

## Form 603

Corporations Act 2001  
Section 671B

### Notice of initial substantial holder

To Company Name/Scheme Sunland Group Limited

ACN/ARSN 063 429 532

#### 1. Details of substantial holder (1)

Name Abedian Corporation Pty Ltd (**Abedian Corporation**) and each of the entities and persons listed in item 3 below

ACN/ARSN (if applicable) 053 977 012

#### 2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary shares (ORD)	8,320,000	8,320,000	5.078%

#### 3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Abedian Corporation	Relevant interest under section 608(1) of the <i>Corporations Act 2001</i> (Cth) ( <b>Act</b> ) as the registered and beneficial holder of the Securities	508,458 ORD
Sahba Abedian	Relevant interest under section 608(3) of the Act as director and sole holder of all ordinary shares of Abedian Corporation	508,458 ORD
Sahba Abedian	Relevant interest under section 608(1) of the Act as the registered and beneficial holder of the Securities	7,252,542 ORD
Abedian Corporation Pty Ltd (ABN 16 053 977 012) ATF Sahba Abedian Superannuation Fund	Relevant interest under section 608(1) of the Act as the registered holder of the Securities	489,000 ORD
Sahba Abedian	Relevant interest under section 608(3) of the Act as director and sole holder of all ordinary shares of Abedian Corporation	489,000 ORD
Nava Abedian	Relevant interest under section 608(1) of the Act as the registered and beneficial holder of the Securities	20,000 ORD
Zayn Abedian	Relevant interest under section 608(1) of the Act as the registered and beneficial holder of the Securities	50,000 ORD

#### 4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Abedian Corporation, Sahba Abedian	Abedian Corporation	Abedian Corporation	508,458 ORD
Sahba Abedian	Sahba Abedian	Sahba Abedian	7,252,542 ORD
Abedian Corporation, Sahba Abedian	Abedian Corporation ATF Sahba Abedian Superannuation Fund	Abedian Corporation ATF Sahba Abedian Superannuation Fund	239,000 ORD
Nava Abedian, Sahba Abedian	Nava Abedian	Nava Abedian	20,000 ORD
Zayn Abedian, Sahba Abedian, Nava Abedian	Zayn Abedian	Zayn Abedian	50,000 ORD

#### 5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Abedian Corporation ATF Sahba Abedian Superannuation Fund	11/10/16	\$385,000		250,000 ORD
Zayn Abedian	05/10/16	N/A		50,000 ORD
Sahba Abedian	23/9/16	\$427,000	N/A	280,000 ORD

#### 6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Sahba Abedian	This person is an associate of Abedian Corporation pursuant to section 12(2)(a)(i) of the Act because he is a director and sole holder of all of the ordinary shares in Abedian Corporation.
Nava Abedian	Nava Abedian is an associate of Sahba Abedian under section 12(2)(c) of the Act because she is the spouse of Sahba Abedian.
Zayn Abedian	Zayn Abedian (minor) is an associate of Sahba and Nava Abedian under section 12(2)(c) of the Act because they are his parents and legal guardians.

## 7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Abedian Corporation	'Abian Residences' Unit 4101, 140 Alice Street Brisbane QLD 4000S
Sahba Abedian	'Abian Residences' Unit 4101, 140 Alice Street Brisbane QLD 4000
Abedian Corporation ATF Sahba Abedian Superannuation Fund	'Abian Residences' Unit 4101, 140 Alice Street Brisbane QLD 4000
Nava Abedian	'Abian Residences' Unit 4101, 140 Alice Street Brisbane QLD 4000
Zayn Abedian	'Abian Residences' Unit 4101, 140 Alice Street Brisbane QLD 4000

## Signature

print name Sahba Abedian

capacity authorised signatory

sign here

Date 12 September 2019