victoria Branch | 47 Blackwood Drive, Melton South   | Lease | 01.07.1996 | 10 years                  | n/a            | 30.06.2016  | \$1PA                         | Active  |

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|--|---|-------|------------|----------|---------------|--|-------------------------------|--------|
| The Scout Association of Australia Victoria Branch | 1 Henry Street, Melton  | Lease | 01.07.1989 | 10 years | n/a           | 30.06.1999   | \$1 PA                        | Active |
| The Scout Association of Australia Victoria Branch | Part Burnside Heights Recreation Reserve, 115 Tenterfield Drive, Burnside Heights | Lease | 28.02.2019 | 50 years | n/a           | 27.02.2069   | \$1PA                         | Active |
| VicSES   | part 90-92 High Street, Melton  | Lease | 01.09.2019 | 10 years | 3x10 years    | 31.08.2029   | \$1 PA                        | Active |
| Vodafone Network                                   | 206 Coburns Road, Melton (Melton Waves car park)                                  | Lease | 01.12.2015 | 20 years | silent        | 30.11.2035   | \$14,775.61 per annum inc GST | Active |
| Vodafone Network                                   | 72-80 Caroline Springs Boulevard, Caroline Springs                                | Lease | 01.12.2015 | 20 years | n/a           | 30.11.2035   | \$15,150.55 per annum inc GST | Active |
| Western Bace Limited                               | 222 Ferris Road, Strathulloh  | Lease | 1.07.2020  | 5 Years  | 1x5 years     | 30.06.2025   | \$1 PA                        | Active |
| Western Emergency Relief Network (WERN)            | 23 Westwood Drive, Ravenhall  | Lease | 25.10.21   | 20 years | n/a           | appx 24.10.2041 (see exact dates based off 20 years from Certificate of Practical Completion date) | \$1 PA                        | Active |
| 1152 Taylors Road Developments                     | 1152-1174 Taylors Road, Fraser Rise   | Lease | 11.02.21   | 2 years  | 3x1 year each | 10.02.23 Or until the land is transferred to VicRoads  | \$15,000 per annum plus GST   | Active |