

**TFS SANDALWOOD PROJECT 2015**  
**FINANCE APPLICATION**  
**PRINCIPAL AND INTEREST LOAN**

**Application Deadline**

All applications and relative documents must be received by  
30 June 2015

**Mailing Address**

TFS Sandalwood Project 2015  
PO Box 3040 Broadway  
Nedlands WA 6009

**Finance Provider**

Arwon Finance Pty Ltd  
(ACN 072 486 643)  
("Provider")



## INVESTOR FINANCE PACKAGE

### TFS SANDALWOOD PROJECT 2015 (ARSN: 604 615 232).

TFS Finance Package now offered is only available to investors in the TFS Sandalwood Project 2015 in terms of the Product Disclosure Statement dated 22 April 2015.

Before completing Application for Finance we recommend applicants become fully acquainted with the TFS Sandalwood Project 2015 by reading the Product Disclosure Statement and in need obtaining appropriate financial advice and assistance.

Please complete the following Loan Application Checklist prior to submission of Application for Finance.

**Processing of your application may be delayed if you do not supply this information with your application.**

### LOAN APPLICATION CHECK LIST – to be completed prior to loan submission

1. Application and Direct Debit Authority
  - Applicant(s) to complete and sign -----
2. Loan Deed
  - To be completed and signed by the applicant, or the applicant’s directors in the case of a corporation, and the guarantors
  - Directors/Trustees must also sign as guarantors -----
3. Supporting Documentation
  - Proof of Identification – required for all applicants, directors and guarantors:
    - Copy of Drivers Licence or Passport -----
  - Proof of Income required ----- 
    - PAYG – copy of last two tax returns or last tax return and a recent payslip or two most recent payslips confirming income.
    - Self employed – last two tax returns or letter from Accountant re estimated income.
    - Other third party – confirmation of income declared (e.g. verified letter from employer).
  - Proof of Assets required (as per chart below) -----

Borrower	Property Rates or Land Tax Notices	Mortgages Loan Statement	Listed Shares Brokers Statement >\$100k	Margin Loan Statement >\$100k	Overdraft Statement >\$100k	Savings Statement > \$50k
Up to \$75,000	-	-	-	-	-	-
\$76,000 - \$100,000	X	X	-	-	-	-
Over \$100,000	X	X	X	X	X	X

**Application for Finance**

o Investment Amount: \$ \_\_\_\_\_

o Less Deposit (Payable on Application): \$ \_\_\_\_\_

o Plus Application Fee: \$ \_\_\_\_\_

**Total Amount to be Financed:** \$ \_\_\_\_\_

**Application Fee** (paid on approval - may be included in Loan)

o \$300 + 0.50% of loan amount: \$ \_\_\_\_\_

**Term**

o Up to 7 years Principal & Interest: \_\_\_\_\_ Yrs

**Interest Rate** (Fixed): \_\_\_\_\_ 8.75%

**APPLICANT 1:**

Applicant  Director  Guarantor | Title: Mr / Mrs / Ms / Dr

Full Name \_\_\_\_\_

Telephone (w) \_\_\_\_\_ (h) \_\_\_\_\_

Mobile \_\_\_\_\_

Email \_\_\_\_\_

Drivers Licence \_\_\_\_\_

Date of Birth \_\_\_\_\_

Address \_\_\_\_\_

Postal Address \_\_\_\_\_ PC \_\_\_\_\_

As Above \_\_\_\_\_ PC \_\_\_\_\_

Previous Address (if less than 2 yrs at current address): \_\_\_\_\_

**APPLICANT 2:**

Applicant  Director  Guarantor | Title: Mr / Mrs / Ms / Dr

Full Name \_\_\_\_\_

Telephone (w) \_\_\_\_\_ (h) \_\_\_\_\_

Mobile \_\_\_\_\_

Email \_\_\_\_\_

Drivers Licence \_\_\_\_\_

Date of Birth \_\_\_\_\_

Address \_\_\_\_\_

Postal Address \_\_\_\_\_ PC \_\_\_\_\_

As Above \_\_\_\_\_ PC \_\_\_\_\_

Previous Address (if less than 3 yrs at current address): \_\_\_\_\_

**EMPLOYMENT DETAILS**

Occupation \_\_\_\_\_

Employer \_\_\_\_\_

Time Employed \_\_\_\_\_

Full Time /Part Time /Casual /Retired /Other

Previous Employer \_\_\_\_\_

(if less than 2 years at present) \_\_\_\_\_

**SELF EMPLOYED DETAILS**

Company/Trustee /  
Individual / Partnership \_\_\_\_\_

Trading Name \_\_\_\_\_

Registered Address \_\_\_\_\_

ACN / ABN \_\_\_\_\_

Nature of Business \_\_\_\_\_

Years \_\_\_\_\_

Company Directors /  
Partners \_\_\_\_\_

Trading \_\_\_\_\_

**CORPORATE / TRUST APPLICANTS**

Company/  
Trustee Name \_\_\_\_\_

Trading Name \_\_\_\_\_

Email \_\_\_\_\_

ACN/ABN \_\_\_\_\_

Nature of  
Business \_\_\_\_\_

Years Trading \_\_\_\_\_

Registered  
Address \_\_\_\_\_

Postal  
Address \_\_\_\_\_

DETAILS OF ALL DIRECTORS TO BE COMPLETED ABOVE

**STATEMENT OF ASSETS & LIABILITIES – FOR APPLICANTS / GUARANTORS**

ASSETS	Est. Value	LIABILITIES	Loan Amt
Property: Address _____	\$ _____	Lender/ Mortgage _____	\$ _____
Property: Address _____	\$ _____	Lender/ Mortgage _____	\$ _____
Property / Vacant Land _____	\$ _____	Lender/ Mortgage _____	\$ _____
Car: Make / Model / Year _____	\$ _____	Vehicle Loan _____	\$ _____
Car: Make / Model / Year _____	\$ _____	Vehicle Loan _____	\$ _____
Other: Name _____	\$ _____	Margin Loans Credit Card Limit _____	\$ _____
Super: Institution _____	\$ _____	Credit Card Limit _____	\$ _____
Savings: Institution _____	\$ _____	MC / VISA / AMEX / OTHER _____	\$ _____
Listed Shares _____	\$ _____	MC / VISA / AMEX / OTHER _____	\$ _____
Agriculture MIS Loans _____	\$ _____	Listed Shares _____	\$ _____
		Agriculture MIS Loans _____	\$ _____
<b>Total Assets</b>	<b>\$ _____</b>	<b>Total Liabilities</b>	<b>\$ _____</b>
<b>Net Assets</b>	<b>\$ _____</b>		

**STATEMENT OF GROSS MONTHLY INCOME – FOR APPLICANTS / GUARANTORS**

Salary / Wage _____	Gross Monthly Amount	\$ _____
Rental Income _____	Gross Monthly Amount	\$ _____
Tax Free Income _____	Gross Monthly Amount	\$ _____
Other Income _____	Gross Monthly Amount	\$ _____
	<b>Total Income</b>	<b>\$ _____</b>

**STATEMENT OF GROSS MONTHLY EXPENDITURE – FOR APPLICANTS / GUARANTORS**

Mortgage _____	Monthly Repayments	\$ _____
Mortgage _____	Monthly Repayments	\$ _____
Mortgage _____	Monthly Repayments	\$ _____
Vehicle(s) _____	Monthly Repayments	\$ _____
Margin Loan(s) _____	Monthly Repayments	\$ _____
Credit Card(s) _____	Monthly Repayments	\$ _____
Agric. MIS Listed Share Loans _____	Monthly Repayments	\$ _____
Other _____	Monthly Repayments	\$ _____
	<b>Total Monthly Repayments</b>	<b>\$ _____</b>

By completing this Application Form, you agree to Arwon Finance Pty Ltd (the Provider) collecting, holding and using personal information about you to process your Application, and to administer and manage the products and services provided to you, maintaining its relationship with you, complying with legal and regulatory requirements, and dealing with any complaints or enquiries.

You need not give the Provider any of the personal information requested in the Application Form or in any other document or communication relating to the products or services it supplies to you. However, without this information, the Provider may not be able to process your Application or provide you with an appropriate level of service.

You agree to allow the Provider to disclose your personal information to its related entities and affiliated organisations, as well as its external service providers (for instance credit reporting bodies and technology services providers), which provide services in connection with its products and services. If an adviser stamp appears on the Application Form the Provider will supply that adviser (and any relevant dealer group of which that adviser is an authorised representative) with information about your investments.

More detailed information about the way the Provider uses, discloses and secures your personal information, how you can access and ask for correction of that information, how you can complain about privacy-related matters and how the Provider responds to complaints, can be found in the Provider's Privacy Policy.

The Privacy Policy is available by contacting the Provider or by visiting its website.

### **IMPORTANT NOTICE TO APPLICANT(S) FOR CREDIT (PRIVACY ACT 1988) ("THE ACT")**

You authorise the Provider to disclose necessary personal information and credit information to credit reporting bodies in accordance with the terms of this document and the Act in order to reach an informed decision on your ability to repay the credit facilities you have applied for.

The kinds of personal information the Provider may give about you to a credit reporting body includes:-

- ❖ Identity details;
- ❖ The fact that you have applied for credit and the amount;
- ❖ The fact that the Provider is a credit provider to you;
- ❖ Repayment history information;
- ❖ In specified circumstances, default information;
- ❖ Advice that payments are no longer overdue and the date on which overdue payments were made;
- ❖ In specified circumstances, that in the opinion of Arwon, you have committed a serious credit infringement;
- ❖ That credit provided to you by the Provider has been paid or otherwise discharged.

The Provider will inform you if your credit application is declined because of adverse information in a credit report obtained on you. You may ask for a copy of a credit report we have obtained about you from a credit reporting body and we will take reasonable steps to provide an accessible means for you to obtain access. You may also ask credit reporting bodies to provide you with access to information they hold about you.

#### **Statement by Applicant(s) for Credit**

Please read carefully before signing. Where more than one applicant, each applicant is to sign.

1. The Provider has informed me that it may give certain credit information about me to a credit reporting body, and I consent to that disclosure.
2. In order to assess my application for personal credit, I/we agree to the Provider obtaining a report about my commercial activities or commercial credit worthiness, from a business which provides information about the credit worthiness about persons.
3. In order to assess my application for commercial credit, I/we agree to the Provider obtaining from a credit reporting body a credit report containing personal credit information about me/us in relation to commercial credit provided by Arwon.

#### **Authority for Lenders Mortgage Insurers**

I/we authorise the Provider to disclose a report or information to a Lenders Mortgage Insurer to assess whether to insure or the risk of insuring the Provider for the mortgage credit given to me/us, or to assess the risk of default by me/us on the mortgage credit, or for any purposes arising under the contract of mortgage insurance between the Provider and the Lenders Mortgage Insurer.

I/We hereby apply to establish credit facilities with the Provider and agree to abide by the attached terms and conditions. I/We understand that a credit check will be undertaken as part of this application and that I/We have read and understood the acknowledgement and authority regarding the privacy protection of our personal information and credit information in accordance with the Privacy Act.

In accordance with the Privacy Act, I/we authorise the Provider to give and obtain from credit providers named in the credit application and that may be named in the credit report issued by a credit reporting body, credit eligibility information and other credit information that credit providers are allowed to give or receive from each other under the Act. Without limiting the foregoing, I/We authorise the Provider to disclose credit eligibility information to:

- ❖ other credit providers for the purpose of verifying and assessing my/our application, provided that the other credit providers have an Australian link; and
- ❖ other persons for the purpose of that person deciding whether to act as guarantor or offer property as security for the credit, provided that the person has an Australian link.

Various credit reporting bodies are used, including Veda Advantage Information Services and Solutions Ltd. Their contact details and credit reporting policies are available at [www.veda.com.au](http://www.veda.com.au).

**PRIVACY ACT- COLLECTION STATEMENT, CONSENT AND ACKNOWLEDGEMENT**

**Credit reporting policy**

The Provider has a credit reporting policy that sets out the way it manages credit information and credit eligibility information. That policy sets out:

- ❖ how you can access your credit eligibility information;
- ❖ how you can seek the correction of your credit information or credit eligibility information;
- ❖ how you may complain about a breach of the credit information provisions of the Privacy Act or any registered credit reporting code that binds the Provider; and
- ❖ how the Provider will deal with that complaint.

The credit reporting policy is available on the Provider’s website ([www.tfs ltd.com.au](http://www.tfs ltd.com.au)), and is also available in hard copy on request. That policy also contains a list of certain matters that we are required to tell you about in accordance with the credit reporting code (including about your rights to access information and make requests for information not to be used for certain marketing purposes or if you believe you are the victim of fraud).

**Overseas disclosure of credit information**

The Provider may disclose your credit information to a third party if it transfers any of its loan portfolio to a third party.

**By signing the Direct Debit request you:**

- (a) have authorised the Provider to arrange for the funds to be debited from your account. If there are insufficient funds in your account to meet a direct payment, you may be charged a fee from your financial institution and by the Provider ;
- (b) warrant and represent that you are duly authorised to request the debiting of payments from the relevant account;
- (c) authorise that this direct debit will remain in force until cancelled, deferred or otherwise altered; and
- (d) acknowledge that the direct debit will be provided by you to the Provider on the terms contained in the Direct Debit Service Terms (**Terms**). For a copy of the Direct Debit Service Terms, please contact the Provider on (08) 9386 3299 or email [tfs@tfs ltd.com.au](mailto:tfs@tfs ltd.com.au).

Direct Debits will be made on the first working day of each month. You may change the arrangements under a direct debit request by contacting the Provider on (08) 9386 3299.

**BUSINESS & INVESTMENT PURPOSE DECLARATION**

I/We declare that the credit to be provided to me/us by the credit provider is to be applied wholly or predominantly for business or investment purposes (or for both purposes). You should NOT sign this declaration unless the loan is wholly or predominantly for business or investment purposes. By signing this declaration, you acknowledge that the Consumer Credit Code does not apply to the credit provided to you by the credit provider.

Signature	_____	Date	_____
Signature	_____	Date	_____
Signature	_____	Date	_____

TO BE SIGNED BY APPLICANTS / DIRECTORS

**DIRECT DEBIT REQUEST**

Financial Institution	_____	BSB No.	_____
Account Name	_____	Account No.	_____
Signature	_____	Date	_____
Signature	_____	Date	_____
Signature	_____	Date	_____

TO BE SIGNED BY APPLICANTS / DIRECTORS

**DECLARATIONS & SIGNATURES**

I/We state that the above statements accurately reflect my/our financial position and purpose of the loan, that I am/we are not bankrupt, insolvent, in liquidation or subject to a scheme of arrangement and that I/we have read the corresponding Privacy Act Consent and Acknowledgement below.

Signature	_____	Date	_____
Signature	_____	Date	_____
Signature	_____	Date	_____

TO BE SIGNED BY APPLICANTS / DIRECTORS / GUARANTORS

**ARWON FINANCE PTY LTD  
ACN 072 486 643  
(Lender)**

**- AND -**

---

**(Borrower)**

**- AND -**

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**(Guarantor)**

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**LOAN AGREEMENT**

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SCHEDULE

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## LOAN AGREEMENT

**THIS Agreement** is made on the date set out in **Item 1 of the Schedule**

**BETWEEN**

**ARWON FINANCE PTY LTD ACN 072 486 643** of 169 Broadway Nedlands Western Australia (**Lender**)

**AND**

The entity whose name (ACN if applicable) and address are set out at **Item 2 of the Schedule (Borrower)**

**AND**

The entity whose name (ACN if applicable) and address are set out at **Item 6 of the Schedule (Guarantor)**

### RECITALS

- A. The Lender at the request of the Borrower has agreed to advance the Principal Sum to the Borrower upon the terms and conditions hereinafter contained. The Guarantor hereby agrees to act as guarantor in respect of the Secured Monies on the terms and conditions contained in this Agreement.

**NOW BY THIS DEED** it is agreed and declared as follows:

### 1. DEFINITIONS AND INTERPRETATION

#### 1.1 Definitions

In this Agreement unless the contrary intention appears:

**"Application Fee"** means the amount calculated and payable by the Borrower to the Lender pursuant to Item 8 of the Schedule;

**"Borrower"** means the entity named at Item 2 of the Schedule;

**"Business Day"** means a day on which the major trading banks are open for business in the State;

**"Collateral"** means all of the Borrower's right, title and interest for the time being in the Project and the Project Agreements, including without limitation the Project Interest;

**"Corporations Law"** means the Corporations Act 2001 of the Commonwealth;

**"Date of Advance"** means a date that the Principal Sum or part of the Principal Sum is advanced by the Lender to the Borrower pursuant to **Clause 2**, each relevant date being described in Item 3 of the Schedule;

**"Date of Execution"** means the date on which the last of the Parties to execute this Agreement executes this Agreement;

**"Deposit"** means the agreed amount payable by the Borrower to the Lender pursuant to Item 7 of the Schedule;

**"Event of Insolvency"** means:

- (a) a receiver, manager, receiver and manager, trustee, administrator, controller or similar officer is appointed in respect of a person or any asset of a person;
- (b) a liquidator or provisional liquidator is appointed in respect of the corporation;
- (c) any application (not being an application withdrawn or dismissed within 7 days) is made to a court for an order, or an order is made, or a meeting is convened, or a resolution is passed, for the purposes of:
  - (i) appointing a person referred to in paragraphs (a) or (b);
  - (ii) winding up a corporation; or
  - (iii) proposing or implementing a scheme of arrangement;
- (d) any event or conduct occurs which would enable a court to grant a petition, or an order is made, for the bankruptcy of an individual or his estate under any Insolvency Provision;
- (e) a moratorium of any debts of a person, or an official assignment, or a composition, or an arrangement (formal or informal) with a person's creditors, or any similar proceeding or arrangement by which the assets of a person are subjected conditionally or unconditionally to the control of that person's creditors or a trustee, is ordered, declared, or agreed to, or is applied for and the application is not withdrawn or dismissed within 7 days;
- (f) a person becomes, or admits in writing that it is, is declared to be, or is deemed under any applicable law to be, insolvent or unable to pay its debts; or
- (g) any writ of execution, garnishee order, mareva injunction or similar order, attachment, distress or other process is made, levied or issued against or in relation to any asset of a person.

**"Grower"** means a person who enters into a Lease and Management Agreement and who is identified as a "Grower" in the Project and **"Growers"** means more than one Grower;

**“Guarantor”** means the entity named at Item 6 of the Schedule;

**“Insolvency Provision”** means any law relating to insolvency, sequestration, liquidation or bankruptcy (including any law relating to the avoidance of conveyances in fraud of creditors or of preferences, and any law under which a liquidator or trustee in bankruptcy may satisfy or avoid transactions), and any provision of any agreement, arrangement or scheme, formal or informal, relating to the administration of any of the assets of any person.

**“Interest”** means the Interest on the Principal Sum which accrues daily and is payable on the balance for the time being of the Principal Sum at a rate of interest set out in Item 5 of the Schedule hereto;

**“Lease and Management Agreement”** means an agreement called a Lease and Management Agreement relating to the Project, to which the Borrower is a party and pursuant to which the Borrower, as a Grower, leases or sub-leases one or more Sandalwood Lots and engages another party to manage that Sandalwood Lot or those Sandalwood Lots;

**“Leased Area”** means, in relation to the Borrower, that specified part of the Plantation as identified in the Annexure to the Lease and Management Agreement (comprising one or more Sandalwood Lots) to be leased or sub-leased by the Grower;

**“Lender”** means Arwon Finance Pty Ltd ACN 072 486 643 of 169 Broadway Nedlands in the State of Western Australia;

**“Loss”** includes claim, liability, cost or expense;

**“Parties”** means the Lender, the Borrower and the Guarantor (if applicable) and **“Party”** is a reference to either one of them as the context requires;

**“Plantation”** means the land on which the Project is conducted;

**“PPS Register”** means the Personal Property Securities Register established under section 147 of the PPSA;

**“PPSA”** means the Personal Property Securities Act 2009 of the Commonwealth;

**“Principal Sum”** means the total amounts set out and described in Item 3 of the Schedule under the heading “Principal Sum” and any unpaid Interest compounded thereon pursuant to Clause 3;

**“Project”** means the **TFS Sandalwood Project 2015 (ARSN: 604 615 232)**;

**“Project Agreements”** means the agreements to which the Borrower becomes a party and/or which relate to the Borrower's Project Interest, including the Constitution and Compliance Plan for the Project as well as the Lease and Management Agreement;

**“Project Interest”** means an interest in the Project held by a Grower, comprising the rights, liabilities and obligations of a Grower contained in a Lease and Management Agreement, the Constitution for the Project and any other relevant documents as they relate to the Sandalwood Lot(s) sub-leased by the Grower;

**“Receiver”** means a receiver appointed under this Agreement and includes a receiver manager;

**“Related Bodies Corporate”** means a related body corporate as defined by section 9 of the Corporations Law;

**“Sandalwood Lot”** means a specified area forming part of the Plantation which is sub-leased or intended to be sub-leased to a Grower as more particularly delineated on the Plan attached to a Lease and Management Agreement and **“Sandalwood Lots”** means more than one Sandalwood Lot.

**“Secured Party”** means a secured party as defined by section 10 of the PPSA;

**“Security Interest”** means a security interest as defined by section 12 of the PPSA and its regulations; **“Secured Moneys”** means all amounts now or at any time in the future owing and comprising the Principal Sum and all Interest and other monies that are at any time due and owing by the Borrower to the Lender under this Agreement;

**“State”** means the State of Western Australia;

**“Subsidiary”** means a subsidiary as defined by section 9 of the Corporations Law; and

**“Term”** means the term of the loan as specified in Item 4 of the Schedule.

## 1.2

### Interpretation

In this Agreement unless the contrary intention appears:

- (a) a reference to a clause, schedule or annexure is a reference to a clause of or schedule or annexure to this Agreement and references to this Agreement include any recital, schedule or annexure;
- (b) a reference to this Agreement or another instrument includes any variation or replacement of either of them;
- (c) headings and the table of contents are for convenience only and shall not affect the interpretation hereof;
- (d) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (e) the singular includes the plural, the plural includes the singular and any gender includes each other gender;
- (f) the word **person** includes an individual, a firm, a corporate entity, an unincorporated entity, a partnership, or government authority;
- (g) a reference to a person includes that person's executors, administrators, successors, substitutes (including persons taking by novation) and assigns;
- (h) an agreement, representation or warranty in favour of two or more persons is for the benefit of them jointly and severally;
- (i) an agreement, representation or warranty on the part of two or more persons binds them jointly and severally;
- (j) if a period of time is specified and dates from a given day or the day of an act or event, it is to be calculated exclusive of that day;

- (k) where the day or last day for doing an action or for the payment of any money or on which any entitlement is due to arise or a notice is deemed served is not a Business Day, the day or last day for doing that action or payment of that money or on which that entitlement arises or notice is deemed served, shall be deemed to be the next Business Day;
- (l) where any requirement, calculation or payment of money might otherwise fall to be performed or paid on the 29th, 30th or 31st day of a month which does not contain such a date, then references thereto shall be construed as reference to the last day of that month;
- (m) a day means the period of time commencing at midnight and ending 24 hours later;
- (n) a month means a calendar month;
- (o) a reference to currency is a reference to Australian currency;
- (p) **including** is deemed to be followed by the words, **but not limited to**;
- (q) no rule of construction of Agreements shall apply to the disadvantage of a Party on the basis that that Party put forward this Agreement or any relevant part of it;
- (r) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form in respect of such word or phrase shall have a corresponding meaning;
- (s) a term which is defined in the PPSA has the meaning given to that term in the PPSA; and
- (t) a reference to:
  - (i) a right includes a benefit, remedy, discretion, authority or power;
  - (ii) an obligation includes a warranty or representation;
  - (iii) a failure to observe or perform an obligation includes a breach of warranty or representation;
  - (iv) provisions or terms of this Agreement include a reference to both express and implied provisions or terms;
  - (v) writing includes any means or mode of representing or reproducing words in a tangible and permanently visible form, and includes facsimile transmissions; and
  - (vi) signature and signing includes due execution by a corporation or other relevant entity.

## **2. ADVANCE**

### **2.1 Principal Sum**

The Lender hereby agrees to advance to the Borrower that part of the Principal Sum to be advanced on the relevant Date of Advance, for the Term. The purpose of the advance of the Principal Sum is to enable the Borrower to subscribe for one or more Project Interests.

### **2.2 Disbursement of Principal Sum**

The Borrower authorises the Lender to pay on behalf of the Borrower from the Principal Sum all monies due and owing or required to be paid by the Borrower to any party pursuant to the Project Agreements.

## **3. REPAYMENT**

### **3.1 Interest**

The Borrower agrees to pay to the Lender Interest on the Principal Sum or on so much of the Principal Sum as from time to time is outstanding. The Interest will be:

- (a) calculated from the relevant Date of Advance;
- (b) chargeable on so much of the Principal Sum as from time to time is outstanding; and
- (c) chargeable at the Higher Variable Rate set out in Item 5 of the Schedule PROVIDED THAT if the Borrower pays Interest on the due date the Lender will accept Interest at the Lower Variable Rate set out in Item 5 of the Schedule.

All unpaid Interest shall be compounded onto and form part of the Principal Sum.

### **3.2 Instalments of the Principal Sum and Interest**

The Borrower agrees to pay to the Lender instalments of the Principal Sum and Interest in the amount and at the intervals set out in Item 4 of the Schedule. The instalments will commence on the date set out in Item 4 of the Schedule.

## **4. SECURITY**

### **4.1 Grant of security**

The Borrower HEREBY GRANTS to the Lender a Security Interest in the Collateral to secure the payment of the Secured Moneys to the Lender and the punctual performance of all of the Borrower's obligations to the Lender at any time.

### **4.2 Attachment**

The Borrower acknowledges and confirms that:

- (a) the Lender has given value for the Lender's Security Interest in the Collateral, including by providing the Principal Sum or any part of it to the Borrower;
- (b) nothing in any Project Agreement is intended as a document that a Security Interest under this Agreement attaches at a later time than the time specified in section 19(2) of the PPSA; and

- (c) it has not made any other document with the Lender to vary the time of attachment of a Security Interest except in any express written document between the Borrower and the Lender.

#### 4.3 **Priority**

The parties acknowledge that the Security Interest in the Collateral has the same priority in relation to all Secured Money, including future advances (if any).

#### 4.4 **Security Interest continues**

If the Borrower disposes of or otherwise deals or agrees to deal with the Collateral in breach of this Agreement or any Project Agreement, the Borrower acknowledges that:

- (a) the Lender has not:
  - (i) authorised any disposal or dealing or agreement to deal; or
  - (ii) agreed that any disposal or dealing or agreement to deal will extinguish any Security Interest held by the Lender; and

the Lender's Security Interest continues in the Collateral despite the disposal or dealing or agreement to deal.

### 5. **BORROWER'S COVENANTS**

- 5.1 (a) The Borrower will insure the Collateral and keep it insured for its full insurable value at all times while any of the Secured Moneys remain outstanding or owing by the Borrower to the Lender.
- (b) The Borrower will on written demand by the Lender produce for inspection by the Lender the relevant policy of insurance and evidence of payment of the relevant insurance premium within two Business Days of such demand being made.

5.2 Without the prior written consent of the Lender, the Borrower must not:

- (a) enter into an agreement or perform an act by which a Security Interest over the Collateral is created, arises or is provided for or evidences such an agreement or act;
- (b) create or attempt to create or agree or permit to exist any Security Interest over the Collateral;
- (c) agree to, attempt or take any step to (whether by one transaction or a series of transactions, whether related or not or voluntary or involuntary) sell, assign, transfer, dispose of, factor, subordinate, bail, lease, lend, deposit, part with possession or control or otherwise deal or agree to take any step with the Collateral or any part thereof; or
- (d) waive any of its rights, or release any person from its obligations in connection with the Collateral.
- (e) permit any financing statement, other than in relation to the Lender, to be registered in respect of the Collateral;.

### 6. **LENDER'S POWER**

At any time and without any requirement to obtain the consent of the Borrower, the Lender may create or allow to exist a Security Interest over or an interest in this Agreement or assign or otherwise dispose of or deal with its rights under this Agreement.

### 7. **EVENTS OF DEFAULT**

Upon the happening of an event of default (as defined below), the whole of the Secured Moneys (including without limitation all Interest accrued up to and including the date of the event of default) will become due and payable immediately, notwithstanding any delay or previous waiver of the right to exercise such right. The following constitute an event of default:

- (a) if the Borrower makes default in the performance of any of its obligations under this Agreement and fails to rectify that default within fourteen (14) days after receipt of written notice from the Lender specifying the default and requiring it to be rectified;
- (b) an Event of Insolvency occurs in relation to the Borrower;
- (c) if the Borrower, being the trustee of a trust fails on its retirement as trustee of the trust to appoint a successor as trustee of the trust and to cause such successor to execute such documents as the Lender reasonably requires to ensure that this Agreement is binding on the successor; or
- (d) other than by any act of the Lender, any Security Interest created by this Agreement:
  - (i) ceases to have the priority that it purports to have under this Agreement;
  - (ii) ceases or fails to attach to any Collateral that is intended to be the subject of this Agreement; or
  - (iii) ceases to secure the payment of the money or the performance of the obligations that it purports to secure.

### 8. **EXERCISE OF RIGHTS**

Without limiting the generality of the foregoing, if an event of default occurs under Clause 7 and if the whole of the Secured Moneys are not immediately paid to the Lender in accordance with the provisions of this Agreement, the Lender may (in addition to any other rights provided by law) exercise all or any of the following rights:

- (a) the Lender may immediately enforce each Security Interest arising under this Agreement;
- (b) the Lender may at any time, by notice to the Borrower, declare all or any part of the Secured Moneys to be due and payable immediately, on demand or at a later date as the Lender may specify in the notice; and
- (c) the Lender may exercise any of the rights and powers set out in the Property Law Act (WA) or corresponding laws of any other jurisdiction, including without limitation the powers of a mortgagee upon default and the

power to appoint a Receiver. Any Receiver so appointed has the rights capable of being conferred on receivers and receivers and managers by the Corporations Law, the PPSA and the laws of any relevant jurisdiction and such further powers and discretions as the Lender may by notice in writing to the Borrower and the Receiver reasonably confer upon the Receiver;

- (d) the Lender may sell the Collateral immediately upon or at any time after an event of default has occurred in such manner and upon such terms and conditions as the Lender thinks fit without any further notice unless such notice is required by law; or
- (e) the Lender:
  - (i) may, in the name of the Borrower or otherwise, at any time, do anything that the Borrower, or if the Borrower is a corporation or a trust, its directors or trustee (as the case may be), could do in relation to the Collateral; and
  - (ii) may, exercise any and all remedies afforded to it as a Secured Party under Chapter 4 of the PPSA.

## **9. EXCLUSION OF PPSA NOTICES AND CONTRACTING OUT OF PPSA PROVISIONS**

### **9.1 PPSA notices**

- (a) Neither the Lender nor any Receiver is obliged to give any notice under the PPSA (including notice of a verification statement) unless the notice is required by the PPSA and cannot be excluded.
- (b) The Borrower consents to the waiver of the requirement for notice under this clause 9.1 and waives any rights it has to receive a notice under sections 95, 118, 121(4), 130, 135 and 157 of the PPSA.

### **9.2 Contracting out of PPSA provisions**

- (a) To the extent that Chapter 4 of the PPSA would otherwise apply to enforcement by the Lender of any Security Interest in the Collateral, the parties agree that the following provisions of the PPSA are excluded:
  - (i) to the extent permitted by section 115(1) of the PPSA allows them to be excluded: sections 125, 132(3)(d), 132(4), 135, 142 and 143 of the PPSA; and
  - (ii) to the extent permitted by section 115(7) of the PPSA allows them to be excluded: sections 129(2) and (3), 132, 133(1)(b) (as it relates to the Security Interest of the Lender), 134(2), 135, 136(3)(4) and (5).
- (b) The Borrower consents to the waiver of the requirement for notice under any other provision of the PPSA that the Lender may notify to the Borrower after the date of this document and waives any rights it has to receive that notice.

## **10. BREAK FEE**

10.1 The Borrower must pay a fee ("Break Fee") to the Lender if:

- (a) this Agreement is terminated early due to a default by the Borrower; or
- (b) the Borrower chooses to repay the Secured Moneys before their due date for repayment.

10.2 The amount of the Break Fee will represent the Lender's reasonable estimate of the loss it suffers if the Agreement terminates early, and will take account of each of the following:

- (a) the Lender's reasonable administration costs which are incurred because the Agreement terminates early; and
- (b) all costs sustained or incurred by the Lender as a consequence of the Agreement ending early including (without limitation) the amount determined in good faith by the Lender as being any loss (such as loss of margin), cost or expense incurred by the Lender or for which the Lender may become liable because of the liquidation, repayment, re-investment or re-employment of deposits or other funds acquired or contracted for the Lender to fund or maintain the Secured Moneys.
- (c) For the avoidance of doubt, the Lender will not be liable to the Borrower for a negative Break Fee.

## **11. APPLICATION OF MONIES**

11.1 All moneys which may become payable in respect of the Collateral or upon or pursuant to the exercise of the powers of the Lender or a Receiver or any other person will be applied in the following order:

- (a) first, in payment of all reasonable costs, charges and expenses incurred by the Lender in relation to this Agreement and its enforcement;
- (b) secondly, towards payment of the Receiver's remuneration (if any), which remuneration will be such sum as is agreed between the Lender and the Receiver;
- (c) thirdly, towards all Interest due under this Agreement;
- (d) fourthly, in payment of all of the Principal Sum then owing, whether or not due; and
- (e) fifthly, to the extent not otherwise applied, to the Borrower or any other person entitled to it.

## **12. BORROWER'S REPRESENTATIONS**

12.1 The Borrower represents and warrants to the Lender that:

- (a) the Borrower has fully disclosed in writing to the Lender all facts relating to this loan transaction which it knows or should reasonably know and which are material for disclosure to the Lender in the context of this Agreement;
- (b) the financial information disclosing the financial condition of the Borrower most recently provided to the Lender represents a true and fair view of the financial condition of the Borrower as at the date thereof and there has been no material or adverse change in that condition since that date;

- (c) the Borrower will as from the date hereof and for so long as any of the Principal Sum remains outstanding, furnish to the Lender from time to time such information regarding the financial condition of the Borrower as the Lender may reasonably request;
- (d) the Borrower agrees to duly perform and observe all of its obligations under the Project Agreements;
- (e) the Borrower's decision to participate in the Project and to borrow the Principal Sum has been made by the Borrower without any statement, representation or conduct from the Lender as to the performance of the Project or any return or as to the likelihood of the availability of taxation deductions or other concessions as a result of participation in the Project; and
- (f) in the event that the Borrower is a trustee of a trust, that the Borrower is empowered by the provisions of the deed establishing the trust to enter into this Agreement and the Borrower undertakes to:
  - (i) exercise its right of indemnity from the trust fund of the trust and the beneficiaries of the trust in respect of obligations incurred by it under this Agreement;
  - (ii) observe its obligations as trustee of the trust; and
  - (iii) cause any successor of the Borrower as trustee of the trust to execute such documents as the Lender reasonably requires to ensure that this Agreement is binding on such successor.
- (g) the Borrower has and will have at all times, the sole beneficial ownership of the Collateral or has sufficient rights to grant a Security Interest in the Collateral to the Lender;
- (h) the Collateral is free from Security Interests;
- (i) without limiting clauses 12.1(g) and 12.1(h), other than the Lender, no person has perfected a Security Interest in the Collateral by possession or control;
- (j) this document creates a first ranking Security Interest over the Collateral, unless the Lender has agreed to a lesser ranking Security Interest in which event it has the priority that the Lender has agreed to; and
- (k) the entry into this document is for the Borrower's commercial benefit.

12.2 Each representation and warranty set out in clause 12.1 is made at the time the moneys are advanced by the Lender and will be repeated on each day that any of the moneys advanced remains outstanding (whether or not due for payment) with reference to the facts then subsisting, as if made on each such day.

12.3 The Borrower acknowledges that prior to having executed this Agreement, the Borrower has:

- (a) carefully read the terms and conditions of this Agreement and has understood them;
- (b) not relied upon any advice, statement, representation or warranty made by the Lender or the Lender's solicitors or their employees or agents; and
- (c) taken or will take his or her own independent legal advice in respect of this Agreement and all relevant matters.

### **13. ATTORNEY**

#### **13.1 Appointment**

In consideration of the Lender entering into this Agreement and agreeing to advance the Principal Sum to the Borrower, the Borrower hereby irrevocably appoints the Lender, any nominee of the Lender, each authorised officer of the Lender and each Receiver, severally its attorney. Each attorney may:

- (a) in the name of the Borrower or the attorney, do anything which the Borrower may lawfully authorise an attorney to do in connection with this Agreement or the Collateral and which in the attorney's opinion is necessary or expedient to give effect to any right, power or remedy conferred on the Lender or a Receiver by this Agreement, by law or otherwise, including, without limitation demanding, suing for, recovering and receiving the Collateral from any person, control any of the Collateral that is collateral within the meaning of section 21(2)(c) of the PPSA, executing documents and instituting, conducting and defending legal proceedings; and
- (b) delegate its powers (including, without limitation, this power of delegation) to any person for any period and may revoke a delegation; and
- (c) exercise or concur in exercising its powers even if the attorney has a conflict of interest or duty in exercising its powers or has a direct or personal interest in the means or result of that exercise of powers.

#### **13.2 Ratification**

The Borrower agrees to ratify anything done by an attorney or its delegate in accordance with the provisions of this Clause 13.

### **14. NOTICES**

#### **14.1 Method of Giving Notices**

A notice which is required or permitted to be given by one Party to another under this Agreement must be in writing and be:

- (a) delivered by hand to that other Party's address;
- (b) sent by pre-paid mail to that other Party's last known address; or
- (c) transmitted by facsimile to that other Party's last known facsimile number.

#### **14.2 Time of Receipt**

A notice given to a Party in accordance with this clause is treated as having been duly received:

- (a) when delivered (in the case of it being left at that Party's address);

- (b) on the third (3rd) Business Day after posting (in the case of it being sent by pre-paid mail);
- (c) on the day of transmission (if a Business Day) or, if not a Business Day, on the next Business Day, if given by facsimile and sent to the facsimile receiver number of that Party and no intimation having been received that the notice had not been received, whether that intimation comes from that Party or from the operation of facsimile machinery or otherwise.

#### 14.3 **Address of Parties**

For the purposes of this clause, the address of a Party is the address set out in this Agreement or another address of which that Party may from time to time give written notice to each other Party.

### 15. **SUMS EXCLUDE GST**

#### 15.1 **Definitions**

In this Agreement the expressions "consideration", "GST", "input tax credit", "supply", "recipient" and "taxable supply" have the meanings given to those expressions in the A New Tax System (Goods and Services Tax) Act 1999.

#### 15.2 **Sums Exclude GST**

Unless otherwise expressly stated, all prices or other sums payable or consideration to be provided under this Agreement are exclusive of GST.

#### 15.3 **Responsibility for GST**

Despite any other provision in this Agreement, if GST is imposed on any supply made under this Agreement, the Borrower must pay to the Lender an amount equal to the GST payable on the taxable supply. The Borrower must pay this amount in addition to and at the same time as payment for the taxable supply is required to be made under this Agreement.

#### 15.4 **Reimbursement of Expenses**

If this Agreement requires a Party to reimburse any other Party for any expense, loss or outgoing ("reimbursable expense") incurred by another Party, the amount required to be reimbursed by the first Party will be the sum of:

- (a) the amount of the reimbursable expense net of input tax credits (if any) to which the other Party is entitled in respect of the reimbursable expense; and
- (b) if the other Party's recovery from the first Party is a taxable supply, any GST payable in respect of that supply.

### 16. **GENERAL PROVISIONS**

#### 16.1 **Costs And Duty**

The Borrower agrees to pay or reimburse the Lender on demand for all costs, charges and expenses:

- (a) of and incidental to this Agreement and the registration thereof, including all duties, and registration fees including, but not limited to registration of a Financing Statement or Financing Change Statement on the PPS Register or releasing any Security Interests including administrative costs incurred by the Lender;
- (b) incurred in consequence of any default by the Borrower or in the due performance or observance of any covenant, term or condition of this Agreement (whether express or implied);
- (c) of and incidental to any assignment and/or discharge hereof; and
- (d) in respect of any liability of the Lender for duty arising out of any receipt of money or other transaction between the Borrower and the Lender.

#### 16.2 **Default Costs**

Any Party in default under any provision of this Agreement, on demand shall pay all solicitors costs and expenses incurred by any other Party arising out of that default or from the exercise of any remedy exercisable as a result of that default.

#### 16.3 **Amendment**

A variation or waiver of, or any consent by a Party to any departure from, a provision of this Agreement is only effective if it is in writing and signed by the Parties. That variation, waiver or consent is effective only to the extent for which it is made or given.

#### 16.4 **Waiver**

The failure, delay, relaxation or indulgence on the part of any Party in exercising any power or right conferred upon that Party by this Agreement does not operate as a waiver of that power or right. Any single exercise of any power or right does not preclude any other or further exercise of it or the exercise of any other power or right under this Agreement.

#### 16.5 **Entire Agreement**

This Agreement constitutes the sole and entire agreement between the Parties concerning the subject matter hereof. A warranty, representation, guarantee or other term or condition of any nature relating to that subject matter, that is not contained, recorded, or referred to in this Agreement, is of no force or effect.

#### 16.6 **Severance**

If any provision of this Agreement or the application of that provision to any person or circumstance is or becomes invalid or unenforceable, then the remaining provisions of this Agreement are not affected and are valid and enforceable to the fullest extent permitted by law. This clause has no effect if the severance alters the basic nature of this Agreement.

#### 16.7 **Further Assurance**

Each Party must do, sign, execute and deliver and must procure that each of its employees and agents does, signs, executes and delivers all deeds, documents, instruments and acts reasonably required of it or them by notice from another Party to

effectively carry out and give full effect to this Agreement and the rights and obligations of the Parties under it, including signing any further documents and providing such information which the Lender may reasonably require to register, amend or update a Financing Statement or Financing Change Statement in relation to a Security Interest on the PPS Register.

**16.8 Counterparts**

This Agreement may be executed by more than one (1) counterpart and all of those counterparts taken together constitute one (1) and the same instrument.

**16.9 Attorneys**

Where this Agreement is executed by an attorney on behalf of a Party, that attorney by executing declares that he has:

- (a) the necessary and appropriate authority to execute this Agreement for and on behalf of the Party; and
- (b) no notice of the revocation of the power of attorney under the authority of which he executes this Agreement on behalf of that Party.

**16.10 Governing Law and Jurisdiction**

This Agreement is governed by, and is to be construed in accordance with the law for the time being of the State. The Parties hereby agree to submit to the non-exclusive jurisdiction of the Courts of the State.

**16.11 Compliance with Laws**

In the performance of their obligations under this Agreement, the Parties shall comply with all applicable laws, rules regulations and by-laws of the Commonwealth, the State and any other jurisdiction and with all lawful orders and directions of any competent governmental body or government authority of the Commonwealth, the State or any other jurisdiction.

**16.12 Time of the Essence**

Time shall be of the essence of this Agreement in all respects.

**16.13 Remedies cumulative**

The rights, powers and remedies provided in this Agreement are cumulative with and not exclusive of the rights, powers and remedies provided by law independently of this Agreement.

**16.14 Approvals and Consents**

Where this Agreement provides for a Party to give its approval or consent, the Party may give it conditionally or unconditionally or withhold it, unless this Agreement otherwise provides.

**16.15 Payments**

A Party liable to make a payment under this Agreement is to make the payment without set off, counterclaim or deduction. The Party to whom a payment is to be made need not make a demand for payment unless a demand is expressly required.

**16.16 Confidentiality**

- (a) Subject to clause 16.16(b) and except if section 275(7) of the PPSA applies, the parties agree not to disclose any information of the kind referred to in section 275(1) of the PPSA that is not publicly available.
- (b) A party may disclose information or documents referred to in clause 16.16(a) as follows:
  - (i) in the case of the Lender:
    - A. in assigning, transferring or otherwise contracting with another person in connection with this Agreement (including by way of sub-participation or securitisation) or seeking to do any of those things;
    - B. in any proceeding arising out of or in connection with this Agreement;
    - C. to the extent that disclosure is regarded by the Lender as necessary to protect its interests or to comply with its obligations under the PPSA;
    - D. if an event of default has occurred and is subsisting;
    - E. to its legal advisers and its consultants;
    - F. to a ratings agency; or
    - G. to any Related Bodies Corporate or Subsidiary;
  - (ii) if required under any applicable law;
  - (iii) as required or permitted by a Project Agreement; or
  - (iv) with the prior consent of the other party, which must not be unreasonably withheld.
- (c) Each party consents to any disclosure of information or documents made in accordance with this clause.
- (d) Clause 16.16(b) does not require the Lender to disclose any information of the kind referred to in section 275(1) of the PPSA. The Borrower agrees that it will only authorise the disclosure of information under section 275(7)(c) or request information under section 275(7)(d) if the Lender agrees in writing.
- (e) This clause 16.16 survives the termination of this Agreement.



**17. GUARANTEE**

**17.1 The Guarantee**

The Guarantor agrees to guarantee to the Lender the performance and observance by the Borrower of all of its obligations under this Agreement.

**17.2 Continuing Guarantee**

This is a continuing guarantee and, subject to clause 17.3, binds the Guarantor notwithstanding:

- (a) the bankruptcy or liquidation of the Borrower; or
- (b) any indulgence, waiver or extension of time given by the Lender to the Borrower.

**17.3 Termination of Guarantee**

The Parties agree and acknowledge that the guarantee given by the Guarantor shall terminate and be of no force or effect upon repayment of the Secured Moneys to the Lender in accordance with the terms of this Agreement.

**17.4 Recovery from Guarantor**

In the event of any breach by the Borrower of any term of this Agreement, the Lender may proceed to recover any amount of the Secured Moneys as at the date of the breach as a debt or as damages from the Guarantor, without first having instituted legal proceedings against the Borrower and without first exhausting the Lender's remedies against the Borrower.

## THE SCHEDULE

**ITEM 1**      **Date of Execution of Agreement**

\_\_\_\_\_ day of \_\_\_\_\_ 2015

**ITEM 2**      **Name (ACN if applicable) and Address of Borrower:**

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**ITEM 3**      **The Principal Sum:**

AMOUNT	DATE OF ADVANCE

**ITEM 4**      **(Dates of Advance and Repayments):**

**Term of Loan**

\_\_\_\_\_ months commencing on the Date of Advance.

**Repayment of Principal and Interest**

Monthly repayments of Principal and Interest being \$ \_\_\_\_\_ shall commence on 01 \_\_\_\_\_ 2015 as set out in attached schedule of payments.

**ITEM 5**      **Interest Rate Payable on the Principal Sum:**

**Higher Rate:**

The lower fixed rate plus 3% per annum.

**Lower Rate:**

A fixed interest rate of \_\_\_\_\_%, accruing daily as calculated by the Lender.

**ITEM 6**      **Name (ACN if applicable) and Address of Guarantor:**

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**ITEM 7**      **Date of Payment of Deposit as Required:**

Agreed amount of deposit \$ \_\_\_\_\_ is payable in full by 30 June 2015.

**ITEM 8**      **Application Fee Payable:**

Application Fee of \$ \_\_\_\_\_ is payable and is included in Item 3 – The Principal Sum.

**EXECUTED AS A DEED**

EXECUTED for and on behalf of **ARWON FINANCE PTY LTD**  
**ACN 072 486 643** by authority of the Directors in accordance with the  
requirements of s.127 of the Corporations Act:

..... Name of Director	..... Signature of Director
..... Name of Director / Secretary	..... Signature of Director / Secretary

**EXECUTED BY THE BORROWER**

*Company Borrower*

<b>EXECUTED BY</b>	
_____	ACN/ABN _____
in accordance with the Corporations Act:	
..... Name of Director	..... Signature of Director
..... Name of Director / Secretary	..... Signature of Director / Secretary

*Individual / Joint Borrowers*

1. SIGNED by	
..... Name	..... Signature
in the presence of:	
..... Witness Name in Full	..... Witness Signature
..... Witness Address	
2. SIGNED by	
..... Name	..... Signature
in the presence of:	
..... Witness Name in Full	..... Witness Signature
..... Witness Address	

*Company Guarantor*

**EXECUTED BY**

\_\_\_\_\_

**ACN/ABN** \_\_\_\_\_

in accordance with the Corporations Act:

.....  
Name of Director

.....  
Signature of Director

.....  
Name of Director / Secretary

.....  
Signature of Director / Secretary

*Individual / Joint Guarantors*

**1. SIGNED by**

.....  
Name

.....  
Signature

in the presence of:

.....  
Witness Name in Full

.....  
Witness Signature

.....  
Witness Address

**2. SIGNED by**

.....  
Name

.....  
Signature

in the presence of:

.....  
Witness Name in Full

.....  
Witness Signature

.....  
Witness Address