

Hi fellow owners,

Over the past few weeks we have achieved several important project milestones which include:

- Completion of the shrouding of the Telco Antennas;
- Obtaining the Construction Certificate for the Penthouses;
- Listing the Penthouses on the market; and
- Raising \$6.38m in special levies used to pay down a portion of the Lannock Loan.

The next key milestones we are focused on are:

- Completing the stacks and branch lines;
- Getting the site ready for owners to renovate; and
- Obtaining the Occupation Certificate for our Apartments

With these key milestones approaching we would like to invite you to our next owners' virtual meeting on Monday 5th September 6.30pm to 8pm. The details of this virtual meeting are included below:

Join Zoom Meeting

<https://us06web.zoom.us/j/88353373447?pwd=ZkdLMktRYkU3WHdkVFpnQWozS1Zndz09>

Meeting ID: 883 5337 3447

Passcode: 203701

One tap mobile

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Dial by your location

+61 8 61 19 3900 Australia

+61 8 7150 1149 Australia

+61 2 8015 6011 Australia

+61 3 7018 2005 Australia

+61 7 3185 3730 Australia

Meeting ID: 883 5337 3447

Passcode: 203701

Find your local number: <https://us06web.zoom.us/j/kcMLI2OvzA>

Please find attached the following update in relation to the Skye Tamarama Development

1. Loan from Lannock

The interest rate on the loan from Lannock has now increased to 9.55% from Friday 5th September 2022.

From the special levies paid by owners we have been able to pay down \$6.38m of the loan. As agreed at the Owners General Meeting held on Thursday 16th June 2022, any owner who has not paid the special levy by Friday 29th July 2022 will continue to accrue interest on their special levy, equivalent to that on the loan from Lannock.

Should you wish to understand what the balance of your outstanding special levy is please contact Milly Cavaleri via email on millysp1731@gmail.com including your apartment number in the email and Milly will provide you with the details.

As discussed previously, when we sell the penthouses, in addition to the repayment of the loan we will also need to repay:

Skye Owners Committee Communication No.4. Date 26 August 2022

1. \$375,000 loan establishment fee which was not paid in July 2021 when we set up the last loan facility.
2. Unpaid line fees - currently approx. \$1.2m. We have not paid any line fees since December 2020 and these have been accruing on the Balance Sheet. Each month we will continue to accrue a line fee of approx. 1.1% and therefore an additional \$60k per month will accrue until we sell the Penthouses and pay down the loan facility.

2. Access to storage cages

A number of owners have requested access to the storage cages. Unfortunately, we are unable to grant access to these cages until we obtain the occupation certificate for the apartments. As discussed above we will explain the steps outstanding to obtain this at the owners meeting on Monday 5th September.

3. Penthouses on the market

Please see the attached letter from Sotheby's which talks through the interest we have had to-date in the Penthouses as well as Sotheby's strategy to change the narrative about our building.