

Appendix 3B

New issue announcement, application for quotation of additional securities and agreement

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 01/07/96 Origin: Appendix 5 Amended 01/07/98, 01/09/99, 01/07/00, 30/09/01, 11/03/02, 01/01/03, 24/10/05, 01/08/12, 04/03/13

Name of entity

Peet Limited ("**Issuer**")

ABN

56 008 665 834

We (the entity) give ASX the following information.

Part 1 - All issues

You must complete the relevant sections (attach sheets if there is not enough space).

- | | |
|---|--|
| <p>1 +Class of +securities issued or to be issued</p> | <p>Simple corporate bonds called Peet Bonds – Series 2, Tranche 1, ("Bonds"), which are 5.25 years unsecured and unsubordinated debt securities issued by the Issuer under:</p> <ul style="list-style-type: none"> • an offer specific prospectus lodged with the Australian Securities and Investments Commission ("ASIC") and with the Australian Securities Exchange ("ASX") on 20 June 2017 ("Offer Specific Prospectus"); and • a base prospectus lodged with ASIC on 2 May 2016 and with ASX on 3 May 2016 ("Base Prospectus"), (together, the "Offer Documents"). <p>The Bonds are unsecured notes for the purposes of section 283BH of the <i>Corporations Act 2001</i> (Cth).</p> |
| <p>2 Number of +securities issued or to be issued (if known) or maximum number which may be issued</p> | <p>The expected aggregate subscription amount for the Bonds is \$50 million, with the ability for the Issuer to raise more or less.</p> |

+ See chapter 19 for defined terms.

3 Principal terms of the +securities (e.g. if options, exercise price and expiry date; if partly paid +securities, the amount outstanding and due dates for payment; if +convertible securities, the conversion price and dates for conversion)	The offer specific terms (“Offer Specific Terms”) together with the base terms (as supplemented, amended, modified or replaced by the Offer Specific Terms) (“Base Terms”) are the terms and conditions of the Bonds (“Terms”). The Terms are incorporated by reference into the Offer Documents. The Terms are also summarised in section 2 of the Base Prospectus and section 2 of the Offer Specific Prospectus.
4 Do the +securities rank equally in all respects from the +issue date with an existing +class of quoted +securities? If the additional +securities do not rank equally, please state: • the date from which they do • the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment • the extent to which they do not rank equally, other than in relation to the next dividend, distribution or interest payment	No. The Bonds will rank at least equally with all other unsubordinated and unsecured obligations of the Issuer, but will rank behind any preferred and secured debt. The Bonds constitute a new class of securities issued by the Issuer. The Bonds confer no rights on a holder to: (a) vote at meetings of members of the Issuer. However, holders are entitled to vote on certain matters that affect their rights under the Trust Deed; (b) participate in any future issue of debt securities by the Issuer; or (c) otherwise participate in the profits or property of the Issuer, except as set out in the Terms or the Trust Deed (as amended) relating to the Bonds (a copy of which was lodged with ASX on 3 May 2016, and which was amended on 6 December 2016 (as announced via ASX on 23 December 2016)).
5 Issue price or consideration	\$100.00 per Bond.

6	Purpose of the issue (If issued as consideration for the acquisition of assets, clearly identify those assets)	The proceeds of the offer will be used for general corporate purposes including to reduce the Issuer's bank facility limit, to increase the weighted average maturity of the Issuer's debt further strengthening the Issuer Group's balance sheet and to support its growth objectives. The proceeds raised will also be used to pay for the costs of the offer.
6a	Is the entity an ⁺ eligible entity that has obtained security holder approval under rule 7.1A? If Yes, complete sections 6b – 6h <i>in relation to the ⁺securities the subject of this Appendix 3B</i> , and comply with section 6i	No.
6b	The date the security holder resolution under rule 7.1A was passed	N/A
6c	Number of ⁺ securities issued without security holder approval under rule 7.1	N/A
6d	Number of ⁺ securities issued with security holder approval under rule 7.1A	N/A
6e	Number of ⁺ securities issued with security holder approval under rule 7.3, or another specific security holder approval (specify date of meeting)	N/A
6f	Number of ⁺ securities issued under an exception in rule 7.2	N/A
6g	If ⁺ securities issued under rule 7.1A, was issue price at least 75% of 15 day VWAP as calculated under rule 7.1A.3? Include the ⁺ issue date and both values. Include the source of the VWAP calculation.	N/A
6h	If ⁺ securities were issued under rule 7.1A for non-cash consideration, state date on which valuation of consideration was released to ASX Market Announcements	N/A

+ See chapter 19 for defined terms.

6i	Calculate the entity's remaining issue capacity under rule 7.1 and rule 7.1A – complete Annexure 1 and release to ASX Market Announcements	N/A								
7	*Issue dates Note: The issue date may be prescribed by ASX (refer to the definition of issue date in rule 19.12). For example, the issue date for a pro rata entitlement issue must comply with the applicable timetable in Appendix 7A. Cross reference: item 33 of Appendix 3B.	Expected to be 5 July 2017.								
8	Number and *class of all *securities quoted on ASX (including the *securities in section 2 if applicable)	<table><tr><th>Number</th><th>*Class</th></tr><tr><td>489,980,559</td><td>Fully paid ordinary shares</td></tr><tr><td>1,000,000</td><td>Simple corporate bonds – Peet Bonds – Series 1, Tranche 1 which trade on ASX under “PPCHA”</td></tr><tr><td>Unknown (see item 2). The final number will be advised after the closing date of the offer of Bonds made pursuant to the Offer Documents.</td><td>Simple corporate bonds – Peet Bonds – Series 2, Tranche 1 which are expected to trade on ASX under “PPCHB”</td></tr></table>	Number	*Class	489,980,559	Fully paid ordinary shares	1,000,000	Simple corporate bonds – Peet Bonds – Series 1, Tranche 1 which trade on ASX under “PPCHA”	Unknown (see item 2). The final number will be advised after the closing date of the offer of Bonds made pursuant to the Offer Documents.	Simple corporate bonds – Peet Bonds – Series 2, Tranche 1 which are expected to trade on ASX under “PPCHB”
Number	*Class									
489,980,559	Fully paid ordinary shares									
1,000,000	Simple corporate bonds – Peet Bonds – Series 1, Tranche 1 which trade on ASX under “PPCHA”									
Unknown (see item 2). The final number will be advised after the closing date of the offer of Bonds made pursuant to the Offer Documents.	Simple corporate bonds – Peet Bonds – Series 2, Tranche 1 which are expected to trade on ASX under “PPCHB”									
9	Number and *class of all *securities not quoted on ASX (including the *securities in section 2 if applicable)	<table><tr><th>Number</th><th>*Class</th></tr><tr><td>1,200,000</td><td>Options</td></tr><tr><td>6,388,837</td><td>Performance rights</td></tr></table>	Number	*Class	1,200,000	Options	6,388,837	Performance rights		
Number	*Class									
1,200,000	Options									
6,388,837	Performance rights									
10	Dividend policy (in the case of a trust, distribution policy) on the increased capital (interests)	N/A								

Part 2 - Pro rata issue

11	Is security holder approval required?	N/A
12	Is the issue renounceable or non-renounceable?	N/A
13	Ratio in which the +securities will be offered	N/A
14	+Class of +securities to which the offer relates	N/A
15	+Record date to determine entitlements	N/A
16	Will holdings on different registers (or subregisters) be aggregated for calculating entitlements?	N/A
17	Policy for deciding entitlements in relation to fractions	N/A
18	Names of countries in which the entity has security holders who will not be sent new offer documents Note: Security holders must be told how their entitlements are to be dealt with. Cross reference: rule 7.7.	N/A
19	Closing date for receipt of acceptances or renunciations	N/A

+ See chapter 19 for defined terms.

20	Names of any underwriters	N/A
21	Amount of any underwriting fee or commission	N/A
22	Names of any brokers to the issue	N/A
23	Fee or commission payable to the broker to the issue	N/A
24	Amount of any handling fee payable to brokers who lodge acceptances or renunciations on behalf of security holders	N/A
25	If the issue is contingent on security holders' approval, the date of the meeting	N/A
26	Date entitlement and acceptance form and offer documents will be sent to persons entitled	N/A
27	If the entity has issued options, and the terms entitle option holders to participate on exercise, the date on which notices will be sent to option holders	N/A
28	Date rights trading will begin (if applicable)	N/A
29	Date rights trading will end (if applicable)	N/A
30	How do security holders sell their entitlements <i>in full</i> through a broker?	N/A
31	How do security holders sell <i>part</i> of their entitlements through a broker and accept for the balance?	N/A

+ See chapter 19 for defined terms.

- 32 How do security holders dispose of their entitlements (except by sale through a broker)? N/A
- 33 ⁺Issue date N/A

Part 3 - Quotation of securities

You need only complete this section if you are applying for quotation of securities

- 34 Type of ⁺securities
(tick one)

(a) ☒ ⁺Securities described in Part 1

(b) ☐ All other ⁺securities

Example: restricted securities at the end of the escrowed period, partly paid securities that become fully paid, employee incentive share securities when restriction ends, securities issued on expiry or conversion of convertible securities

Entities that have ticked box 34(a)

Additional securities forming a new class of securities

Tick to indicate you are providing the information or documents

- 35 ☐ If the ⁺securities are ⁺equity securities, the names of the 20 largest holders of the additional ⁺securities, and the number and percentage of additional ⁺securities held by those holders
- 36 ☐ If the ⁺securities are ⁺equity securities, a distribution schedule of the additional ⁺securities setting out the number of holders in the categories
1 - 1,000
1,001 - 5,000
5,001 - 10,000
10,001 - 100,000
100,001 and over
- 37 ☒ A copy of any trust deed for the additional ⁺securities

⁺ See chapter 19 for defined terms.

Entities that have ticked box 34(b)

38	Number of +securities for which +quotation is sought	N/A					
39	+Class of +securities for which quotation is sought	N/A					
40	Do the +securities rank equally in all respects from the +issue date with an existing +class of quoted +securities? If the additional +securities do not rank equally, please state: - the date from which they do - the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment - the extent to which they do not rank equally, other than in relation to the next dividend, distribution or interest payment	N/A					
41	Reason for request for quotation now Example: In the case of restricted securities, end of restriction period (if issued upon conversion of another +security, clearly identify that other +security)	N/A					
42	Number and +class of all +securities quoted on ASX (including the +securities in clause 38)	<table border="1"> <thead> <tr> <th>Number</th> <th>+Class</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td></td> </tr> </tbody> </table>	Number	+Class	N/A		
Number	+Class						
N/A							

+ See chapter 19 for defined terms.

Quotation agreement

- 1 +Quotation of our additional +securities is in ASX's absolute discretion. ASX may quote the +securities on any conditions it decides.
- 2 We warrant the following to ASX.
 - The issue of the +securities to be quoted complies with the law and is not for an illegal purpose.
 - There is no reason why those +securities should not be granted +quotation.
 - An offer of the +securities for sale within 12 months after their issue will not require disclosure under section 707(3) or section 1012C(6) of the Corporations Act.

Note: An entity may need to obtain appropriate warranties from subscribers for the securities in order to be able to give this warranty
 - Section 724 or section 1016E of the Corporations Act does not apply to any applications received by us in relation to any +securities to be quoted and that no-one has any right to return any +securities to be quoted under sections 737, 738 or 1016F of the Corporations Act at the time that we request that the +securities be quoted.
 - If we are a trust, we warrant that no person has the right to return the +securities to be quoted under section 1019B of the Corporations Act at the time that we request that the +securities be quoted.
- 3 We will indemnify ASX to the fullest extent permitted by law in respect of any claim, action or expense arising from or connected with any breach of the warranties in this agreement.
- 4 We give ASX the information and documents required by this form. If any information or document is not available now, we will give it to ASX before +quotation of the +securities begins. We acknowledge that ASX is relying on the information and documents. We warrant that they are (will be) true and complete.



Sign here: Date: 20 June 2017.
(~~Director~~/Company secretary)
Print name: Domenico Scafetta

+ See chapter 19 for defined terms.

Peet Bonds Trust Deed

Dated 2 May 2016

King & Wood Mallesons
Level 61
Governor Phillip Tower
1 Farrer Place
Sydney NSW 2000
Australia
T +61 2 9296 2000
F +61 2 9296 3999
www.kwm.com

Peet Bonds Trust Deed

Contents

Details	1
General terms	2
1 Peet Bonds Trust Deed	2
1.1 Peet Bonds Trust Deed	2
1.2 Constitution and status	2
1.3 Issuance	2
1.4 Undertaking to pay	3
1.5 Unsecured notes	3
1.6 Guarantee	3
1.7 Direction to hold Trust Deed	3
2 Declaration of trust	4
2.1 Trustee	4
2.2 Constitution of Trust	4
2.3 Declaration of Trust	4
2.4 Name of Trust	4
2.5 Commencement and termination of Trust	4
2.6 Beneficiaries	4
2.7 Safe custody of this trust deed	4
2.8 Receipt of amounts	5
3 Benefit and burden of deed	5
3.1 Holders bound	5
3.2 Limit on Holders' rights	5
3.3 Enforcement	6
3.4 Holder's right to take action	7
3.5 Untraceable Holders	7
4 General powers, rights and responsibilities of the Trustee	7
4.1 Extent of obligations	7
4.2 Excluded roles and duties	8
4.3 Binding nature of relationship	8
4.4 Exercise of rights and compliance with obligations	8
4.5 Trustee's undertakings	9
5 Delegation and reliance on advice	9
5.1 Power to delegate	9
5.2 Trustee may rely on communications and opinions	9
5.3 Dispute or ambiguity	10
6 Trustee indemnity	10
6.1 Corporations Act	10
6.2 Indemnity	10
6.3 Indemnity additional	10
6.4 No obligation to act	10
6.5 No personal indemnity by Holders	11
6.6 Survival	11

7	Trustee's rights and liability	11
7.1	Limitation of liability	11
7.2	Certificate by Issuer	12
7.3	Evidence of claims	12
7.4	Certificate	12
7.5	Not bound to give notice	12
7.6	No monitoring obligation	13
7.7	Holder capacity	13
7.8	Knowledge of the Trustee	13
7.9	Acting on directions	13
7.10	Trustee refraining from acting	13
7.11	Trustee may assume certain matters	14
7.12	Holders' own decision to invest	14
7.13	Protection of Trustee	14
7.14	Issuer and Guarantors not concerned with authority of Trustee	15
7.15	Protection of third parties	15
7.16	Exclusions of law where permitted	15
7.17	No representation or reliance	16
7.18	Stamp duties	16
7.19	Void or voidable transactions	16
8	Fees and expenses	17
8.1	Fees	17
8.2	Costs and expenses	17
8.3	Priority of entitlement	18
9	Retirement and removal of Trustee	18
9.1	Retirement	18
9.2	Appointment of new Trustee by the Issuer	18
9.3	Trustee may appoint Eligible Trustee	18
9.4	When retirement to take effect	19
9.5	Removal of Trustee	19
9.6	Reasonable steps	20
9.7	Discharge	20
9.8	ASIC	20
10	Covenants	20
10.1	Issuer's general duties	20
10.2	Reports	22
10.3	Authorisations	22
10.4	Benefit	22
10.5	Issuer's obligations on execution	22
10.6	Guarantors' general duties	22
11	Representations and warranties	23
11.1	Representations and warranties by the Issuer	23
11.2	Representations and warranties by the Guarantors	24
11.3	Representations and warranties by the Trustee	25
11.4	Representations and warranties repeated	26
11.5	Reliance	26
12	Issue of Peet Bonds	26
12.1	Terms of Peet Bonds	26
12.2	Entry in Register	26

12.3	No certificates	27
12.4	Statement of Holding	27
12.5	The Issuer dealing with Peet Bonds	27
13	Registers	27
13.1	Registers	27
13.2	Location of Registers	28
13.3	The Issuer not liable for mistakes	28
13.4	Trustee may accept correctness	28
13.5	Inspection	28
13.6	Change in information	28
13.7	Rectification of Registers	28
13.8	Closure of Registers	29
13.9	Appointment of Registrar	29
13.10	Replacement of Registrar	29
13.11	Copy to the Trustee	29
13.12	Property in Peet Bonds situated where Register is	29
13.13	Clearing System sub-register	29
14	Meetings of Holders	30
14.1	Meeting provisions	30
14.2	Holder Resolution	30
14.3	Special Resolution	30
15	Amendment	30
15.1	Amendment of the Terms	30
15.2	Amendment of the Trust Deed	30
15.3	Interpretation	32
15.4	Terms	32
16	Confidentiality	32
16.1	Financial information	32
16.2	Confidential Information	32
16.3	Undertaking	32
16.4	Meaning	32
17	Discharge and release	33
17.1	Discharge and release	33
17.2	Distribution	33
18	Notices	33
18.1	Notices to Holders	33
18.2	Notices	34
18.3	When effective	34
18.4	Receipt – publication on Stock Exchange	34
18.5	Receipt – publication in newspaper	34
18.6	Receipt – postal	34
18.7	Deemed receipt - general	34
18.8	Copies of notices	34
19	General	34
19.1	Application to Transaction Documents	34
19.2	Certificates	34
19.3	Remedies cumulative	35
19.4	Payments of commission, brokerage etc	35

19.5	Indemnities	35
19.6	Serving documents	35
19.7	Indirect Tax	35
19.8	Giving effect to this trust deed	36
19.9	Variation of rights	36
19.10	Consents	36
19.11	Counterparts	36
19.12	Governing law	36
19.13	Jurisdiction	36
20	Definitions	36
20.1	Interpretation	36
20.2	Interpretation	41
20.3	References to principal and interest	42
20.4	Acknowledgements	43
20.5	General compliance provision	43
20.6	Inconsistency with ASX Listing Rules	43
	Schedule 1 – Base Terms	44
	Schedule 2 – Form of Offer Specific Terms	69
	Schedule 3 – Initial Guarantors	71
	Schedule 4 – Guarantee	75
	Schedule 5 – Form of New Guarantor Deed Poll	78
	Schedule 6 – Rules relating to Meetings of Holders	79
	Signing page	91

Peet Bonds Trust Deed

Details

Parties	Issuer, Initial Guarantors and the Trustee	
Issuer	Name	Peet Limited
	ABN	56 008 665 834
	Address	Level 7 200 St Georges Terrace Perth WA 6000
	Fax	+61 8 9481 4712
	Email	dom.scafetta@peet.com.au
	Attention	Company Secretary
Initial Guarantors	Name	Each of the entities listed in Schedule 3
	Address	Level 7 200 St Georges Terrace Perth WA 6000
	Fax	+61 8 9481 4712
	Email	dom.scafetta@peet.com.au
	Attention	Company Secretary
Trustee	Name	Australian Executor Trustees Limited
	ABN	84 007 869 794
	Address	Level 22 207 Kent Street Sydney NSW 2000
	Fax	+61 2 9028 5942
	Email	corptrustnotes@aetlimited.com.au
	Attention	Corporate Trust
Date of trust deed	2 May 2016	

Peet Bonds Trust Deed

General terms

1 Peet Bonds Trust Deed

1.1 Peet Bonds Trust Deed

This trust deed:

- (a) is the trust deed for the Trust; and
- (b) is the trust deed in respect of each Series of the Peet Bonds required by Chapter 2L of the Corporations Act.

1.2 Constitution and status

Peet Bonds are direct, unsubordinated and (subject to clause 4.1 (*Negative Pledge*) of the Terms, unsecured debt obligations of the Issuer constituted by, and owing under, this trust deed and issued on the applicable Terms. The obligations of the Issuer in respect of each Peet Bond:

- (a) constitute separate and independent acknowledgments of the indebtedness of the Issuer;
- (b) are subject to the terms of this trust deed and the applicable Terms; and
- (c) rank equally and without any preference amongst themselves and at least equally with all other unsubordinated and unsecured obligations of the Issuer (other than any obligations preferred by mandatory provisions of applicable law) as described in the Terms.

1.3 Issuance

- (a) Subject to the terms of this trust deed, the Issuer may issue Peet Bonds to any person under the Terms.
- (b) Peet Bonds will be issued in, and form, separate Series of Peet Bonds and this trust deed applies equally to each such Series.
- (c) The Issuer may from time to time, without the consent of the Trustee or the Holders, issue new Peet Bonds having the same Terms as an existing Series of the Peet Bonds in all respects (or in all respects except for the Issue Date and the first payment of Interest for such new Peet Bonds) so as to form part of the same Series or issue any other bonds, notes, shares or any other form or type of securities, or incur or guarantee any indebtedness, upon such terms as it may think fit in its sole discretion, subject to any restrictions on the incurrence of debt by the Issuer in the Terms or in any other agreement or instrument to which the Issuer is a party.

1.4 Undertaking to pay

- (a) In respect of each Peet Bond, the Issuer undertakes to the Trustee (on behalf of the relevant Holder and for the benefit of the relevant Holder) to pay the amounts due and payable in respect of that Peet Bond under, and in accordance with, the Transaction Documents and otherwise comply with this trust deed and the applicable Terms.
- (b) The Trustee directs the Issuer to pay such amounts directly to the Holders, unless:
 - (i) an Event of Default has occurred;
 - (ii) the Issuer is otherwise directed by the Trustee to make the payments directly to the Trustee by the giving of notice to that effect not less than five Business Days before the scheduled date for the making of the payment; or
 - (iii) the Issuer advises the Trustee that it is not likely to meet its obligations under the Transaction Documents,in which event the payment must be made directly to the Trustee.
- (c) The payment of an amount due under a Peet Bond to either the Holder or the Trustee discharges the obligation of the Issuer to pay that amount under that Peet Bond.

1.5 Unsecured notes

The Peet Bonds are "unsecured notes" for the purposes of section 283BH of the Corporations Act.

1.6 Guarantee

- (a) The Peet Bonds are issued with the benefit of the unconditional and irrevocable guarantee of the Guarantors under the terms of the Guarantee.
- (b) A company becomes a Guarantor under this deed (after the date of this deed) by:
 - (i) signing and delivering to the Issuer and the Trustee a New Guarantor Deed Poll;
 - (ii) giving the Trustee any document or other information that the Trustee reasonably requests to enable the Trustee to carry out any know your customer checks; and
 - (iii) doing any other thing necessary to ensure the enforceability of that person's obligations as a Guarantor.
- (c) If a Guarantor accedes to this deed pursuant to paragraph (b), the Peet Bonds will have the benefit of the unconditional and irrevocable guarantee of the Guarantor under the terms of the Guarantee.

1.7 Direction to hold Trust Deed

Each Holder is taken to have irrevocably:

- (a) instructed the Issuer that this Trust Deed (or a certified copy) has been given to and held by the Trustee; and

- (b) appointed and authorised the Trustee to hold such Trust Deed in Sydney (or such other place as the Issuer and the Trustee may agree) on its behalf,

in each case until all the obligations of the Issuer under the Peet Bonds have been discharged in full or each Guarantor has been released from its obligations under the Guarantee in accordance with clause 3.2 of the Guarantee.

2 Declaration of trust

2.1 Trustee

The Trustee is appointed, and agrees to act, as the trustee of the Trust established under this trust deed and the Corporations Act with effect from the date of this trust deed.

2.2 Constitution of Trust

The Trust is constituted on the execution of this trust deed by the Issuer and the Trustee.

2.3 Declaration of Trust

The Trustee declares that, on execution of this trust deed, it holds the sum of A\$10, and that it will hold the Trust Fund on trust at any time for the benefit of itself and the persons who are Holders of Peet Bonds from time to time on the terms of this trust deed.

2.4 Name of Trust

The trust established under this trust deed will be known as the "Peet Bonds Trust".

2.5 Commencement and termination of Trust

The Trust commences on the date of this trust deed and unless determined earlier, ends on the earlier of:

- (a) the day occurring immediately before the 80th anniversary of the date it begins; and
- (b) the day on which the Issuer is discharged and released from its liabilities, obligations and covenants under this trust deed under clause 17.1 ("Discharge and release").

2.6 Beneficiaries

Subject to the rights of the Trustee, the Holders of the Peet Bonds of a Series are the persons beneficially entitled to the Trust Fund from time to time on the terms of this trust deed. They hold that beneficial entitlement as equitable tenants in common, provided that joint holders of a Peet Bond shall hold as between themselves and the Issuer as joint tenants.

2.7 Safe custody of this trust deed

The Trustee will hold its counterparts of this trust deed in safe custody for itself and the Holders.

2.8 Receipt of amounts

All moneys received by the Trustee in respect of amounts payable under this trust deed shall, unless and to the extent attributable, in the opinion of the Trustee, to a particular Series of Peet Bonds, be apportioned equally and rateably between each Series of the Peet Bonds, and all moneys received by the Trustee under this trust deed shall, to the extent attributable in the opinion of the Trustee to a particular Series of Peet Bonds or which are apportioned to such Series as aforesaid, be held by the Trustee on trust to be applied in the following order:

- (a) first, in payment of all Costs incurred by, or other amounts owing to, the Trustee under or in connection with this trust deed (including all remuneration payable to the Trustee and any amount payable under clause 6.2 ("Indemnity"));
- (b) secondly, in payment of all Costs incurred by, or other amounts owing to, a Controller under or in connection with this trust deed;
- (c) thirdly, in or towards payment equally and rateably of all amounts due but remaining unpaid in respect of the Peet Bonds of that Series;
- (d) fourthly, in or towards payment equally and rateably of all amounts due but remaining unpaid in respect of the Peet Bonds of each other Series; and
- (e) fifthly, in payment of the balance (if any) to the Issuer.

3 Benefit and burden of deed

3.1 Holders bound

In respect of a Series:

- (a) each Holder (and any person claiming through or under a Holder) is bound by, and is taken to have notice of, each Transaction Document for that Series. The Holders are taken to have irrevocably authorised the Trustee to enter into each Transaction Document for that Series (other than this trust deed), and to exercise its rights under each Transaction Document, the Terms and Chapter 2L of the Corporations Act, in its capacity as trustee of the Trust; and
- (b) it is a fundamental condition of receiving any of the rights or benefits under a Peet Bond that a Holder must perform all of the obligations and comply with all restrictions and limitations applicable to it, in respect of the Peet Bond, under this trust deed and the applicable Terms.

3.2 Limit on Holders' rights

All of the rights against the Issuer in connection with the Peet Bonds of a Series or against a Guarantor in connection with the Guarantee are held by the Trustee for the Holders of that Series. Accordingly, subject to clause 3.4 ("Holder's right to take action"):

- (a) no Holder is entitled to directly enforce any rights, powers or remedies in connection with the Peet Bonds (whether under this trust deed or the other Transaction Documents of that Series) or the Guarantee directly against the Issuer or a Guarantor; and
- (b) the rights, powers and remedies of the Trustee under and in respect of the Transaction Documents of that Series are exercisable and

enforceable by the Trustee only. No Holder may exercise any of them (whether in its own name or the Trustee's name).

3.3 Enforcement

- (a) Subject to the Transaction Documents of a Series and to section 283DA(h) of the Corporations Act, the Trustee must take action to enforce the Peet Bonds (including following the occurrence of any Event of Default in respect of those Peet Bonds and any demand for payment under the Guarantee) and the Transaction Documents relevant to that Series, in each case, in accordance with their terms where all the conditions set out below are satisfied. However, the Trustee is not required to act independently or to otherwise act in accordance with any direction from the Holders or any of them, or in accordance with a Holder Resolution unless such conditions are satisfied. The relevant conditions are that:
 - (i) the Trustee is directed to take action by a Holder Resolution (or, if required by the Terms, a Special Resolution) in respect of that Series;
 - (ii) the Trustee is indemnified to its satisfaction, against:
 - (A) all actions, proceedings, claims and demands to which the Trustee may render itself liable by taking such action;
 - (B) all Costs which the Trustee may incur in taking the action; and
 - (C) all management time spent by employees or officers of the Trustee in relation to such action which will be charged at the Trustee's standard hourly rates prevailing from time to time provided that such rates have been notified to the Issuer in writing; and
 - (iii) the action is permitted under the Transaction Documents of that Series.
- (b) Without limiting paragraph (a) or clause 6.1(a) of the Terms, at any time after the Peet Bonds of a Series become due and are unpaid, or at any time after any payment of principal or Interest has become due and is unpaid, the Trustee may, at its discretion and without further notice, institute proceedings for the winding-up of the Issuer (or prove in any such winding-up).
- (c) Without limiting paragraph (a), if the Issuer breaches any of its obligations under any Transaction Document (other than any obligation for the payment of any principal or Interest in respect of the Peet Bonds of a Series), the Trustee may, at its discretion and without further notice, bring such proceedings as it may think fit to enforce such obligations. Without limiting clause 6.1(b) of the Terms, the Issuer shall not, as a result of the bringing of any such proceedings, be obliged to pay any sums representing or measured by reference to principal or Interest on the Peet Bonds of the relevant Series sooner than the same would otherwise have been payable by it.
- (d) The Trustee may, but is not required to, act independently of a direction from the Holders. The Trustee must, at all times, act in accordance with its obligations under the Transaction Documents, the Corporations Act and applicable law.

3.4 Holder's right to take action

No Holder is entitled to proceed directly against the Issuer or a Guarantor to enforce any right, power or remedy in connection with any Peet Bond or the Guarantee or any provision of a relevant Transaction Document unless:

- (a) the Trustee, having become bound to proceed, fails to do so within 14 days and such failure is continuing; or
- (b) 30 Business Days have lapsed since the date on which the Holder gave notice to the Trustee that it intends to commence such action or proceedings (with such notice to specify the details of its claim and the basis of its claim) and the Trustee has not commenced such action or proceedings as a result of the request of the Holder,

in which case any such Holder may itself institute proceedings against the Issuer or the Guarantor for the relevant remedy to the same extent (but not further or otherwise) that the Trustee would have been entitled to do so. Any such proceedings must be brought in the name of the Holder and not the Trustee.

3.5 Untraceable Holders

Subject to applicable law and the applicable Listing Rules, where the Issuer:

- (a) is, in respect of a Peet Bond, required to pay any amount to a Holder; and
- (b) has made reasonable efforts to locate the Holder but is unable to do so,

then that amount:

- (i) must be repaid by the Trustee to the Issuer, if the amount has been paid to the Trustee and the Trustee has actual possession and control of such amount; and
- (ii) is to be held by the Issuer for the Holder in a non-interest bearing deposit with a bank selected by the Issuer until the Holder, or any legal personal representative of the Holder, claims the amount or the amount is paid by the Issuer according to the legislation relating to unclaimed amounts.

The Trustee is not liable to any Holder for any amounts paid to the Issuer under this clause 3.5. The Issuer indemnifies the Trustee from any and all costs, losses, liabilities, expenses, demands or claims suffered or incurred by the Trustee in respect of any moneys paid to the Issuer under this clause 3.5.

4 General powers, rights and responsibilities of the Trustee

4.1 Extent of obligations

The Trustee has no obligations except those:

- (a) expressly set out in the Transaction Documents to which it is a party; and
- (b) arising under Chapter 2L of the Corporations Act.

The obligations of the Trustee to act, or refrain from acting, are at all times subject to the Corporations Act.

4.2 Excluded roles and duties

The appointment of the Trustee as trustee does not mean that the Trustee:

- (a) is a trustee for the benefit of;
- (b) is a partner of; or
- (c) has a fiduciary duty to, or other fiduciary relationship with,

any Holder (other than in its capacity as a Holder), the Issuer or any other person, except as provided in the Transaction Documents.

4.3 Binding nature of relationship

Each Holder is bound by anything properly done or not done by the Trustee in accordance with the Transaction Documents, whether or not on instructions, and whether or not the Holder gave an instruction or approved of the thing done or not done.

4.4 Exercise of rights and compliance with obligations

- (a) **(Powers of a natural person)** The Trustee has all the powers of a natural person or corporation in connection with the exercise of its rights and compliance with its obligations under the Transaction Documents.
- (b) **(Exercise of powers)** The Trustee may exercise its rights and comply with its obligations under the Transaction Documents in any manner it thinks fit.
- (c) **(Waiver)** The Trustee may waive in writing, at any time and on any terms or conditions, any breach by the Issuer under the Terms or this trust deed, provided that, where a breach is the failure of the Issuer to pay Interest on, or to Redeem or repay, any Peet Bonds of a Series under the relevant Terms, the Trustee may waive the breach only if the Holders of that Series have, by a Holder Resolution, consented to the waiver.
- (d) **(Dealings)** The Trustee and its Related Bodies Corporate may, without being liable to account to the Issuer or any Holder:
 - (i) hold, in any capacity, Peet Bonds, shares or any other marketable securities issued by the Issuer or any other member of the Group;
 - (ii) in any capacity, represent or act for, or contract with, individual Holders;
 - (iii) deal in any capacity with the Issuer, the Guarantors or any of their Related Bodies Corporate or associates;
 - (iv) act in any capacity in relation to any other trusts;
 - (v) retain for its own benefit any amount received by it for its own account; or
 - (vi) accept deposits from, lend money or provide services to, and generally conduct any banking or other business with, or enter into any contract or arrangement with, the Issuer or any Holder and any person connected with the Issuer or any Holder without having to account to the Holders or any other person (including

in respect of any fee, remuneration or profit received or accruing in connection with any of the above),

but the Trustee may not act in a manner which would preclude the Trustee from acting as trustee of the Trust for the purposes of Chapter 2L of the Corporations Act.

- (e) **(Corporate trust division)** In acting as Trustee for the Holders, the Trustee is regarded as acting through its corporate trust division which will be treated as a separate entity from any other of its divisions or departments. If information is received by another division or department of the Trustee, it may be treated as confidential to that division or department and the Trustee is taken not to have notice of it.

4.5 Trustee's undertakings

The Trustee must:

- (a) fulfil its duties under Chapter 2L of the Corporations Act;
- (b) act honestly and in good faith and comply with all laws in performing its duties and in the exercise of its discretions under the Transaction Documents;
- (c) exercise such diligence and prudence as a person carrying on the business of a professional trustee would exercise in performing its duties and in the exercise of its discretions under the Transaction Documents;
- (d) keep accounting records which correctly record and explain all amounts paid and received by the Trustee in its capacity as trustee of the Trust; and
- (e) keep the assets of the Trust separate from all other Assets of the Trustee which are held in a capacity other than trustee of the Trust.

5 Delegation and reliance on advice

5.1 Power to delegate

The Trustee may employ agents, contractors and attorneys and may delegate any of the powers, authorities or discretions conferred on it under this trust deed without notifying the Issuer or any Holder of the employment or delegation provided that the Trustee reasonably believes that it is fit, proper and appropriate to so employ, contract, engage or delegate.

5.2 Trustee may rely on communications and opinions

In relation to any Transaction Document, and exercise of its rights or powers, thereunder, the Trustee may:

- (a) rely on any communication or document it has had no reasonable grounds to believe is not genuine and correct and to have been signed or sent by the appropriate person; and
- (b) act on opinions and statements received by it from any agent, contractor, attorney, delegate or legal, accounting, taxation or professional advisers engaged or appointed by it or by any one of more of the Holders, provided that it believes that the adviser engaged or appointed by it or by any one or more of the Holders is fit, proper and appropriate. The Trustee is not responsible for any loss occasioned by so acting.

5.3 Dispute or ambiguity

If there is any dispute or ambiguity in relation to any matter connected with the Peet Bonds or any Transaction Document, the Trustee may (but need not) do one or both of the following:

- (a) obtain and rely on advice from any person referred to in clause 5.2(b) ("Trustee may rely on communications and opinions"); or
- (b) apply to a court for any direction or order the Trustee considers appropriate and comply with any such directions or orders.

For so long as the Trustee is using reasonable endeavours to resolve any dispute or ambiguity, the Trustee may (but need not) refuse to do anything in relation to matters affected by the dispute or ambiguity.

6 Trustee indemnity

6.1 Corporations Act

- (a) The Trustee's right of indemnity and any limitation on the Trustee's liability under the Transaction Documents is subject to the Corporations Act.
- (b) This trust deed is to be interpreted so as not to give rise to the operation of section 283DB(1) of the Corporations Act.

6.2 Indemnity

The Trustee, its officers, directors, employees and attorneys (together, the "Trustee Indemnified Parties" for the purposes of this clause 6.2) are entitled to be indemnified by the Issuer and, without limitation, out of the property of the Trust Fund in respect of all costs, losses, liabilities, expenses, demands, claims or Taxes suffered or properly incurred by a Trustee Indemnified Party in the execution of the Trust, exercise of any of the powers, authorities or discretions vested in the Trustee or performance of any obligations under this trust deed in respect of the Trust and any other Transaction Document, but this indemnity does not extend to:

- (a) any such costs, losses, liabilities, expenses, demands, claims or Taxes to the extent arising out of a Trustee Default; or
- (b) any Taxes (excluding any Indirect Tax) imposed on a Trustee Indemnified Party's remuneration for its services in connection with their appointment in respect of the Trust.

The Trustee may retain and pay out of any moneys in its hand in priority to any claim by a Holder, all sums necessary to effect and satisfy an amount due and payable to a Trustee Indemnified Party under this clause 6.

6.3 Indemnity additional

Any indemnity to which the Trustee is entitled under this trust deed is in addition to, and without prejudice to, any indemnity allowed by law or equity to the Trustee.

6.4 No obligation to act

The Trustee is not obliged to carry out any act or refrain from doing any act (including incurring any liability) under any Transaction Document until such time as it is placed in funds or is otherwise indemnified to its satisfaction against any

cost, loss, demand, claim, Tax, expense or liability which it may incur as a result of doing so.

6.5 No personal indemnity by Holders

Except as otherwise agreed with any Holder or Holders in accordance with the taking of action by the Trustee as directed by the Holders as contemplated in clause 3.4, the Trustee is not entitled to be indemnified by any Holder personally.

6.6 Survival

The provisions of this clause 6 shall survive the termination of this trust deed and any other Transaction Document and any retirement or removal of the Trustee as trustee of the Trust.

7 Trustee's rights and liability

7.1 Limitation of liability

- (a) The Issuer and the Holders acknowledge that the Trustee is entering into this trust deed as trustee for the Trust and not in any other capacity.
- (b) The Trustee is not liable to the Issuer or the Holders or any other person in any capacity other than as trustee of the Trust.
- (c) A liability to the Issuer or any Holder arising under or in connection with this trust deed is limited to and can be enforced by such person against the Trustee only to the extent to which it can be satisfied out of any property held by the Trustee out of which the Trustee is actually indemnified for the liability. This limitation of the Trustee's liability applies despite any other provision of this trust deed and extends to all liabilities and obligations of the Trustee in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to this trust deed.
- (d) Neither the Issuer nor any Holder may sue the Trustee in any capacity other than as trustee of the Trust, including seeking the appointment of a receiver (except in relation to property of the Trust), a liquidator, an administrator or any other similar person to the Trustee or prove in any liquidation of or affecting the Trustee (except in relation to the property of the Trust).
- (e) The Issuer and each Holder waives their rights and release the Trustee from any personal liability in respect of any loss or damage which any of them may suffer as a consequence of a failure of the Trustee to perform its obligations under this trust deed, which cannot be paid or satisfied out of any property held by the Trustee.
- (f) The provisions of this clause 7.1 will not apply to any obligation or liability of the Trustee to the extent arising as a result of the Trustee's fraud, negligence, wilful default or breach of section 283DA(a), (b) or (c) of the Corporations Act (a "**Trustee Default**").
- (g) The Issuer acknowledges that it is responsible under this trust deed for performing a variety of obligations under this trust deed. No act or omission of the Trustee (including any related failure to satisfy its obligations or breach of representation or warranty under this deed) will be considered a Trustee Default for the purposes of clause 7.1(f) to the extent to which the act or omission was caused or contributed to by any failure of the Issuer or any other person to fulfil its obligations relating to

the trust deed or by any other act or omission of the Issuer or any other person.

- (h) No attorney, agent or delegate appointed in accordance with this trust deed has authority to act on behalf of the Trustee in any way which exposes the Trustee to any personal liability and no act or omission of any such person will be considered a Trustee Default for the purposes of clause 7.1(f).

7.2 Certificate by Issuer

The Trustee is entitled to:

- (a) accept and rely upon an Officer's Certificate as to any fact or matter as conclusive evidence of it;
- (b) accept, rely upon and act upon any information, statement, certificate, report, balance sheet or account supplied by the Issuer or any duly authorised officer of the Issuer as conclusive evidence of the contents of such; and
- (c) accept, rely upon and act upon the statements (including statements given to the best of knowledge and belief or similarly qualified) and opinions contained in any statement, certificate, report, balance sheet or accounts given under the provisions of, or in relation to, this trust deed as conclusive evidence of the contents of it,

in each case in the absence of the Trustee's knowledge of any manifest or proven error.

The Trustee is not bound to call for further evidence other than such certificate, statement, report, balance sheet or accounts nor to enquire as to their accuracy and is not responsible for any costs, losses, liabilities, expenses, demands or claims that may be occasioned by its relying on them provided the Trustee has no knowledge that the relevant certificate, statement, report, balance sheet or accounts was not accurate or, as the case may be, the relevant document was not authentic.

7.3 Evidence of claims

The Trustee will be entitled and is authorised by the Issuer to call for (and will be entitled to accept as conclusive evidence thereof) a certificate from any receiver, administrator or liquidator of the Issuer as to:

- (a) the amounts of the claims of the creditors which have been admitted in any liquidation, dissolution or other winding up and which will not have been satisfied in full out of the other Assets of the Issuer; and
- (b) the persons entitled to those Assets and their respective entitlements.

7.4 Certificate

Save in the case of manifest or proven error, any certificate given by any receiver, administrator or liquidator of the Issuer will be conclusive and binding on the Trustee and all Holders.

7.5 Not bound to give notice

The Trustee is not bound to give notice to any person of the execution of this trust deed or any other Transaction Document and the Trustee is not bound to take

any steps to ascertain whether any event has happened upon the happening of which Peet Bonds become immediately payable.

7.6 No monitoring obligation

Notwithstanding any other provisions of the Transaction Documents, but subject to the Trustee's obligations under the Corporations Act, the Issuer acknowledges that the Trustee has no obligation to:

- (a) assess, investigate or keep under review or monitor compliance by the Issuer or a Guarantor with its covenants and obligations under the Transaction Documents or any other activities or status of the Issuer or a Guarantor whatsoever;
- (b) notify any Holder of any breach by the Issuer of any provision of this trust deed or the Terms;
- (c) request information or otherwise keep itself informed about the circumstances of the Issuer or a Guarantor or consider or provide to any person (including a Holder) any information with respect to the Issuer (whenever coming into its possession); or
- (d) investigate the adequacy, accuracy or completeness of any information provided by the Issuer or a Guarantor.

7.7 Holder capacity

The Trustee's duties and obligations to Holders are owed to Holders only in their capacity as Holders.

7.8 Knowledge of the Trustee

The Trustee will only be considered to have knowledge or awareness of a thing, or grounds or reason to believe anything, by virtue of the officers of the Trustee having the day to day responsibility for the administration of the Trust, having actual knowledge, actual notice or actual awareness of that thing, or actual grounds or reason to believe that thing (and similar references will be interpreted in this way). In addition, notice, knowledge or awareness of a default or breach of this trust deed means actual knowledge, notice or awareness of the events or circumstances constituting the default or breach.

7.9 Acting on directions

To the extent permitted by law and in respect of Series, the Trustee is not liable to a Holder for acting in accordance with any Holder Resolution or any other direction given by any Holder or Holders in accordance with this trust deed or the Terms with which the Trustee is required to comply.

7.10 Trustee refraining from acting

The Trustee may:

- (a) refrain from doing anything that would, or in its reasonable opinion might, contravene any applicable law or regulation; and
- (b) do anything that, in its opinion, is necessary to comply with any applicable law or regulation.

7.11 Trustee may assume certain matters

The Trustee may assume, subject to its obligations under the Corporations Act, that:

- (a) any representation or statement made by a person in this trust deed, the Base Prospectus and the Offer Specific Prospectus is and remains true;
- (b) any deed or information provided to it is genuine and accurate if it believes in good faith that this is the case; and
- (c) (unless it is notified in writing by a Holder or the Issuer to the contrary) any right, power, authority or discretion vested in any party has not been exercised.

7.12 Holders' own decision to invest

By its purchase of Peet Bonds, each Holder will be deemed to have confirmed and acknowledged that, as between itself and the Trustee:

- (a) it has purchased Peet Bonds on the basis of the Base Prospectus and the relevant Offer Specific Prospectus (and the Trustee is not responsible for the Base Prospectus or any Offer Specific Prospectus);
- (b) it was not induced by the Issuer or the Trustee to purchase the Peet Bonds (except, in the case of the Issuer only, as disclosed in the Base Prospectus or the relevant Offer Specific Prospectus); and
- (c) the Trustee has no monitoring duty as set out in clause 7.6 ("No monitoring obligation").

7.13 Protection of Trustee

- (a) Subject to clause 7.13(b), no Trustee Indemnified Party is liable to a Holder, the Issuer or a Guarantor for:
 - (i) any loss or damage occurring as a result of any of them exercising, failing to exercise or purporting to exercise any Power under this trust deed, the Terms or in relation to a Peet Bond;
 - (ii) any Event of Default or the financial condition or solvency of the Issuer or a Guarantor;
 - (iii) the value, validity, effectiveness, genuineness, execution, enforceability or sufficiency of this trust deed, the Terms or a Peet Bond or any document or agreement referred to or provided for in, or received by any of them under, this trust deed or the Terms;
 - (iv) a failure by the Issuer to perform its obligations under this trust deed, the Terms or in relation to a Peet Bond or a failure by a Guarantor to perform its obligations under this trust deed (including under the Guarantee);
 - (v) any recital, statement, representation or warranty contained in the Transaction Documents, the Base Prospectus or Offer Specific Prospectus or in any document or agreement referred to or provided for in, or received by any of them under, this trust deed or the Terms, in each case, made by any person other than the Trustee;

- (vi) the acts or omissions of a Controller; or
- (vii) any action taken or not taken by the Trustee under this trust deed, the Terms or in relation to a Peet Bond:
 - (A) in accordance with any instructions or directions from the appropriate Holder(s); or
 - (B) in any manner, where this trust deed or the Terms do not require instructions to be given to the Trustee.
- (b) This clause 7.13 does not exempt the Trustee Indemnified Party from liability to a Holder or the Issuer:
 - (i) if the Trustee fails to follow the lawful directions of the appropriate Holders given in accordance with this document or the Terms;
 - (ii) if the Trustee fails to seek the required consent of the appropriate Holders, in any circumstance where that consent is required under this document or the Terms; or
 - (iii) to the extent arising out of a Trustee Default attributable to such Trustee Indemnified Party.
- (c) Failure by the Trustee to act due to lack of instructions or directions or lack of proper or clear instructions or directions from the appropriate Holders required to be given under this trust deed or the Terms does not amount to a Trustee Default.
- (d) The Trustee is not bound by any waiver, amendment, supplement or modification of this trust deed or the Terms unless it gives its consent or approval as Trustee under this trust deed or the Terms (as the case may be).
- (e) The Trustee is not liable to the Issuer if a Holder fails to perform its obligations under this trust deed or the Terms.

7.14 Issuer and Guarantors not concerned with authority of Trustee

Neither the Issuer nor any Guarantor is entitled to enquire whether any action by the Trustee has in fact been authorised by the appropriate Holders and, as between the Issuer and the Holders, any action taken by the Trustee concerning this trust deed, the Terms or any Peet Bond is taken to be authorised by the appropriate Holders.

7.15 Protection of third parties

No person dealing with the Trustee is bound to enquire as to whether the Trustee has been properly appointed under this trust deed or the Terms or as to whether the Trustee has the requisite power to act as trustee of the Trust and may assume that anything purported to be done by the Trustee under this trust deed, the Terms or in relation to any Peet Bond has been duly authorised by this trust deed, the Terms and the appropriate Holders.

7.16 Exclusions of law where permitted

- (a) To the maximum extent permitted by law and subject to the Corporations Act, the Trustee's obligations, duties and responsibilities are expressly limited to those set out in this trust deed and the Terms.

- (b) All liabilities and responsibilities which may from time to time be imposed on the Trustee at law or in equity are, to the extent permitted at law or in equity, excluded and, except to the extent provided to the contrary in this trust deed, the Terms or the Corporations Act, expressly negated and waived by the Issuer and the Holders.
- (c) Subject to the Corporations Act, any legislation that affects an obligation of the Issuer in a manner that is adverse to the interests of the Trustee or the Holders, or adversely affects the exercise by the Trustee or the Holders of a right or remedy, under or relating to this trust deed is excluded to the full extent permitted by law.

7.17 No representation or reliance

Each of the Issuer and the Trustee confirm that no party (nor any person acting on a party's behalf) has made any representation or other inducement to it to enter into this trust deed, except for representations or inducements expressly set out in this trust deed.

7.18 Stamp duties

The Issuer (failing whom, the Guarantors jointly and severally):

- (a) must pay all stamp duties and any related fines and penalties in respect of this trust deed, the performance of this trust deed and each transaction effected by or made under this trust deed; and
- (b) must indemnify the Trustee against any liability arising from failure to comply with clause 7.18(a).

7.19 Void or voidable transactions

If:

- (a) the Trustee has at any time released or discharged the Issuer from its obligations under this trust deed in reliance on a payment, receipt or other transaction to or in favour of the Trustee or Holders or any payment or other transaction to or in favour of the Trustee or Holders has the effect of releasing or discharging the Issuer from its obligations under this trust deed;
- (b) that payment, receipt or other transaction is subsequently claimed by any person to be void, voidable or capable of being set aside for any reason, including under any law relating to insolvency or the winding up of companies or under the general law; and
- (c) that claim is upheld or the claim is conceded or compromised by the Trustee or a Holder,

then:

- (d) the Trustee and each Holder will immediately become entitled against the Issuer to all rights as it had immediately before that release or discharge;
- (e) the Issuer must immediately do all things and execute all documents as the Trustee may reasonably require to restore to the Trustee and the Holders all those rights; and
- (f) the Issuer must indemnify the Trustee and each Holder against costs, losses and expenses suffered or incurred by the Trustee or Holder in or

in connection with any negotiations or proceedings relating to the claim or as a result of the upholding, concession or compromise of the claim.

8 Fees and expenses

8.1 Fees

- (a) The Issuer agrees (failing whom, the Guarantors jointly and severally agree) to pay fees to the Trustee on terms agreed between the Issuer and the Trustee from time to time. The payment of such fees must be made by the Issuer by transfer to such account nominated from time to time by the Trustee to the Issuer or by such other means notified by the Trustee to the Issuer from time to time.
- (b) If the Trustee is required at any time to:
 - (i) take any enforcement action in relation to this trust deed (including the Terms); or
 - (ii) undertake duties which are of an exceptional nature or otherwise outside the scope of the normal duties of the Trustee,

the Issuer (failing whom, the Guarantors jointly and severally) must pay to the Trustee, on demand, such additional fees as shall be commensurate with any additional duties and responsibilities performed or undertaken by the Trustee in consequence of taking such action or undertaking such duties, as shall from time to time be agreed between the Issuer and the Trustee.

- (c) In the absence of agreement in relation to the additional fees referred to in clause 8.1(b) above, the Trustee shall be entitled to charge the Issuer or the Guarantors (as applicable) reasonable hourly rates for time spent by the Trustee's officers and employees in relation to such enforcement action. Such hourly rates shall:
 - (i) reflect the level of expertise required to perform the work; and
 - (ii) be commensurate with and referable to the hourly rates charged at the relevant time by members of the Insolvency Practitioners Association of Australia for work of the kind performed by the Trustee's officers and employees.

8.2 Costs and expenses

The Issuer must (failing whom the Guarantors jointly and severally shall) pay its own costs and expenses in connection with negotiating, preparing, executing and performing any Transaction Document and must pay to the Trustee on demand all reasonable costs, losses, charges and expenses (including legal fees and disbursements) suffered or incurred in connection with each of the following:

- (a) negotiating, preparing and executing the Transaction Documents, and any subsequent consent, agreement, approval, waiver or amendment relating to the Transaction Documents;
- (b) exercising, enforcing or preserving, or attempting to exercise, enforce or preserve, rights under the Transaction Documents;
- (c) acting as the trustee of the Trust, except where such expenses are incurred by the Trustee as a direct result of a Trustee Default;

- (d) any breach or default in the observance or performance by the Issuer of any of its obligations under the Transaction Documents;
- (e) the convening and holding of any meeting of Holders or the carrying out of any directions or resolutions made at any such meeting; and
- (f) all actions taken under this trust deed by the Trustee in order to comply with any notice, request or requirement of any governmental or local authority or agency or other entity and any investigation by such governmental or local authority or agency or other entity into the affairs of the Issuer.

If the Issuer or any of its assets are placed in liquidation or a Controller is appointed to the Issuer or any of its assets, the Trustee is entitled to claim and receive from any Controller amounts by way of reimbursement of all costs, losses, charges, fees and expenses incurred by the Trustee (including on its own account) in connection with any enforcement or other action taken by it as Trustee except where such costs, losses, charges, fees and expenses are incurred by the Trustee as a direct result of a Trustee Default.

8.3 Priority of entitlement

All amounts payable to the Trustee under this clause 8 will be paid in priority to any claim by any Holder and will continue to be payable until paid notwithstanding that this trust deed or the Trust may be terminated, or the Trust may be wound up or subject to administration by or under the order of any court. This priority of the Trustee will subsist whether or not an external administrator is appointed to the Issuer or any of its assets or the Trust is in the course of administration by or under the order of any court.

9 Retirement and removal of Trustee

9.1 Retirement

Subject to compliance with any relevant statutory requirements for the time being and clause 9.4 ("When retirement to take effect"), the Trustee may retire (without giving any reason for its retirement) as Trustee at any time upon giving not less than 60 days' notice (or such other period as the Trustee and the Issuer may agree) in writing to the Issuer of its intention to do so.

9.2 Appointment of new Trustee by the Issuer

- (a) Subject to clause 9.3 ("Trustee may appoint Eligible Trustee"), the power to appoint a new Trustee (which new Trustee must be an Eligible Trustee) is vested in the Issuer.
- (b) If the Issuer appoints a new Trustee which is a Related Body Corporate of the Trustee, such appointment will not take effect unless the Trustee consents in writing to the appointment (such consent not to be unreasonably withheld or delayed).

9.3 Trustee may appoint Eligible Trustee

Subject to the Corporations Act, if 60 days (or such other period as the Trustee and the Issuer may agree) after the Trustee has given notice in writing to the Issuer of its desire to retire, a new Trustee has not been appointed, the retiring Trustee may appoint (or, in its discretion, apply to the court for the appointment of) an Eligible Trustee as the new Trustee and any such appointment will be effective without the approval of the Issuer or the Holders being required, but the Trustee may, in lieu of exercising the power conferred by this clause 9.3, call a

meeting of Holders for the purpose of appointing by the passing of a Holder Resolution a person nominated either by the Trustee or by any Holder as the new Trustee.

9.4 When retirement to take effect

Notwithstanding anything contained in this clause 9, the Trustee acknowledges and agrees that the retirement of the Trustee under this clause 9.4 will not take effect unless and until:

- (a) a new Trustee (being an Eligible Trustee) has been appointed; and
- (b) the new Trustee has executed a deed whereby it agrees to perform the obligations of the Trustee under the Transaction Documents.

9.5 Removal of Trustee

- (a) Subject to compliance with the relevant statutory requirements for the time being, where:
 - (i) the Trustee is in material breach of its obligations under any Transaction Document and has not rectified the breach within 10 Business Days of receiving a notice from the Issuer specifying the breach and requesting that it be remedied;
 - (ii) a Trustee Default has occurred and is continuing;
 - (iii) the Trustee ceases or has ceased or has expressed an intention to cease to carry on business;
 - (iv) the Trustee is placed in liquidation or is wound-up or dissolved;
 - (v) a receiver, receiver and trustee, official trustee, liquidator, administrator or similar official is appointed to the Trustee;
 - (vi) any licence, consent, authorisation, permit or similar thing the Trustee is required to hold to carry out its obligations and duties under or in respect of this trust deed is revoked or not renewed;
 - (vii) any of the things referred to in section 283BD of the Corporations Act has occurred;
 - (viii) the Trustee ceases to be a person who can be appointed a trustee under section 283AC(1) of the Corporations Act;
 - (ix) the Trustee cannot continue to act as Trustee because of the operation of section 283AC(2) of the Corporations Act; or
 - (x) the Issuer is authorised or requested to do so by a meeting of the Holders called under clause 14 ("Meetings of Holders"),

the Issuer may remove the Trustee then existing by giving not less than 60 days' notice to the Trustee (or such other period as the Trustee and the Issuer may agree).

- (b) Any removal of the Trustee under this clause 9.5 will only take effect upon the appointment of a new Trustee under clause 9.3 ("Trustee may appoint Eligible Trustee") or under section 283AD of the Corporations Act.

- (c) On the retirement or removal of the Trustee, the Trustee must, at the cost of the Issuer, do all such things and execute all such deeds and assurances as are necessary for the purpose of vesting in a new Trustee all money, property, rights, powers, authorities and discretions vested in the Trustee under this trust deed. The Trustee is entitled to its remuneration up to the date of its retirement or removal and reimbursement for its costs of complying with this clause 9.5(c).

9.6 Reasonable steps

The Issuer must take all reasonable steps to replace the Trustee under section 283AE of the Corporations Act as soon as practicable after the Issuer becomes aware that the Trustee:

- (a) has ceased to exist;
- (b) has not been validly appointed;
- (c) cannot be a trustee under section 283AC of the Corporations Act; or
- (d) has failed or refused to act as Trustee.

9.7 Discharge

- (a) By force of this clause 9.7, when the Trustee retires or is removed, the Trustee is, to the extent permitted by law, discharged and released from its obligations, covenants and liabilities under this trust deed in respect of the Trust arising after the date it retires or is removed. The Issuer must then, if required by the Trustee, execute a confirmation of release in favour of the trustee in a form and substance reasonably acceptable to the Trustee.
- (b) Notwithstanding the retirement or removal of the Trustee, the former Trustee will continue to be entitled to the indemnities contained in this trust deed and any other Transaction Document in relation to all acts and omissions occurring up to the date of its retirement, removal or replacement and it may retain copies of any documents and records required by it and which it reasonably considers to be relevant and will reasonable access to any other documents and records by the new Trustee.

9.8 ASIC

In accordance with section 283BC of the Corporations Act, the Issuer must advise ASIC of the name of the Trustee within 14 days after the Trustee or a new Trustee is appointed.

10 Covenants

10.1 Issuer's general duties

In respect of each Series, the Issuer must:

- (a) make all of its financial and other records available for inspection by:
 - (i) the Trustee;
 - (ii) an officer or employee of the Trustee authorised by the Trustee to carry out the inspection; or

- (iii) a registered company auditor appointed by the Trustee to carry out the inspection,

and give them any information, explanations or other assistance that they may reasonably require about matters relating to those records;

- (b) for so long as any of the Peet Bonds remain outstanding:

- (i) notify the Trustee promptly after it becomes aware of an Event of Default or a breach by the Issuer or a Guarantor of Chapter 2L of the Corporations Act or the Terms;
- (ii) carry on and conduct its business in a proper and efficient manner;
- (iii) keep proper books of account (in accordance with current accounting practice and standards);
- (iv) if requested by a Holder or the Trustee, promptly provide a copy of this trust deed (without charge) to that Holder or the Trustee; and
- (v) maintain, or cause to be maintained, a Register;

- (c) if the Issuer creates a security interest (as defined in the Corporations Act), provide the Trustee with written details of the security interest within 21 days after it is created and, if the total amount to be advanced on the security of the security interest is indeterminate and the advances are not merged in a current account with bankers, trade creditors or anyone else, provide the Trustee with written details of the amount of each advance within seven days after it is made;

- (d) comply with this trust deed and the Terms; and

- (e) provide to the Trustee (without charge):

- (i) within 120 days after the close of each financial year, a copy of its audited financial statements lodged with ASIC in respect of that financial year;
- (ii) within 90 days after the close of each applicable financial half year, a copy of its unaudited financial statements lodged with ASIC in respect of that half year;
- (iii) promptly, copies of all documents and notices given to Holders and any annual reports produced; and
- (iv) all other information or reports required to be provided to the Trustee under the Corporations Act or requested by the Trustee which is reasonably required for the purposes of the discharge of the duties, trusts and powers vested in the Trustee under this trust deed or imposed upon it by law,

and, if requested by a Holder, provide copies of any of the above to such Holder within a reasonable time of such request;

- (f) comply with:

- (i) all statutory and regulatory requirements applicable to it (including under Chapter 2L of the Corporations Act) to the extent they relate to its obligations under the Transaction

Documents, where a failure to do so would have or would be likely to have a Material Adverse Effect; and

- (ii) any rules and regulations of, or conditions imposed by, the relevant Stock Exchange in connection with the Peet Bonds;
- (g) promptly after redeeming or cancelling any Peet Bond in full, give the Trustee details of that redemption or cancellation; and
- (h) do any other thing reasonably requested by the Trustee to enable the Trustee to comply with the Trustee's obligations under this trust deed, the Corporations Act (or any other laws binding on the Trustee with respect to the Trust or any Peet Bonds) or the applicable Listing Rules.

10.2 Reports

The Issuer undertakes to comply with its reporting obligations to the Trustee, to the Holders and ASIC under the Corporations Act (including section 283BF and section 318), the ASX Listing Rules and the ASTC Settlement Rules. For the purpose of subsection 283BF(2) of the Corporations Act, the Issuer fixes 30 September 2016 as the last day of the relevant first quarter.

10.3 Authorisations

The Issuer undertakes to promptly obtain and renew all necessary consents, filings and authorisations relating to its business and the entry into and performance of its obligations under any Transaction Document where failure to do so would have or would be likely to have a Material Adverse Effect.

10.4 Benefit

The Trustee declares and acknowledges that the benefit of the undertakings and covenants of the Issuer in this trust deed is held on trust by the Trustee, for the benefit of the Holders.

10.5 Issuer's obligations on execution

As soon as practicable after execution of this trust deed, the Issuer will attend to all filings and registrations which are required to be effected, and all Taxes which are required to be paid.

10.6 Guarantors' general duties

In respect of each Series, each Guarantor must:

- (a) make all of its financial and other records available for inspection by:
 - (i) the Trustee;
 - (ii) an officer or employee of the Trustee authorised by the Trustee to carry out the inspection; or
 - (iii) a registered company auditor appointed by the Trustee to carry out the inspection,

and give them any information, explanations or other assistance that they may reasonably require about matters relating to those records;

- (b) for so long as any of the Peet Bonds remain outstanding:
 - (i) carry on and conduct its business in a proper and efficient manner; and
 - (ii) keep proper books of account (in accordance with current accounting practice and standards);
- (c) if the Guarantor creates a security interest (as defined in the Corporations Act), provide the Trustee with written details of the security interest within 21 days after it is created and, if the total amount to be advanced on the security of the security interest is indeterminate and the advances are not merged in a current account with bankers, trade creditors or anyone else, provide the Trustee with written details of the amount of each advance within seven days after it is made;
- (d) comply with this trust deed and the Terms;
- (e) comply with all statutory and regulatory requirements applicable to it (including under Chapter 2L of the Corporations Act) to the extent they relate to its obligations under the Transaction Documents; and
- (f) do any other thing reasonably requested by the Trustee to enable the Trustee to comply with the Trustee's obligations under this trust deed, the Corporations Act (or any other laws binding on the Trustee with respect to the Trust or any Peet Bonds) or the applicable Listing Rules.

11 Representations and warranties

11.1 Representations and warranties by the Issuer

The Issuer makes the following representations and warranties in respect of each Series to the Trustee:

- (a) **(incorporation and existence)** it is a company duly incorporated and validly existing under the laws of its place of incorporation and has power and authority to carry on its business as it is now being conducted;
- (b) **(power)** it has the power to enter into the Transaction Documents to which it is a party and to issue Peet Bonds and to comply with its obligations under each of them;
- (c) **(corporate authority)** it has taken all action that is necessary or desirable to authorise its entry into the relevant Transaction Documents, the performance of all its obligations under those documents and to carry out the transactions contemplated;
- (d) **(transactions permitted)** the Transaction Documents and the transactions under them which involve it do not contravene:
 - (i) any applicable laws or directives by which it is bound or to which any of its Assets are subject; or
 - (ii) its constituent documents;
- (e) **(authorisations)** it has in full force and effect the authorisations necessary for it to enter into the Transaction Documents to which it is a party, to comply with its obligations and exercise its rights under them, and to allow them to be enforced;

- (f) **(validity of obligations)** the obligations assumed by it under the Transaction Documents are, and under a Series of Peet Bonds, when issued, will be, valid, binding and (subject to their respective terms and insolvency and other laws generally affecting creditors' rights and the discretionary nature of equitable remedies) enforceable;
- (g) **(accounts)** its most recent audited financial statements lodged with ASIC:
 - (i) were prepared in accordance with the applicable accounting standards for a financial year; and
 - (ii) are a true and fair statement of its financial position as at the date to which they are prepared and disclose or reflect all its actual and contingent liabilities as at that date;
- (h) **(no Event of Default)** no Event of Default has occurred and is subsisting or will result from the issue of Peet Bonds;
- (i) **(no proceedings)** except as disclosed in the Base Prospectus or any Offer Specific Prospectus, it is not aware of any pending or threatened proceeding affecting it or any of its Subsidiaries or any of their Assets before a court, authority, commission or arbitrator in which a decision against it or any Subsidiary (either alone or together with other decisions) would be likely to have a Material Adverse Effect;
- (j) **(no immunity)** neither it nor any of its Assets has any immunity from set off, suit or execution;
- (k) **(solvency)** it is solvent (as that term is defined in the Corporations Act); and
- (l) **(Base Prospectus and Offer Specific Prospectus)** as at the date of each of the Base Prospectus and the Offer Specific Prospectus, such prospectus will contain all of the information required to comply with sections 713C (in the case of the Base Prospectus) and 713D (in the case of the Offer Specific Prospectus) and will not be misleading or deceptive in any material respect.

11.2 Representations and warranties by the Guarantors

Each Guarantor makes the following representations and warranties in respect of itself (unless specifically stated otherwise) to the Trustee:

- (a) **(incorporation and existence)** it is a company duly incorporated and validly existing under the laws of its place of incorporation and has power and authority to carry on its business as it is now being conducted;
- (b) **(power)** it has the power to enter into the Transaction Documents to which it is a party and to give the Guarantee and to comply with its obligations under each of them;
- (c) **(corporate authority)** it has taken all action that is necessary or desirable to authorise its entry into the relevant Transaction Documents, the performance of all its obligations under those documents and to carry out the transactions contemplated;
- (d) **(transactions permitted)** the Transaction Documents and the transactions under them which involve it do not contravene:

- (i) any applicable laws or directives by which it is bound or to which any of its Assets are subject; or
 - (ii) its constituent documents;
- (e) **(authorisations)** it has in full force and effect the authorisations necessary for it to enter into the Transaction Documents to which it is a party, to comply with its obligations and exercise its rights under them, and to allow them to be enforced;
- (f) **(validity of obligations)** the obligations assumed by it under the Transaction Documents are valid, binding and (subject to their respective terms and insolvency and other laws generally affecting creditors' rights and the discretionary nature of equitable remedies) enforceable;
- (g) **(accounts)** its most recent audited financial statements lodged with ASIC:
 - (i) were prepared in accordance with the applicable accounting standards for a financial year; and
 - (ii) are a true and fair statement of its financial position as at the date to which they are prepared and disclose or reflect all its actual and contingent liabilities as at that date;
- (h) **(no proceedings)** except as disclosed in the Base Prospectus or any Offer Specific Prospectus, it is not aware of any pending or threatened proceeding affecting it or any of its Assets before a court, authority, commission or arbitrator in which a decision against it (either alone or together with other decisions) would be likely to have a Material Adverse Effect;
- (i) **(no immunity)** neither it nor any of its Assets has any immunity from set off, suit or execution; and
- (j) **(solvency)** it is solvent (as that term is defined in the Corporations Act).

11.3 Representations and warranties by the Trustee

The Trustee makes the following representations and warranties in respect of each Series to the Issuer:

- (a) **(incorporation and existence)** it is a company duly incorporated and validly existing under the laws of its jurisdiction of incorporation;
- (b) **(power, authority and due authorisation)** it:
 - (i) it is a company duly incorporated and validly existing under the laws of its place of incorporation and has power and authority to carry on its business as it is now being conducted;
 - (ii) has the power to enter into, and exercise its rights and perform and comply with its obligations (if any) under, the Transaction Documents;
 - (iii) has taken or will take all necessary action to authorise the entry into the relevant Transaction Documents and the performance of all its obligations under those documents; and
 - (iv) meets the requirements of a trustee as provided in sections 283AC(1) and 283AC(2) of the Corporations Act;

- (c) (**validity of obligations**) the obligations assumed by it in the Transaction Documents are valid, binding and (subject to their respective terms and insolvency and other laws generally affecting creditors' rights and the discretionary nature of equitable remedies) enforceable; and
- (d) (**transactions permitted**) the Transaction Documents and the transactions under them which involve it do not contravene:
 - (i) any applicable laws or directives by which it is bound; or
 - (ii) its constituent documents.

11.4 Representations and warranties repeated

- (a) Each of the representations and warranties in clause 11.1 ("Representations and warranties by the Issuer") (other than in clause 11.1(l)) are deemed to be repeated by the Issuer, each of the representations and warranties in clause 11.2 ("Representations and warranties by the Guarantors") are deemed to be repeated by the Guarantors, and each of the representations and warranties in clause 11.3 ("Representations and warranties of the Trustee") are deemed to be repeated by the Trustee on each Issue Date by reference to the facts and circumstances existing on the relevant Issue Date.
- (b) Each of the representations and warranties in clause 11.2 ("Representations and warranties by the Guarantors") are given by each new Guarantor on the date of execution of its New Guarantor Deed Poll by reference to the facts and circumstances existing on such date.

11.5 Reliance

The Issuer and the Trustee acknowledge that they have each entered into this trust deed in reliance on the representations and warranties in, or given under, this trust deed, including under clause 11.1 ("Representations and warranties by the Issuer"), clause 11.2 ("Representations and warranties by the Guarantors") and clause 11.3 ("Representations and warranties by the Trustee") (as the case may be).

12 Issue of Peet Bonds

12.1 Terms of Peet Bonds

- (a) Peet Bonds will be issued on the terms set out in the Base Terms as supplemented, amended, modified or replaced by the relevant Offer Specific Terms.
- (b) A copy of each Offer Specific Terms will be provided to the Trustee when published in relation to a Tranche of Peet Bonds and the provision of such copy will constitute notification by the Issuer to the Trustee of the issuance of the Tranche of Peet Bonds the subject of the Offer Specific Terms.

12.2 Entry in Register

- (a) The Issuer may create and issue Peet Bonds by registering, or causing the registration of the relevant applicants (or their nominees) in the Register as the holders of the relevant number of Peet Bonds on or about the Issue Date.

- (b) A Peet Bond is issued when the relevant Holder is entered in the Register as the holder of the Peet Bond.
- (c) All Peet Bonds in respect of which an entry is made in the Register are (subject to rectification for fraud or manifest or proven error) taken to have been validly issued under this trust deed, regardless of any non-compliance by the Issuer with the provisions of this trust deed.

12.3 No certificates

Except to the extent required by law or otherwise determined by the Issuer, no certificates (as distinct from Statements of Holding) in respect of the Peet Bonds will be issued by the Issuer or the Trustee.

12.4 Statement of Holding

- (a) The Issuer or the Registrar (as applicable) must issue to each Holder a Statement of Holding as soon as reasonably practicable after the Issue Date for the Peet Bonds.
- (b) A Statement of Holding is no assurance or guarantee that any amounts will be paid to the Holder.

12.5 The Issuer dealing with Peet Bonds

The Issuer, any other member of the Group or any third party nominated by the Issuer may purchase or otherwise deal with any Peet Bonds in accordance with the applicable Terms.

13 Registers

13.1 Registers

The Issuer must establish and maintain, or procure the establishment and maintenance of, a register of the Holders of Peet Bonds of each Series. The Issuer must enter into the relevant Register in respect of a Peet Bond and each Holder:

- (a) the name of the Holder on the application form or Transfer Form for such Peet Bond, but the Registrar is not bound to register more than four persons as joint holders of a Peet Bond;
- (b) the address of the Holder or, in the case of joint Holders, the address of each Holder whose name first appears on the application form or Transfer Form for such Peet Bond;
- (c) the number and amount of Peet Bonds held by such Holder;
- (d) if provided, their Australian tax file number or evidence of any exemption from the need to provide an Australian tax file number;
- (e) if provided, their Australian Company Number, Australian Business Number or other identifying registration number;
- (f) the account to which payments in respect of the Peet Bond are to be paid or the address to which payments are to be posted;
- (g) the Issue Date and the Maturity Date; and

- (h) any other particulars the Issuer considers desirable or are required under this trust deed or by law.

13.2 Location of Registers

Each Register will be kept at:

- (a) the Registrar's principal place of business in Western Australia;
- (b) such other place in Australia approved by the Issuer and the Registrar where the work involved in maintaining the Register is done; or
- (c) another place in Australia approved by ASIC,

provided that a Register must not be located in South Australia.

The Issuer must notify the Trustee in writing of the location of each Register maintained in respect of the Peet Bonds.

13.3 The Issuer not liable for mistakes

The Issuer is not liable for any mistake in a Register, or in any purported copy of a Register, except to the extent that the mistake is attributable to the Issuer's own fraud, negligence or wilful default.

13.4 Trustee may accept correctness

In the absence of manifest or proven error, a Register is conclusive evidence of the ownership of the Peet Bonds and the Trustee is entitled to accept the correctness of all information contained in a Register without investigation and is not liable to any person for any error in it.

13.5 Inspection

- (a) Each Register will be available for inspection by the Trustee and persons authorised by the Trustee during normal business hours and at any other times approved by the Trustee and the Registrar.
- (b) Each Register will be available for inspection by the Trustee and the Holders of the Series of Peet Bonds to which it relates during normal business hours and by any other persons authorised in writing by the Trustee or relevant Holders.

13.6 Change in information

A Holder must advise the Issuer of any change to the information noted in the Register in respect of that Holder. On receipt of such advice, the Issuer must promptly update the information contained in that Register.

The Issuer is not however obliged to change the information contained in a Register while it is closed.

13.7 Rectification of Registers

If:

- (a) an entry is omitted from a Register;
- (b) an entry is made in a Register otherwise than under this trust deed;

- (c) an entry wrongly exists in a Register;
- (d) there is an error or defect in any entry in a Register; or
- (e) a default is made or an unnecessary delay takes place in entering into a Register that any person has ceased to be the holder of a Peet Bond or any other information,

the Issuer may rectify the same. None of the Issuer or the Trustee is liable for any loss, Costs or liability incurred as a result of any of the above occurring.

13.8 Closure of Registers

On giving a notice by advertisement or otherwise as may be required by law, or the requirements of an applicable Listing Rule, the Issuer may from time to time close any Register for any period or periods not exceeding in any one year the maximum period permitted by law or those requirements in aggregate in any calendar year.

13.9 Appointment of Registrar

The Issuer may cause the Registers to be maintained by a third party on its behalf and require that person to:

- (a) discharge the Issuer's obligations under this trust deed in connection with the Registers and transfers of Peet Bonds; and
- (b) assist it in the supply and delivery of the information, records and reports required by law.

Neither the Issuer nor the Trustee is liable for any act or omission of any person appointed by the Issuer under this clause 13.9, provided that the Issuer will be liable unless it has taken reasonable steps to select a person competent to perform the intended functions. If the Issuer is not establishing or maintaining the Registers, the Issuer must immediately notify the Trustee of the person who is establishing and maintaining the Registers.

13.10 Replacement of Registrar

If the Issuer is actually aware that the Registrar is not performing its duties, the Issuer shall take reasonable steps to remove the Registrar and replace them with a person it reasonably believes is competent to perform the intended functions.

13.11 Copy to the Trustee

The Issuer will give, or cause to be given, to the Trustee, a complete copy (which may be in electronic or written form as the Issuer so determines) of the Registers as soon as is reasonably practicable after the Trustee so requests.

13.12 Property in Peet Bonds situated where Register is

The property in the Peet Bonds will for all purposes be regarded as situated at the place where the relevant Register is for the time being situated and not elsewhere.

13.13 Clearing System sub-register

If the Peet Bonds are lodged or approved for entry on a Clearing System which involves the maintenance of a sub-register, then the rules and regulations of that

Clearing System with respect to that sub-register prevail to the extent of any inconsistency with this clause 13 in connection with the Peet Bonds.

14 Meetings of Holders

14.1 Meeting provisions

The Trustee and the Issuer agree to call and hold meetings of Holders under the Meeting Provisions, the Corporations Act and any applicable Listing Rule.

14.2 Holder Resolution

Subject to clause 14.3, Holders may, by a Holder Resolution:

- (a) approve the amendment of this trust deed under clause 15.2(a)(ii) ("Amendment of the Trust Deed"); and
- (b) give directions to the Trustee as to, or authorise, ratify or confirm anything done or not done by the Trustee in respect of the performance or exercise of any of the duties, rights, powers and remedies of the Trustee under or relating to the Transaction Documents or the Peet Bonds, or any other instrument to which the Trustee is or becomes a party in the capacity of trustee under this trust deed.

To the extent permitted by law, the Trustee is not liable to a Holder, the Issuer or any other person for acting on directions given by the Holders under this trust deed, or under any authorisation, resolution or confirmation made or given by the Holders to the Trustee.

14.3 Special Resolution

Notwithstanding any other term of this trust deed, Holders may by a Special Resolution:

- (a) approve the release of the Trustee from liability for something done or omitted to be done by the Trustee or any other person before the release is given;
- (b) approve any act taken or to be taken by the Trustee; and
- (c) approve the amendment of this trust deed under clause 15.2(a)(iii) or 15.2(a)(iv) ("Amendment of the Trust Deed").

15 Amendment

15.1 Amendment of the Terms

At any time, but subject to compliance with the Corporations Act and all other applicable laws, the Issuer may, with the approval of the Trustee (such approval not to be unreasonably withheld or delayed) amend the Terms in respect of any Series in accordance with clause 10.3 ("Amendments") of the Terms.

15.2 Amendment of the Trust Deed

- (a) At any time, but subject to compliance with the Corporations Act and all other applicable laws, the Issuer may, with the approval of the Trustee (such approval not to be unreasonably withheld or delayed), by a supplemental deed, amend this trust deed:

- (i) without consent of Holders if the Issuer and the Trustee are each of the opinion such amendment:
 - (A) is of a formal or technical or minor nature;
 - (B) is made to cure any ambiguity or correct any manifest or proven error;
 - (C) is necessary or expedient for the purpose of enabling the Peet Bonds:
 - (aa) to be listed for quotation, or to retain quotation, on any Stock Exchange;
 - (ab) to be offered for subscription or for sale under the laws for the time being in force in any place;
 - (ac) to comply with the provisions of any statute or the requirements of any statutory authority; or
 - (ad) otherwise to comply with Applicable Regulation; or
 - (D) in any other case, is not materially prejudicial to the interests of Holders as a whole.

For the purposes of determining whether an amendment is not materially prejudicial to the interests of Holders as a whole, the taxation consequences to a Holder (or any class of Holders) and other special consequences or circumstances which are personal to a Holder (or any class of Holder) do not need to be taken into account by the Issuer, the Trustee or their respective legal advisers;

- (ii) except as otherwise provided in paragraphs (iii) and (iv) below, if such amendment is authorised by a Holder Resolution;
 - (iii) in the case of:
 - (A) an amendment to this clause 15; or
 - (B) any clause of this trust deed or any paragraph of the Meeting Provisions, in either case, providing for Holders to give a direction to the Trustee by a Special Resolution,

if a Special Resolution is passed in favour of such amendment;
or
 - (iv) in the case of an amendment to the Meeting Provisions and to which paragraph (iii)(B) of this clause does not apply, if a Special Resolution is passed in favour of such amendment.
- (b) Any amendment under this clause 15 may be made in respect of a single Series of Peet Bonds, or more than one Series of Peet Bonds, provided that where the amendment requires the approval of Holders, the approval of the requisite majority of Holders of the relevant Series has been obtained in accordance with the Meeting Provisions.

15.3 Interpretation

In this clause 15, "**amend**" includes modify, cancel, alter, waive or add to, and "**amendment**" has a corresponding meaning.

15.4 Terms

Any amendment of the Terms may only be made in accordance with the Terms and this trust deed.

16 Confidentiality

16.1 Financial information

The Trustee has no duty or obligation to provide any Holder with any financial information relating to the Issuer provided that the Trustee shall, at the request of a Holder, provide to that Holder copies of any financial statements received by the Trustee under clause 10.1(e) ("The Issuer's general duties").

16.2 Confidential Information

The Trustee must keep confidential all Confidential Information (as defined below) of the Issuer except:

- (a) as (but only to the extent) required by the Transaction Documents or in connection with any obligation, duty or power of the Trustee under the Transaction Documents;
- (b) as (but only to the extent) required by law or any judicial or regulatory authority or body;
- (c) to those officers, employees, delegates and professional advisers of the Trustee to whom it is necessary to reveal the information or any part of it; or
- (d) to a person approved in writing by the Issuer (such approval to be given or withheld in the Issuer's absolute discretion or on such conditions as it deems fit).

16.3 Undertaking

The Trustee agrees to use its reasonable endeavours to ensure that every person to whom it provides Confidential Information under this clause 16 (except clauses 16.2(a) and 16.2(b) ("Confidential Information")) gives and performs obligations under a confidentiality undertaking in the same terms as this clause 16.

16.4 Meaning

In this clause 16, "**Confidential Information**" means all information and other material provided to or obtained by the Trustee, a delegate or any officer, employee, professional adviser or other consultant of the Trustee under, in connection with or related to a Transaction Document or any obligation, duty or power of the Trustee under a Transaction Document, that is not in the public domain.

17 Discharge and release

17.1 Discharge and release

By force of this clause 17, the Issuer and each Guarantor will immediately be discharged and released from its liabilities, obligations and covenants under this trust deed when:

- (a) the Face Value, Interest and any accrued but not yet due and payable interest and any unpaid interest as at that date have been paid in full or otherwise Redeemed or satisfied including under this trust deed;
- (b) the Issuer provides an Officer's Certificate stating that the Face Value for each Peet Bond, Interest and any accrued but not yet due and payable interest and any unpaid interest as at that date have been paid in full or otherwise Redeemed or satisfied;
- (c) the Issuer has furnished to the Trustee a statement in writing that it does not intend to, and will not, issue any Peet Bond in the future under this trust deed; and
- (d) all fees, costs, losses, liabilities, charges, expenses, demands, claims or Taxes suffered or incurred by the Trustee under this trust deed and all other amounts which are payable or reimbursable by the Issuer or a Guarantor under this trust deed have been paid.

The Trustee must then, if required by the Issuer, execute a confirmation of release in favour of the Issuer and of each Guarantor (which includes a statement that the requirements of this clause have been satisfied).

17.2 Distribution

If this trust deed is terminated under clause 17.1 ("Discharge and release"), the Trustee will distribute the balance of the capital and income (if any) of the Trust (including cash) at the direction of the Issuer.

18 Notices

18.1 Notices to Holders

All notices, certificates, consents, approvals, waivers and other communications to the Holders must be in writing and may be:

- (a) so long as the Peet Bonds are quoted on a Stock Exchange, given by publication of an announcement on the Stock Exchange;
- (b) given by an advertisement published in the Australian Financial Review or The Australian, or any other newspaper nationally circulated within Australia; or
- (c) sent by prepaid post (airmail if appropriate) or left at the address of the relevant Holder (as shown in the Register at the close of business on the day which is 3 Business Days before the date of the relevant notice or communication).

If any notice is published by the Issuer in accordance with any of paragraphs (a) or (b) above, the Issuer must promptly provide a copy to the Trustee.

18.2 Notices

All notices and other communications to the Issuer, the Trustee or any other person (other than Holders) must be in writing and may be sent by fax or prepaid post (airmail if appropriate) to or left at the registered office of the Issuer, the Trustee or such other person.

18.3 When effective

Notices and other communications take effect from the time they are received or taken to be received (whichever happens first) unless a later time is specified in them.

18.4 Receipt – publication on Stock Exchange

If published by an announcement on a Stock Exchange, communications are taken to be received when the announcement is made on the Stock Exchange.

18.5 Receipt – publication in newspaper

If published in a newspaper, communications are taken to be received on the first date that publication has been made in all the required newspapers.

18.6 Receipt – postal

Unless a later time is specified in it, a notice, if sent by post, is taken to be received on the next succeeding Business Day in the place of the addressee.

18.7 Deemed receipt - general

Despite clause 18.6 ("Deemed receipt - postal"), if notices or other communications are received after 5.00 pm in the place of receipt or on a non-Business Day, they are taken to be received at 9.00 am on the next Business Day in the place of receipt.

18.8 Copies of notices

If this trust deed requires a notice or other communication to be copied to another person, a failure to so deliver the copy will not invalidate the notice or other communication.

19 General

19.1 Application to Transaction Documents

If anything in this clause 19 is inconsistent with a provision in another Transaction Document, then the provision in this trust deed prevails for the purposes of that Transaction Document.

19.2 Certificates

The Trustee may give to any other party to the Transaction Documents a certificate about an amount payable or other matter in connection with a Transaction Document. In the absence of manifest or proven error, that certificate is sufficient evidence of the amount or matter.

19.3 Remedies cumulative

The rights and remedies of the Trustee under the Transaction Documents are in addition to other rights and remedies given by law independently of the Transaction Documents.

19.4 Payments of commission, brokerage etc

The Issuer or any other member of the Group may pay a commission, procurement fee, brokerage or any other fees to any person for subscribing or underwriting the subscription of or subscription for the Peet Bonds.

19.5 Indemnities

Any indemnity in a Transaction Document is a continuing obligation, independent of the Issuer's or any Guarantor's other obligations under that Transaction Document and continues after the Transaction Document ends. It is not necessary for the Trustee to incur expense or make payment before enforcing a right of indemnity under a Transaction Document.

19.6 Serving documents

Without preventing any other method of service, any document in a court action in connection with this trust deed or the Peet Bonds may be served by being delivered to or left at that party's address specified in the Details (if relevant) or at the person's registered office or principal place of business.

19.7 Indirect Tax

- (a) All payments to be made by the Issuer under or in connection with any Transaction Document have been calculated without regard to Indirect Tax. If all or part of any such payment is the consideration for a taxable supply for the purposes of Indirect Tax then, when the Issuer makes the payment:
 - (i) the Issuer must pay to the Trustee an Additional Amount equal to that payment (or part) multiplied by the appropriate rate of Indirect Tax; and
 - (ii) if requested by the Issuer, the Trustee will promptly provide to the Issuer a tax invoice complying with the relevant law relating to that Indirect Tax.
- (b) Where a Transaction Document requires the Issuer to reimburse the Trustee for any Costs, the Issuer must also at the same time pay and indemnify the Trustee against all Indirect Tax incurred by the Trustee in respect of the Costs save to the extent that the Trustee or a related entity is entitled to repayment or credit in respect of the Indirect Tax. If requested by the Issuer, the Trustee will promptly provide to the Issuer a tax invoice complying with the relevant law relating to that Indirect Tax. Unless notified by the Trustee, the Issuer must assume that the Trustee is not entitled to any input tax credit for that Indirect Tax. The Trustee will use reasonable endeavours to notify the Issuer where it becomes aware that it is entitled to any input tax credit for that Indirect Tax.

Terms used in this clause 19.7 have the meaning given to them in the A New Tax System (Goods and Services Tax) Act 1999 of Australia (as appropriate).

19.8 Giving effect to this trust deed

Each party must do anything, and must ensure that its employees and agents do anything, that the other party may reasonably require to give full effect to this trust deed.

19.9 Variation of rights

The exercise of a right does not prevent any further exercise of that right or of any other right. Neither the exercise of a right nor a failure to exercise, or a delay in the exercise of, a right operates as an election in respect of or variation of the terms of this trust deed.

19.10 Consents

Where this trust deed contemplates that the Trustee may agree or consent to something (however it is described), the Trustee may:

- (a) agree or consent, or not agree or consent, in its absolute discretion; and
- (b) agree or consent subject to conditions,

unless this trust deed expressly contemplates otherwise.

19.11 Counterparts

This trust deed may consist of a number of copies, each signed by one or more parties to this trust deed. If so, the signed copies are treated as making up the one document.

19.12 Governing law

This trust deed and the Peet Bonds are governed by the law in force in Western Australia.

19.13 Jurisdiction

Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts of Western Australia and courts of appeal from them. The Issuer, each Guarantor and the Trustee and each Holder waives any right it has to object to an action being brought in those courts, to claim that such action has been brought in an inconvenient forum, or to claim those courts do not have jurisdiction.

20 Definitions

20.1 Interpretation

In this trust deed, these meanings apply unless the contrary intention appears:

Additional Amount has, in respect of a Peet Bond, the meaning given in the Terms;

Applicable Regulation means, in respect of a transfer of a Peet Bond, such provisions of the Corporations Act together with the rules and regulations of any Stock Exchange on which the Peet Bonds are quoted and any regulations or rules under or pursuant to any such provisions as may be applicable to the transfer and includes any Restriction Agreement;

ASIC means the Australian Securities and Investments Commission;

Assets means, in respect of any person, all assets, property and rights (real and personal) of any value whatsoever of that person;

ASTC means ASX Settlement Pty Ltd (ABN 49 008 504 532), the body which administers CHESS and includes any agent appointed by ASTC;

ASTC Settlement Rules means the settlement and operating rules of ASTC;

ASX means ASX Limited (ABN 98 008 624 691) or the securities market operated by it, as the context requires;

ASX Listing Rules means the listing rules of ASX;

Base Prospectus means, in respect of a Series or Tranche, the base prospectus which was published by the Issuer under section 713C of the Corporations Act on or about the date of this trust deed in relation to the Peet Bonds to be offered by the Issuer from time to time;

Base Terms means the base terms and conditions of Peet Bonds included in Schedule 1 to this trust deed;

Business Day means (a) a day which is a Business Day within the meaning of the ASX Listing Rules and (b) for the purposes of calculation or payment of Interest or any other amount, a day on which banks are open for business in Perth, Western Australia;

CHESS means the Clearing House Electronic Sub-register System operated by ASTC;

Clearing System means CHESS or any other applicable securities clearance and settlement system through which the Peet Bonds are cleared and/or settled;

Corporations Act means the Corporations Act 2001 of Australia;

Controller has the meaning given in the Corporations Act;

Costs includes costs, charges, fees, liabilities and expenses;

Details means the section of this trust deed headed "Details";

Eligible Trustee means a body corporate eligible to act as a trustee for the purposes of Section 283AA and 283AC of the Corporations Act;

Encumbrance means a mortgage, charge, pledge, lien or other Security Interest securing any obligation of any person or any other agreement, notice of arrangement having a similar effect;

Event of Default has, in respect of a Series, the meaning given in the Terms;

Face Value means A\$100, being the nominal principal amount of each Peet Bond, or such other amount which is specified in the Offer Specific Terms;

Group has the meaning given in the Terms;

Guarantee means the guarantee set out in Schedule 4 ("Guarantee") of this deed;

Guaranteed Moneys means all debts and monetary liabilities of the Issuer to the Trustee or a Holder under any Peet Bond or this deed irrespective of whether those debts or liabilities are actual, prospective, contingent or otherwise;

Guarantor means each Initial Guarantor and each other person who becomes a Guarantor pursuant to this deed by executing a New Guarantor Deed Poll but excludes any person who has been released from the Guarantee pursuant to this deed, from time to time. If there are more than one, the Guarantor means each of them individually and every two or more of them jointly;

Holder means, in respect of a Peet Bond, the person whose name is entered on the Register as the holder of that Peet Bond;

Holder Resolution means:

- (a) a resolution passed at a meeting of Holders, duly called and held under the Meeting Provisions:
 - (i) by more than 50% of the persons voting on a show of hands (unless sub-paragraph (ii) below applies); or
 - (ii) if a poll is duly demanded, then by a majority consisting of more than 50% of the votes cast; or
- (b) a resolution passed by postal ballot or written resolution under the Meeting Provisions by Holders representing (in aggregate) more than 50% of the aggregate Face Value of all of the outstanding Peet Bonds of that Series;

Indirect Tax means any goods and services tax, consumption tax, value added tax or any tax of a similar nature;

Initial Guarantors means each person described in Schedule 3 ("Initial Guarantors");

Interest has, in respect of a Peet Bond, the meaning given in the Terms;

Interest Commencement Date has, in respect of a Peet Bond, the meaning given in the applicable Terms;

Issue Date means, in respect of a Peet Bond, the date specified in the Offer Specific Terms as the date on which the Peet Bond is, or is to be, issued;

Issuer means Peet Limited (ABN 56 008 665 834);

Listing Rules means, in respect of a Series, the listing rules of the Stock Exchange on which that Series is quoted;

Material Adverse Effect means, in respect of a Series, an event or circumstance which (and, for the avoidance of doubt, after taking account of any warranty, indemnity or other right of recourse against any creditworthy third party with respect to the relevant event or circumstance provided that in each such case the benefit of each such warranty, indemnity, insurance, or other right of recourse is likely to be realised within a timeframe sufficient to negate the otherwise material adverse effect of the event or circumstance in question) has or would reasonably be expected to have a material adverse effect on:

- (a) the ability of the Issuer to meet its payment obligations under the Peet Bonds; or
- (b) subject to reservations or qualifications in any legal opinion accepted by the Trustee in connection with the issue of any Peet Bonds or any Transaction Documents, the validity or enforceability of the rights and remedies (taken as a whole) of the Holders under the Transaction Documents,

in each case of that Series;

Maturity Date means, in respect of a Peet Bond, the date specified in, or determined in accordance with, the Offer Specific Terms and adjusted, if necessary, in accordance with the Business Day Convention.

Meeting Provisions means the provisions for meetings of the Holders set out in Schedule 6 ("Rules relating to meetings of Holders") to this trust deed;

New Guarantor Deed Poll means a deed poll substantially in the form of Schedule 5 ("Form of New Guarantor Deed Poll") of this deed;

Officer's Certificate means a certificate signed by a director or secretary of the Issuer;

Offer Specific Prospectus means, in respect of a Tranche, the applicable offer specific prospectus (for the purposes of section 713D of the Corporations Act) which supplements the Base Prospectus and pursuant to which the Series or Tranche is offered and includes any replacement of or supplement to such offer specific prospectus;

Offer Specific Terms means, in respect of a Tranche, the terms confirmed by the Issuer substantially in the form set out in Schedule 2 ("Form of Offer Specific Terms") to this trust deed to be the Offer Specific Terms of that Tranche and which will be set out in the applicable Offer Specific Prospectus for that Tranche;

Peet Bond means a debt obligation issued or to be issued by the Issuer pursuant to the Base Prospectus and an Offer Specific Prospectus;

Redemption means the payment or capital return in respect of, or buy-back, cancellation, redemption or repurchase of, a Peet Bond in accordance with and subject to the applicable Terms and the words **Redeem**, **Redeemable** and **Redeemed** bear their corresponding meanings;

Register means, in respect of a Series, the register of Holders (established and maintained under clause 13 ("Registers") of this trust deed) and, where appropriate, the term Register includes:

- (a) a sub-register maintained by or for the Issuer under Applicable Regulation; and
- (b) any branch register;

Registrar means Computershare Investor Services Pty Limited (ABN 48 078 279 277) or any other person appointed by the Issuer to maintain the Register and perform any payment and other duties in relation to the Peet Bonds;

Related Body Corporate has the meaning given in the Corporations Act;

Restriction Agreement means an agreement which is required to be concluded under Chapter 9 of the ASX Listing Rules or voluntarily concluded between the Issuer and one or more Holders;

Series means an issue of Peet Bonds made up of one or more Tranches all of which are expressed to be consolidated and form a single series and are issued on the same Terms, except that the Issue Date and Interest Commencement Date may be different in respect of different Tranches of a Series;

Special Resolution means:

- (a) a resolution passed at a meeting of the Holders, duly called and held under the Meeting Provisions:
 - (i) by at least 75% of the persons voting on a show of hands (unless sub-paragraph (ii) below applies); or
 - (ii) if a poll is duly demanded, then by a majority consisting of at least 75% of the votes cast; or
- (b) a resolution passed by postal ballot or written resolution under the Meeting Provisions by Holders representing (in aggregate) at least 75% of the aggregate Face Value of all of the Peet Bonds of that Series;

Statement of Holding means a statement of holding (in the form determined by the Issuer and the Registrar from time to time) which sets out details of the number of Peet Bonds inscribed in the Register in the Holder's name as at the date specified in the statement;

Stock Exchange means, in respect of a Series and at any time, each stock or securities exchange, being any of:

- (a) ASX; and/or
- (b) any other prescribed financial market (as defined for the purposes of the Corporations Act),

on which the Series is quoted (and as may be specified in the Offer Specific Terms);

Subsidiary has the meaning given in Part 1.2 Division 6 of the Corporations Act;

Tax means any tax, levy, impost, charge or duty (including stamp and transaction duties) imposed by any authority and any related interest, penalty, fine or expense in connection with it, except if imposed on, or calculated having regard to, the net income of the Holder;

Terms means, in relation to a Tranche, the Base Terms as amended, supplemented, modified or replaced by the applicable Offer Specific Terms;

Tranche means an issue of Peet Bonds issued on the same Issue Date and on the same Terms and offered pursuant to the Base Prospectus and an Offer Specific Prospectus;

Transaction Documents means, in respect of a Series:

- (a) this trust deed (including the Guarantee);
- (b) the Terms; and
- (c) any other document agreed by the parties to be a Transaction Document for the purposes of this trust deed;

Transfer Form means a transfer form substantially in the form determined by the Issuer;

Trust means the trust constituted by this trust deed;

Trustee means Australian Executor Trustees Limited (ABN 84 007 869 794) or any successor or replacement Trustee appointed in accordance with this trust deed;

Trustee Default has the meaning given in clause 7.1(f) ("Trustee's rights and liabilities");

Trustee Indemnified Party has the meaning given in clause 6.2 ("Indemnity");

Trust Fund means:

- (a) the right to enforce the Issuer's duty to repay under the Peet Bonds;
- (b) the right to enforce the Issuer's obligation to pay all other amounts payable under the Peet Bonds;
- (c) the right to enforce any other duties or obligations that the Issuer has:
 - (i) under the Terms;
 - (ii) under this trust deed (including the Guarantee);
 - (iii) to the Holders under the other Transaction Documents; or
 - (iv) under Chapter 2L of the Corporations Act;
- (d) the right to enforce each Guarantor's duties and obligations under the Guarantee;
- (e) the amount of A\$10 referred to in clause 2.3 ("Declaration of Trust"); and
- (f) any other property held by the Trustee on the trust established under this trust deed (including, without limitation, the benefit of any covenants, undertakings, representations, warranties, rights, powers, benefits or remedies in favour of the Trustee under the Transaction Documents).

20.2 Interpretation

In this trust deed, except where the context otherwise requires:

- (a) the singular includes the plural and vice versa, and a gender includes other genders;
- (b) another grammatical form of a defined word or expression has a corresponding meaning;
- (c) a reference to a document (including this trust deed) includes all schedules or annexes to it;
- (d) a reference to a clause or paragraph is to a clause or paragraph of this trust deed or its schedules or annexes provided that a reference to a clause in the Terms is to the correspondingly numbered term and a reference in the Terms to "the Trust Deed" is to this trust deed;
- (e) a reference to a document or instrument includes the document or instrument as novated, altered, supplemented or replaced from time to time;

- (f) a reference to "**Australian dollars**", "**A\$**", "**dollars**", "**\$**" or "**cents**" is a reference to the lawful currency of Australia;
- (g) unless otherwise specified, a reference to time is to Perth, Australia time;
- (h) a reference to a person includes a reference to the person's executors, administrators, successors and permitted assigns and substitutes;
- (i) a reference to an financial or securities exchange, market or system includes any replacement or successor to that exchange, market or system;
- (j) a reference to a person includes a natural person, partnership, body corporate, association, governmental or local authority or agency or other entity;
- (k) a reference to a statute, ordinance, code, rule, directive or law (however described) includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (l) a "**directive**" means a treaty, an official directive, request, regulation, guideline or policy (whether or not having the force of law) with which responsible participants in the relevant market generally comply;
- (m) the meaning of general words is not limited by specific examples introduced by including, for example or similar expressions;
- (n) any agreement, representation, warranty or indemnity by two or more parties (including where two or more persons are included in the same defined term) binds them jointly and severally;
- (o) an Event of Default is subsisting if it has not been remedied or waived in writing;
- (p) a reference to "wilful default" in relation to the Trustee means any wilful failure to comply with, or wilful breach by, the Trustee of any of its obligations under this document other than a failure or breach which:
 - (i) arises as a result of a breach of this trust deed by a person other than the Trustee;
 - (ii) is in accordance with a lawful court order or direction or required by law; or
 - (iii) is in accordance with any proper instruction or direction of the Holders given at a meeting of Holders convened pursuant to the Meeting Provisions; and
- (q) headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of this trust deed.

20.3 References to principal and interest

Unless the contrary intention appears:

- (a) any reference to "principal" is taken to include the Face Value of a Peet Bond payable at Redemption, any Additional Amounts in respect of principal which may be payable under the Terms and any other amount

in the nature of principal payable in respect of the Peet Bonds under the Terms; and

- (b) any reference to "interest" is taken to include any Additional Amounts and any other amount in the nature of interest payable in respect of the Peet Bonds under the Terms.

20.4 Acknowledgements

The parties acknowledge and agree, and each Holder is taken to have acknowledged and agreed, that Peet Bonds which are lodged or approved for entry on a Clearing System are subject to the rules and regulations of that Clearing System.

20.5 General compliance provision

- (a) A provision of this trust deed which is inconsistent with a provision of the Corporations Act does not operate to the extent of the inconsistency.
- (b) Paragraph (a) is subject to any declarations made by or exemptions granted by ASIC which are applicable to this trust deed.
- (c) This clause 20.5 prevails over all other provisions of this trust deed including any that are expressed to prevail over it.

20.6 Inconsistency with ASX Listing Rules

So long as any Peet Bonds are quoted on ASX, this trust deed as it relates to those Peet Bonds is to be interpreted in a manner consistent with applicable ASX Listing Rules.

EXECUTED as a deed

Peet Bonds Trust Deed

Schedule 1 – Base Terms

The following are the base terms and conditions ("**Base Terms**") of the Peet Bonds as referred to in the Base Prospectus dated on or about 2 May 2016 issued by the Issuer ("**Base Prospectus**"). In respect of a Tranche of Peet Bonds, these Base Terms will be supplemented, amended, modified or replaced by Offer Specific Terms ("**Offer Specific Terms**") and, together with the Base Terms, the "**Terms**". The Offer Specific Terms will be described in the relevant Offer Specific Prospectus. In the event of any inconsistency between the Offer Specific Terms and these Base Terms, the provisions of the Offer Specific Terms will prevail.

1 Form of Peet Bonds

1.1 Constitution under Trust Deed

Peet Bonds are unsecured and unsubordinated debt obligations of the Issuer constituted by, and owing under, the Trust Deed.

1.2 Form

Peet Bonds are issued in registered form by entry in the Register.

1.3 Face Value

Each Peet Bond is issued fully paid with a Face Value of A\$100 or such other amount specified in the Offer Specific Terms.

1.4 Currency

Peet Bonds are denominated in Australian dollars.

1.5 Term

Peet Bonds are issued with a Maturity Date specified in the Offer Specific Terms. The Maturity Date for a Peet Bond must not occur after the fifteenth anniversary of the Issue Date.

1.6 Clearing System

The rights of a person holding an interest in the Peet Bonds are subject to the rules and regulations of the Clearing System.

1.7 No certificates

No certificates will be issued to Holders unless the Issuer determines that certificates should be available or are required by any applicable law.

1.8 Quotation

The Issuer must use all reasonable endeavours and furnish any documents, information and undertakings as may be reasonably necessary in order to ensure that the Peet Bonds are, and until Redeemed remain, quoted on a Stock Exchange.

1.9 Offer Specific Terms

Peet Bonds are issued in Series. A Series may comprise one or more Tranches having one or more Issue Dates and on conditions otherwise identical (other than in respect of the Issue Price and first payment of Interest). A Tranche is the subject of Offer Specific Terms which supplement, amend, modify or replace these Base Terms. If there is any inconsistency between these Base Terms and the Offer Specific Terms, the Offer Specific Terms prevail.

1.10 No other rights

Peet Bonds confer no rights on a Holder:

- (a) as or to become a holder of Ordinary Shares;
- (b) to vote at any meeting of holders of Ordinary Shares;
- (c) to subscribe for new securities or to participate in any bonus issues of securities of the Issuer; or
- (d) to otherwise participate in the profits or property of the Issuer or any other member of the Group, except as set out in the Terms or the Trust Deed.

1.11 Unsecured notes

Peet Bonds are unsecured notes for the purposes of section 283BH of the Corporations Act.

2 Interest

2.1 Interest

- (a) Each Peet Bond bears interest (**Interest**) on its Face Value from (and including) the Interest Commencement Date to (but excluding) its Maturity Date or Redemption Date at the Interest Rate.
- (b) Interest is payable in arrear on each Interest Payment Date.

2.2 Interest Rate

- (a) The Interest Rate applicable in respect of Peet Bonds of a Series will be set out in the Offer Specific Terms and must be determined by the Issuer in accordance with these Terms.
- (b) The Offer Specific Terms will specify whether the Interest Rate in respect of the Peet Bonds of a Series will be either:
 - (i) a Fixed Interest Rate; or
 - (ii) a Floating Interest Rate.
- (c) The Issuer must, as soon as practicable after determining the Interest Rate for each Interest Period for each Peet Bond, calculate the amount of Interest expected to be payable for each Peet Bond for that Interest Period.

2.3 Fixed Interest Rate

The provisions of, and the defined terms contained in, this clause 2.3 apply to the Peet Bonds only if the Offer Specific Terms states that it applies.

- (a) The Interest Rate applicable to a Peet Bond for each Interest Period (expressed as a percentage per annum) is specified in the applicable Offer Specific Terms.
- (b) The amount of Interest payable on each Interest Payment Date in respect of the preceding Interest Period in respect of each Peet Bond is the Fixed Interest Payment Amount specified in the Offer Specific Terms or, if a Fixed Interest Payment Amount is not specified, the amount determined in accordance with clause 2.5 ("Calculation of Interest payable").

2.4 Floating Interest Rate

The provisions of, and the defined terms contained in, this clause 2.4 apply to the Peet Bonds only if the Offer Specific Terms state that it applies.

- (a) The Interest Rate applicable to a Peet Bond for each Interest Period (expressed as a percentage per annum) is calculated according to the following formula:

$$\text{Interest Rate} = \text{Market Rate} + \text{Margin}$$

where:

Market Rate means the BBSW Rate or such other rate specified in the Offer Specific Terms; and

Margin means the rate (expressed as a percentage per annum) specified in the Offer Specific Terms.

- (b) If, in respect of an Interest Period, the Issuer is unable to determine a rate in accordance with this clause 2.4, the Interest Rate for the Interest Period is the Interest Rate applicable to the Peet Bonds during the immediately preceding Interest Period.

2.5 Calculation of Interest payable

If a Floating Interest Rate applies or a Fixed Interest Rate applies and Fixed Interest Payment Amount is not specified in the Offer Specific Terms, the amount of Interest payable on each Peet Bond for an Interest Period is calculated according to the following formula:

$$\text{Interest} = \text{Interest Rate} \times \text{Face Value} \times \text{Day Count Fraction}$$

2.6 Accrual of Interest for other periods

Where for the purposes of the Terms it is necessary to calculate an amount of interest accrued for a period that is not an Interest Period, the amount is calculated according to the following formula:

$$\text{Interest} = \text{Interest Rate} \times \text{Face Value} \times \text{Day Count Fraction}$$

where, for the purposes of the definition of "Day Count Fraction", the number of days in the Calculation Period is:

- (A) for a period ending on a date occurring before the first Interest Payment Date, the number of days from (and including) the Interest Commencement Date to (but excluding) that date; and
- (B) for a period ending on a date occurring after the first Interest Payment Date, the number of days from (and including) the preceding Interest Payment Date to (but excluding) that date.

2.7 Notification of Interest Rate, Interest payable and other items

The provisions of, and the defined terms contained in, this clause 2.7 apply to the Peet Bonds only if the Offer Specific Terms state that clause 2.4 ("Floating Interest Rate") applies.

The Issuer must notify the Trustee, the Registrar and the Stock Exchange of:

- (a) the Interest Rate for each Interest Period and the amount of Interest payable per Peet Bond; and
- (b) any amendment to the Interest Rate or the amount referred to in paragraph (a) arising from any extension or reduction in any Interest Period or Calculation Period.

The Issuer must give notice under this clause 2.7 as soon as practicable after it makes its determination.

However, the Issuer must give notice of each Interest Rate and the amount of Interest payable by the fourth Business Day of the Interest Period. The Issuer may amend its determination of any amount, rate, item or date (or make appropriate alternative arrangements by way of adjustment) as a result of the extension or reduction of the Interest Period or Calculation Period without prior notice but must notify the Trustee, the Registrar and the Stock Exchange after doing so.

2.8 Default interest

If an amount is not paid under the Terms when due, interest accrues on the unpaid amount (both before and after any demand or judgment) at the last applicable Interest Rate plus 2% until the date on which payment is made to the Holder.

2.9 Determination final

The determination by the Issuer of all amounts, rates, items and dates required to be calculated or determined by it under the Terms is, in the absence of manifest or proven error, final and binding on the Trustee, the Registrar and each Holder.

2.10 Calculations

For the purposes of completing any calculations required under the Terms:

- (a) all percentages resulting from the calculations must be rounded, if necessary, to the nearest ten-thousandth of a percentage point (with 0.00005% being rounded up to 0.0001%);
- (b) all figures resulting from the calculations must be rounded to four decimal places (with 0.00005 being rounded up to 0.0001); and

- (c) all amounts that are due and payable to a Holder in respect of the Holder's aggregate holding of Peet Bonds of a Series must be rounded to the nearest one cent (with 0.5 of a cent being rounded up to one cent).

3 Status, ranking and guarantee

3.1 Status

The Peet Bonds at all times constitute direct, unsubordinated and (subject to clause 4.1 ("Negative pledge")) unsecured obligations of the Issuer.

3.2 Ranking

The Peet Bonds of all Series rank equally with each other (including, without any preference by reason of Issue Date) and at least equally with all other unsubordinated and unsecured obligations of the Issuer (other than any obligations preferred by mandatory provisions of applicable law).

3.3 Guarantee

The Peet Bonds are issued with the benefit of the Guarantee. Pursuant to the Guarantee, each Guarantor unconditionally and irrevocably guarantees to the Holders, among other things, the due and punctual performance by the Issuer of its obligations under the Peet Bonds. The obligations of a Guarantor under the Guarantee rank at least equally with all other direct, senior, unsubordinated and (subject to Condition 4.1 ("Negative pledge")) unsecured obligations of the Guarantor, except for liabilities mandatorily preferred by law.

4 Covenants

4.1 Negative pledge

So long as any of the Peet Bonds remain outstanding, the Issuer will not, and will ensure that no other member of the Guarantor Group will, create or permit to subsist any Security Interest (other than a Permitted Security Interest) upon the whole or any part of its (or a Guarantor's) present or future assets or revenues to secure:

- (a) any Relevant Indebtedness; or
- (b) any guarantee relating to any Relevant Indebtedness,

without at the same time according to the Peet Bonds either the same security or an equal ranking security as is granted to or is outstanding in respect of such Relevant Indebtedness, guarantee, indemnity or other like obligation or such other security as shall be approved by a Special Resolution of Holders.

4.2 Limitation on debt incurrence

So long as any Peet Bonds remain outstanding, the Issuer will not incur, and will ensure that no member of the Guarantor Group incurs, any Financial Indebtedness on or after the Issue Date if the incurrence of such Financial Indebtedness would result in the Peet Gearing Ratio being greater than the percentage specified in the Offer Specific Terms.

4.3 Guarantors

- (a) The Issuer will ensure that, at all times, the Guarantor Group includes each entity which provides a guarantee of any of the Group's indebtedness owing under any syndicated or other term loan arrangement (excluding any loan made by the Issuer to a Guarantor or a Guarantor to the Issuer).
- (b) If, at any time, the Group repays all such indebtedness outstanding, then the Issuer will ensure that the Guarantor Group includes each entity which provided such guarantee immediately prior to the repayment of such indebtedness.

4.4 Determination of ratios

The amount of any:

- (a) Peet Gearing Ratio Debt;
- (b) Peet Gearing Ratio Assets; or
- (c) Peet Secured Gearing Ratio Debt,

(and the elements included in those calculations) required to be calculated for the purposes of the Terms shall be determined in accordance with Applicable Accounting Standards in force as at the date of the Base Prospectus unless the Issuer notifies the Holders and the Trustee that such amounts will instead be determined in accordance with Applicable Accounting Standards in force at the time of making the determination.

This clause 4.4 does not apply to the adjustments made in the definitions of "Peet Group Assets" and "Peet Group".

5 Redemption and buy back

5.1 Redemption on Maturity Date

Each Peet Bond must be Redeemed by the Issuer on the Maturity Date at its Face Value (together with the Interest payable on the Maturity Date) unless:

- (a) the Peet Bond has been previously Redeemed; or
- (b) the Peet Bond has been purchased by the Issuer under clause 5.2 ("Buy back") and cancelled.

5.2 Buy back

- (a) The Issuer may at any time purchase Peet Bonds in the open market or otherwise and at any price.
- (b) Peet Bonds purchased under this clause 5.2 may be held, resold, dealt with or cancelled at the discretion of the Issuer, subject to compliance with any applicable law or requirement of the Stock Exchange.

5.3 Redemption by the Issuer for taxation reasons

- (a) If a Tax Event occurs, the Issuer may Redeem all (but not some) of the Peet Bonds of a Series in whole before their Maturity Date at the aggregate Redemption Amount.

- (b) The Issuer may only Redeem a Peet Bond under paragraph (a) if:
 - (i) the proposed Redemption Date nominated by the Issuer is a scheduled Interest Payment Date;
 - (ii) the Issuer has given at least ten Business Days' (and not more than 45 Business Days') prior notice of the Redemption to the Trustee, the Registrar, the Holders and the Stock Exchange; and
 - (iii) before the Issuer gives the notice under sub-paragraph (ii), the Trustee and the Registrar have each received:
 - (A) a certificate signed by two directors or a director and a secretary of the Issuer specifying details of the relevant Tax Event; and
 - (B) an opinion of nationally recognised legal or tax advisers in Australia, experienced in such matters, confirming that the Tax Event has occurred.

5.4 Redemption following a Change of Control Event

- (a) If a Change of Control Event occurs:
 - (i) the Trustee may, if directed by a Holder Resolution, require the Issuer to Redeem all (but not some) of the Peet Bonds of a Series; or
 - (ii) the Issuer may Redeem all (but not some) of the Peet Bonds of a Series,

on the Change of Control Redemption Date at the aggregate Redemption Amount.
- (b) As soon as reasonably practicable after the occurrence of a Change of Control Event, the Issuer must give notice of the Change of Control Event to the Trustee with a copy to the Registrar, the Holders and the Stock Exchange (**Change of Control Notice**). The Change of Control Notice will contain:
 - (i) a statement informing Holders of:
 - (A) their entitlement to direct the Trustee by Holder Resolution to require Redemption of the Peet Bonds of the Series pursuant to this clause 5.4; or
 - (B) the Issuer's election to Redeem the Peet Bonds of the Series,

and will also specify:
 - (ii) all information concerning the Change of Control Event that is material to the Holders;
 - (iii) the closing price of the Peet Bonds of the Series on the day that the Peet Bonds were trading on the Stock Exchange immediately prior to the occurrence of the Change of Control Event;
 - (iv) details of the meeting or other procedure by which the Holders are to consider whether to direct the Trustee by Holder

Resolution (if the Issuer has not elected to Redeem the Peet Bonds of the Series); and

- (v) the last day of the Change of Control Redemption Period.
- (c) To exercise the right under paragraph (a)(i), the Trustee must, subject to clause 5.4(e), at any time prior to the end of the Change of Control Redemption Period, deliver a Change of Control Redemption Notice to the Issuer.
- (d) If the Trustee delivers a Change of Control Redemption Notice to the Issuer in accordance with paragraph (c), the Issuer must Redeem all Peet Bonds of the Series the subject of the Holder Resolution on the relevant Change of Control Redemption Date.
- (e) The Trustee is not bound to take action to require the Redemption under this clause 5.4 unless it is directed by Holder Resolution and it has been indemnified as contemplated by clause 3.3 ("Enforcement") of the Trust Deed.

5.5 Redemption by the Issuer where a Clean Up Condition subsists

- (a) If a Clean Up Condition subsists, the Issuer may Redeem all (but not some) of the Peet Bonds in whole before their Maturity Date at the aggregate Redemption Amount.
- (b) The Issuer may only Redeem the Peet Bonds under paragraph (a) if:
 - (i) the proposed Redemption Date nominated by the Issuer is an Interest Payment Date; and
 - (ii) the Issuer has given at least ten Business Days' (and not more than 45 Business Days') prior notice of the Redemption to the Trustee, the Registrar, the Holders and the Stock Exchange.

5.6 Effect of notices

Any notice given under this clause 5 is irrevocable once given.

6 Events of Default

6.1 Events of Default

Each of the following is an Event of Default in relation to a Series of Peet Bonds:

- (a) **(non-payment)** the Issuer fails to pay within 10 Business Days after the due date any amount payable by it under any Peet Bond;
- (b) **(breach of other obligations)** the Issuer fails to comply with any of its other material obligations under the Terms or the Trust Deed and such failure remains unremedied for a period of 30 Business Days after the Issuer has received written notice from the Trustee in respect of the failure;
- (c) **(cross-default)** any Financial Indebtedness greater than A\$5,000,000 (or its equivalent in any other currencies) of any member of the Peet Group becomes due and payable or can be made due and payable before its stated maturity due to the occurrence of a default event under that Financial Indebtedness (however described);

- (d) **(insolvency)** an Insolvency Event occurs in respect of the Issuer;
- (e) **(Guarantee)** the Guarantee is not (or is claimed by a Guarantor not to be) in full force and effect;
- (f) **(vitiation)** all or any rights or obligations of the Issuer, Holder or the Trustee under the Trust Deed or these Terms are terminated or are or become void, illegal, invalid, unenforceable or of limited force and effect; and
- (g) **(unlawfulness)** it is, at any time unlawful for the Issuer to perform any of its payment obligations under the Peet Bonds.

So long as an Event of Default under clause 6.1(a) is subsisting, the Issuer will not declare or pay a dividend or make any distribution on any issued share in the Issuer, or pay any interest or other amounts in respect of any debt security issued by the Issuer which ranks behind the Peet Bonds in priority for payment of interest or other similar amounts.

6.2 Notification

If an Event of Default occurs (or, in the case of clause 6.1(b) ("Event of Default"), would occur with the giving of the relevant notice by the Trustee and the lapse of time), the Issuer must promptly after becoming aware of it, notify the Trustee, the Registrar, the Holders and the Stock Exchange of the occurrence of the Event of Default (specifying details of it).

6.3 Consequences of an Event of Default

- (a) If an Event of Default occurs and is continuing in relation to the Peet Bonds of a Series, the Trustee may, by written notice to the Issuer, declare that the Face Value (together with all accrued but unpaid interest (if any)) applicable to each Peet Bond of that Series is due and payable immediately or on such other date specified in that notice.
- (b) The Trustee is not bound to take the action referred to in paragraph (a) to enforce the obligations of the Issuer in respect of the Peet Bonds of a Series or any other proceedings or action pursuant to, or in connection with, the Trust Deed or the Peet Bonds of that Series unless:
 - (i) directed by a Special Resolution or requested in writing by the Holders which hold in aggregate 75 per cent. or more of the Face Value of the Peet Bonds of the relevant Series then outstanding;
 - (ii) it has been indemnified as contemplated by clause 3.3 ("Enforcement") of the Trust Deed; and
 - (iii) the Trustee is not restricted or prohibited from doing so by any order of any court or applicable law.

7 Title and transfer of Peet Bonds

7.1 Title

Title to a Peet Bond passes when details of the transfer are entered in the relevant Register.

7.2 Effect of entries in Register

Each entry in the Register in respect of a Series constitutes:

- (a) an unconditional and irrevocable undertaking by the Issuer to the Holder to pay principal, interest and any other amount in accordance with the Terms; and
- (b) an entitlement to the other rights of Holders under the Terms and the Trust Deed in respect of the Peet Bond,

in each case of that Series.

7.3 Register conclusive as to ownership

Entries in the Register in relation to a Series constitute conclusive evidence that the person so entered in respect of a Peet Bond is the absolute owner of that Peet Bond subject to correction for fraud or manifest or proven error and, except as required by law, the Issuer, the Trustee and the Registrar must treat that person as the absolute owner of that Peet Bond. This clause 7.3 applies whether or not a Peet Bond is overdue and despite any notice of ownership, trust or interest in the Peet Bond.

7.4 Joint holders

Where two or more persons are entered in a Register as the joint holders of a Peet Bond then they are taken to hold the Peet Bond as joint tenants with rights of survivorship, but the Registrar is not bound to register more than four persons as joint holders of any Peet Bond.

7.5 Transfers in whole

Peet Bonds may be transferred in whole but not in part.

7.6 Transfer

A Holder may, subject to this clause 7.6, transfer any Peet Bonds:

- (a) if the Peet Bonds are quoted on the ASX, by a proper ASTC transfer according to the ASTC Settlement Rules;
- (b) by a proper transfer under any other computerised or electronic system recognised by the Corporations Act;
- (c) under any other method of transfer which operates in relation to the trading of securities on any securities exchange outside Australia on which Peet Bonds are quoted; or
- (d) by any proper or sufficient instrument of transfer of marketable securities under applicable law.

The Issuer must not charge any fee on the transfer of a Peet Bond.

7.7 Market obligations

The Issuer must comply with all Applicable Regulations and any other relevant obligations imposed on it in relation to the transfer of a Peet Bond.

7.8 Delivery of instrument

If an instrument is used to transfer Peet Bonds according to clause 7.6 ("Transfer"), it must be delivered to the Registrar, together with such evidence (if any) as the Registrar reasonably requires to prove the title of the transferor to, or right of the transferor to transfer, the Peet Bonds.

7.9 Refusal to register transfers

- (a) The Issuer may only refuse to register a transfer of any Peet Bonds if such refusal is required or permitted by an Applicable Regulation.
- (b) The Issuer may take all steps required or permitted by an Applicable Regulation to give effect to a refusal to register a transfer of Peet Bonds in accordance with paragraph (a), including where the Peet Bonds are quoted on ASX, by application of a holding lock.
- (c) If the Issuer refuses to register a transfer, the Issuer must give the lodging party notice of the refusal and the reasons for it within five Business Days after the date on which the transfer was delivered to the Registry.

7.10 Effect of transfer

A transferor of a Peet Bond remains the Holder in respect of that Peet Bond until the transfer is registered and the name of the transferee is entered in the Register of that Series as the Holder of the Peet Bond.

7.11 Estates

A person becoming entitled to a Peet Bond as a consequence of the death or bankruptcy of a Holder or of a vesting order or a person administering the estate of a Holder may, upon producing such evidence as to that entitlement or status as the Registry considers sufficient, transfer the Peet Bond or, if so entitled, become registered as the holder of the Peet Bond.

8 Payments

8.1 Payments

Payments in respect of the Peet Bonds will be made in accordance with this clause 8.

8.2 Payment of principal

Payments of principal in respect of a Peet Bond will be made to the person registered at 10.00 am on the relevant Maturity Date or relevant Redemption Date as the holder of that Peet Bond.

8.3 Payment of Interest

Payments of Interest in respect of a Peet Bond will be made to the person registered at 5.00 pm on the Record Date as the holder of that Peet Bond.

8.4 Payments to accounts

Amounts payable by the Issuer to a Holder in respect of a Peet Bond may be paid in any manner that the Issuer decides, including by any method of direct credit

determined by the Issuer to the Holder or Holders shown on the Register or to such person or place directed by them.

8.5 Payments by cheque

The Issuer may decide that payments in respect of a Peet Bond will be made by cheque sent on the payment date, at the risk of the registered Holder, to the Holder (or to the first named joint holder of the Peet Bond) at its address appearing in the Register at close of business on the Record Date (in the case of a payment of Interest) or on the Redemption Date or the Maturity Date (in the case of payment of principal).

Cheques sent on the payment date to the nominated address of a Holder will be taken to have been received by the Holder on the payment date and, no further amount will be payable by the Issuer in respect of the Peet Bonds as a result of the Holder not receiving payment on the due date.

8.6 Unsuccessful attempts to pay

Subject to applicable law, where the Issuer:

- (a) decides that an amount is to be paid to a Holder by a method of direct credit and the Holder has not given a direction as to where amounts are to be paid by that method;
- (b) attempts to pay an amount to a Holder by direct credit, electronic transfer of funds or any other means and the transfer is unsuccessful; or
- (c) has made reasonable efforts to locate a Holder but is unable to do so,

in each case the amount is to be held by the Issuer for the Holder in a non-interest bearing deposit with a bank selected by the Issuer until the Holder or any legal personal representative of the Holder claims the amount or the amount is paid by the Issuer according to the legislation relating to unclaimed amounts.

8.7 Payment to joint Holders

A payment to any one of joint Holders will discharge the Issuer's liability in respect of the payment.

8.8 Payments subject to law

All payments are subject to applicable law, but without prejudice to provisions of the Terms relating to the payments of Additional Amounts.

8.9 Payments on Business Days

If a payment:

- (a) is due on a Peet Bond on a day which is not a Business Day then the due date for payment will be adjusted in accordance with the Business Day Convention; or
- (b) is to be made to an account on a Business Day on which banks are not open for general banking business in the place in which the account is located, then the due date for payment will be the first following day on which banks are open for general banking business in that place,

and in either case, the Holder is not entitled to any additional payment in respect of that delay.

9 Taxation

9.1 No set-off, counterclaim or deductions

All payments in respect of the Peet Bonds must be made in full without set-off or counterclaim, and without any withholding or deduction in respect of Taxes, unless such withholding or deduction is required by applicable law.

9.2 Withholding tax gross up

Subject to clause 9.3 ("Withholding tax exemptions"), if an applicable law or directive requires the Issuer to withhold or deduct an amount in respect of Taxes from a payment in respect of a Peet Bond such that the Holder would not actually receive on the due date the full amount provided for under that Peet Bond, then:

- (a) the Issuer agrees to deduct the amount for the Taxes (and any further withholding or deduction applicable to any further payment due under paragraph (b) below); and
- (b) if the amount withheld or deducted is in respect of Taxes imposed in Australia, the Issuer will pay an Additional Amount so that, after making the deduction and further deductions applicable to Additional Amounts payable under this clause 9.2, the Holder is entitled to receive (at the time the payment is due) the amount it would have received if no withholding or deduction had been required to be made.

9.3 Withholding tax exemptions

No Additional Amounts are payable under clause 9.2(b) ("Withholding tax grossup") in respect of any Peet Bond:

- (a) to, or to a third party on behalf of, a Holder who is liable to such Taxes in respect of such Peet Bond by reason of the person having some connection with Australia other than the mere holding of such Peet Bond or receipt of payment in respect of the Peet Bond;
- (b) to, or to a third party on behalf of, a Holder who could lawfully avoid (but has not so avoided) such Taxes by complying or procuring that any third party complies with any statutory requirements or by making or procuring that any third party makes a declaration of non-residence or similar case for exemption to any tax authority;
- (c) to, or to a third party on behalf of, a Holder who is an Offshore Associate and not acting in the capacity of a clearing house, paying agent, custodian, funds manager or responsible entity of a registered scheme within the meaning of the Corporations Act;
- (d) where such withholding or deduction is required by reason of the FATCA Withholding Tax Rules;
- (e) to, or to a third party on behalf of, a Holder where such withholding or deduction is required to be made pursuant to a notice or direction issued by the Commissioner of Taxation under section 255 of the Australian Tax Act or section 260-5 of Schedule 1 to the Taxation Administration Act 1953 of the Commonwealth of Australia or any similar law; or
- (f) to, or to a third party on behalf of an Australian resident Holder or a non-resident Holder carrying on business in Australia at or through a permanent establishment of the non-resident in Australia, if the Holder has not supplied an appropriate Australian tax file number, an Australian business number or other exemption details before the Record Date.

10 General provisions and governing law

10.1 Time limit for claims

A claim against the Issuer for a payment under a Peet Bond is void unless made within five years after the date on which payment first became due.

10.2 Meetings

The Meeting Provisions set out the provisions for convening meetings of the Holders to consider any matter affecting their interests including certain variations of the Terms which require the consent of the Holders.

10.3 Amendments

(a) At any time, but subject to compliance with all applicable laws, the Issuer may, with the approval of the Trustee (such approval not to be unreasonably withheld or delayed), but without the consent of the Holders, amend the Terms in respect of any Series if the Issuer is of the opinion that such amendment:

- (i) is of a formal or technical or minor nature;
- (ii) is made to cure any ambiguity or correct any manifest or proven error;
- (iii) is necessary or expedient for the purpose of enabling the Peet Bonds:
 - (A) to be listed for quotation, or to retain quotation, on any Stock Exchange;
 - (B) to be offered for subscription or for sale under the laws for the time being in force in any place;
 - (C) to comply with the provisions of any statute or the requirements of any statutory authority; or
 - (D) otherwise to comply with an Applicable Regulation; or
- (iv) in any other case, is not materially prejudicial to the interests of Holders as a whole.

For the purposes of determining whether an amendment is not materially prejudicial to the interests of Holders as a whole, the taxation consequences to a Holder (or any class of Holders) and other special consequences or circumstances which are personal to a Holder (or any class of Holders) do not need to be taken into account by the Issuer, the Trustee or their respective legal advisers.

(b) At any time, but subject to compliance with all applicable laws, the Issuer may, with the approval of the Trustee (such approval not to be unreasonably withheld or delayed), amend the Terms in respect of any Series:

- (i) except as otherwise provided in paragraphs (ii) and (iii) below, if such amendment is authorised by a Holder Resolution;
- (ii) in the case of an amendment to this clause 10.3 or any clause of the Trust Deed or any paragraph of the Meeting Provisions, in either case, providing for Holders to give a direction to the

Trustee by a Special Resolution, if a Special Resolution is passed in favour of such amendment;

- (iii) in the case of an amendment to the Meeting Provisions and to which clause 10.3(b) does not apply, if a Special Resolution is passed in favour of such amendment; and
- (iv) otherwise in accordance with the Trust Deed.

10.4 Further issues

The Issuer may from time to time, without the consent of the Holders, issue a Tranche of Peet Bonds having the same Terms as an existing Series of Peet Bonds in all respects (or in all respects except for the Issue Date and the first payment of Interest for such new Peet Bonds) so as to form part of the same Series or another Series of Peet Bonds or issue any other bonds, notes, shares or any other form or type of securities, or (subject to clauses 4.1 ("Negative pledge" and 4.2 ("Limitation on debt incurrence")) incur or guarantee any indebtedness, upon such terms as it may think fit in its sole discretion.

10.5 Governing law

The Peet Bonds are governed by the law in force in Western Australia.

10.6 Jurisdiction

The Issuer, the Trustee and the Holders irrevocably and unconditionally submit to the non-exclusive jurisdiction of the courts of Western Australia and courts of appeal from them. The Issuer, the Trustee and each Holder waives any right it has to object to an action being brought in those courts, to claim that such action has been brought in an inconvenient forum, or to claim those courts do not have jurisdiction.

11 Notices

11.1 Notices to Holders

All notices, certificates, consents, approvals, waivers and other communications in connection with a Peet Bond to the Holders must be in writing and may be:

- (a) so long as the Peet Bonds are quoted on a Stock Exchange, given by publication of an announcement on the Stock Exchange;
- (b) given by an advertisement published in the Australian Financial Review or The Australian, or any other newspaper nationally circulated within Australia; or
- (c) sent by prepaid post (airmail if appropriate) or left at the address of the relevant Holder (as shown in the Register at the close of business on the day which is 3 Business Days before the date of the relevant notice or communication).

11.2 Notices to the Issuer and the Registrar

All notices and other communications to the Issuer and the Registrar must be in writing and may be sent by prepaid post or left at the address of the registered office of the Issuer or the Registrar or such other address as is notified to Holders from time to time.

11.3 When effective

Communications take effect from the time they are received or taken to be received (whichever happens first) unless a later time is specified in them.

11.4 Receipt – publication on Stock Exchange

If published by an announcement on a Stock Exchange, communications are taken to be received when the announcement is made on the Stock Exchange.

11.5 Receipt – publication in newspaper

If published in a newspaper, communications are taken to be received on the first date that publication has been made in all the required newspapers.

11.6 Receipt – postal

Unless a later time is specified in it, a notice, if sent by post, is taken to be received on the next succeeding Business Day in the place of the addressee.

11.7 Non-receipt of notice

If there are two or more Holders, the non-receipt of any notice by, or the accidental omission to give any notice to, a Holder does not invalidate the giving of that notice.

12 Definitions and interpretation

12.1 Interpretation

Headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect interpretation of the Terms. The following rules apply, unless the context requires otherwise:

- (a) the singular includes the plural and vice versa and a gender includes the other gender;
- (b) another grammatical form of a defined word or expression has a corresponding meaning;
- (c) a reference to a document (including this deed) includes all schedules or annexes to it;
- (d) a reference to a clause, paragraph or a sub-paragraph is to a clause, paragraph or sub-paragraph of the Terms provided that a reference to a clause or schedule of the Trust Deed in the Terms is to the correspondingly numbered clause or schedule of the Trust Deed;
- (e) a reference to a document or instrument includes the document or instrument as novated, altered, supplemented or replaced from time to time;
- (f) a reference to a person includes a natural person, partnership, body corporate, association, governmental or local authority or agency or other entity;
- (g) a reference to a person includes a reference to the person's executors, administrators, successors and permitted assigns and substitutes;

- (h) a reference to a statute, ordinance, code, rule, directive or law (however described) includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (i) the meaning of general words is not limited by specific examples introduced by including, for example or similar expressions;
- (j) an Event of Default continues or subsists until it has been remedied or waived in writing by the Trustee on behalf of the Holders;
- (k) unless otherwise specified, a reference to time is to Perth, Australia time;
- (l) a reference to Australian dollars, A\$, dollars, \$ or cents is a reference to the lawful currency of Australia;
- (m) if a payment is required to be made under the Terms, unless the contrary intention is expressed, the payment will be made in Australian dollars;
- (n) any agreement, representation, warranty or indemnity by two or more parties (including where two or more persons are included in the same defined term) binds them jointly and severally; and
- (o) if an event under the Terms must occur on a stipulated day which is not a Business Day, then, unless expressly stated otherwise, the event will occur on the next Business Day.

12.2 References to particular terms

Unless the contrary intention appears, in the Terms:

- (a) a reference to a Peet Bond is a reference to a Peet Bond of a particular Series specified in the applicable Offer Specific Terms;
- (b) a reference to a relevant Series is a reference to a particular Series specified in the applicable Offer Specific Terms;
- (c) a reference to a Holder is a reference to a holder of a Peet Bond of a particular Series;
- (d) a reference to the Registrar is a reference to the person so specified in the Offer Specific Terms;
- (e) a reference to the Stock Exchange is a reference to each Stock Exchange on which the Peet Bonds are, for the time being, quoted;
- (f) a reference to the Listing Rules is a reference to the applicable Listing Rules of each Stock Exchange on which the Peet Bonds are, for the time being, quoted;
- (g) a reference to principal is taken to include the Face Value of a Peet Bond payable at Redemption, any additional amounts in respect of principal which may be payable under the Terms and any other amount in the nature of principal payable in respect of the Peet Bonds under the Terms; and
- (h) a reference to Interest is taken to include any Additional Amounts and any other amount in the nature of interest payable in respect of the Peet Bonds under the Terms.

12.3 Inconsistency with Listing Rules

So long as the Peet Bonds of a Series are quoted on a Stock Exchange, the Terms are to be interpreted in a manner consistent with the relevant Listing Rules.

12.4 Definitions

The following definitions apply unless the context requires otherwise.

Additional Amount means an additional amount payable by the Issuer under clause 9.2 ("Withholding tax gross up").

Applicable Accounting Standards means the Australian Accounting Standards issued by the Australian Accounting Standards Board.

Applicable Regulations means such provisions of the Corporations Act together with the rules and regulations of any Stock Exchange on which the Peet Bonds are quoted and any regulations or rules pursuant under or pursuant to any such provisions as may be applicable to the transfer and includes any Restriction Agreement.

ASTC means ASX Settlement Pty Ltd (ABN 49 008 504 532), the body which administers CHESS and includes any agent appointed by ASTC.

ASTC Settlement Rules means the operating rules of ASTC as amended, varied or waived whether in respect of the Issuer or generally from time to time.

ASX means ASX Limited (ABN 98 008 624 691) or the securities market operated by it, as the context requires.

ASX Listing Rules means the listing rules of ASX.

Australian Tax Act means the Income Tax Assessment Act 1936 of Australia and, where applicable, the Income Tax Assessment Act 1997 of Australia.

BBSW Rate (expressed as a percentage per annum) means, for an Interest Period, the rate for prime bank eligible securities having a tenor closest to the Interest Period which is designated as the "AVG MID" on the Reuters BBSW screen page at approximately 10.10am on the first day of the Interest Period. However, if such rate does not appear, or if it does appear but the Issuer determines that there is an obvious error in that rate, "**BBSW Rate**" means the rate for that day will be the rate determined by the Issuer having regard to comparable indices then available.

Base Prospectus means, in respect of a Series or Tranche, the base prospectus which was published by the Issuer under section 713B of the Corporations Act on or about 2 May 2016 in relation to the Peet Bonds to be offered by the Issuer from time to time.

Business Day means a day which is a Business Day within the meaning of the ASX Listing Rules.

Business Day Convention means a convention for adjusting any date if it would otherwise fall on a day that is not a Business Day and the following conventions, where specified in the Offer Specific Terms in relation to any date applicable to any Peet Bond, have the following meanings:

- (a) **Following Business Day Convention** means that the date is postponed to the first following day that is a Business Day; and

- (b) **Modified Following Business Day Convention** means that the date is postponed to the first following day that is a Business Day unless that day falls in the next calendar month in which case that date is brought forward to the first preceding day that is a Business Day.

Calculation Period means an Interest Period or any other period of time, which period commences on (and including) the first date of such period and ends on (but excluding) the last date of such period.

A Change of Control Event means each of:

- (a) a takeover bid (as defined in the Corporations Act) is made to acquire some or all of the Ordinary Shares and the offer under the takeover bid is, or becomes, unconditional and:
- (i) the bidder has acquired at any time during the offer period a relevant interest in more than 50% of the Ordinary Shares on issue; or
 - (ii) the directors of the Issuer unanimously recommend acceptance of the offer under the takeover bid, and acceptance of that offer would result in the bidder having a relevant interest in 100% of the Ordinary Shares on issue; and
- (b) a court approves a proposed scheme of arrangement under Part 5.1 of the Corporations Act which, when implemented, will result in a person having a relevant interest in 100% of the Ordinary Shares on issue.

Change of Control Notice means a notice provided by the Issuer in accordance with clause 5.4(b) ("Redemption following a Change of Control Event").

Change of Control Redemption Notice means a notice provided by the Trustee to the Issuer under clause 5.4(c) ("Redemption following a Change of Control Event").

Change of Control Redemption Date means the date that is the 20th Business Day after the expiry of the Change of Control Redemption Period.

Change of Control Redemption Period means the period beginning on the date the Issuer provides a Change of Control Notice and ending 30 Business Days from that date.

CHESS means the Clearing House Electronic Sub-register System operated by ASTC.

Clean Up Condition means, in respect of a Series, that, at any time, the aggregate Face Value of the Peet Bonds of that Series that remain on issue is less than 10% of the aggregate Face Value of the Peet Bonds issued under that Series.

Clearing System means CHESS or any other applicable securities clearance and settlement system through which the Peet Bonds are cleared and/or settled.

Code means the United States of America Internal Revenue Code of 1986.

Corporations Act means the Corporations Act 2001 of Australia.

Day Count Fraction means, for the calculation of interest for a Calculation Period, the day count fraction specified in the Offer Specific Terms and:

- (a) if "**Actual/365 (Fixed)**" is specified, means the actual number of days in the Calculation Period divided by 365; and
- (b) if "**RBA Bond Basis**" or "**Australian Bond Basis**" is so specified, means one divided by the number of Interest Payment Dates in a year (or where the Calculation Period does not constitute a regular Interest Period, the actual number of days in the Calculation Period divided by 365 (or, if any portion of the Calculation Period falls in a leap year, the sum of:
 - (i) the actual number of days in that portion of the Calculation Period falling in a leap year divided by 366; and
 - (ii) the actual number of days in that portion of the Calculation Period falling in a non-leap year divided by 365)).

Event of Default means the happening of any of the events set out in clause 6.1 ("Event of Default").

Face Value means A\$100, being the notional principal amount of each Peet Bond, or such other amount which is specified in the Offer Specific Terms.

FATCA means:

- (a) sections 1471 to 1474 of the Code or any associated regulations or other official guidance;
- (b) any treaty, law, regulation or other official guidance enacted in any other jurisdiction, or relating to an intergovernmental agreement between the United States of America and any other jurisdiction, which (in either case) facilitates the implementation of paragraph (a) above; or
- (c) any agreement under the implementation of paragraphs (a) or (b) above, with the United States of America Internal Revenue Service, the United States of America government or any governmental or taxation authority in any other jurisdiction.

FATCA Withholding Tax Rules means any Tax imposed under FATCA.

Financial Indebtedness means any indebtedness, present or future, actual or contingent in relation to money borrowed or raised or any other financing.

Fixed Interest Payment Amount means, in respect of a Series of Peet Bonds where the Offer Specific Terms specify a Fixed Interest Rate, the amount of Interest payable on the Peet Bond on each Interest Payment Date which is specified in the relevant Offer Specific Terms.

Fixed Interest Rate means an Interest Rate determined in accordance with clause 2.3 ("Fixed Interest Rate") as a fixed rate of return.

Floating Interest Rate means an Interest Rate determined in accordance with clause 2.4 ("Floating Interest Rate") as a floating rate of return, by reference to the Market Rate, together with a margin.

Group means the Issuer, its Subsidiaries from time to time and any syndicate consolidated into the Group pursuant to AASB10 of the Australian Accounting Standards Board.

Guarantee means the guarantee of the Peet Bonds set out in the Trust Deed.

Guarantor Group means the entities party to the Trust Deed as “Guarantors” and each other entity that has provided a Guarantee (and has not been released from such Guarantee) from time to time.

Holder means, in respect of a Peet Bond, the person whose name is entered on the Register as the holder of that Peet Bond.

Holder Resolution means:

- (a) a resolution passed at a meeting of Holders duly called and held under the Meeting Provisions:
 - (i) by more than 50 per cent. of the persons voting on a show of hands (unless sub-paragraph (ii) below applies); or
 - (ii) if a poll is duly demanded, then by a majority consisting of more than 50 per cent. of the votes cast; or
- (b) a resolution passed by postal ballot or written resolution by Holders representing (in aggregate) more than 50 per cent. of the Face Value of all of the outstanding Peet Bonds in the Series.

An **Insolvency Event** occurs in relation to a body corporate if:

- (a) it is (or states that it is) insolvent (as defined in the Corporations Act); or
- (b) it is in liquidation, in provisional liquidation, under administration (other than in circumstances where the appointment of the administrator or liquidator is stayed, withdrawn, dismissed or terminated within 30 Business Days) or wound up (each as defined in the Corporations Act).

Interest has the meaning given in clause 2.1 (“Interest”).

Interest Commencement Date means, in respect of a Peet Bond, the Issue Date of the Peet Bond or any other date specified in the Offer Specific Terms.

Interest Payment Date means, in respect of a Peet Bond:

- (a) each date specified in, or determined in accordance with, the Offer Specific Terms; and
- (b) the Maturity Date,

and, in each case, adjusted, if necessary, in accordance with the Business Day Convention.

Interest Period means each period commencing on (and including) an Interest Payment Date to (but excluding) the next Interest Payment Date. However:

- (a) the first Interest Period commences on (and includes) the Interest Commencement Date; and
- (b) the final Interest Period ends on (but excludes) the Maturity Date or Redemption Date.

Interest Rate means, in respect of a Peet Bond, the interest rate (expressed as a percentage per annum) payable in respect of that Peet Bond specified in the Offer Specific Terms or calculated or determined in accordance with the Terms.

Issue Date means, in respect of a Peet Bond, the date specified in the Offer Specific Terms as the date on which the Peet Bond is, or is to be, issued.

Issuer means Peet Limited (ABN 56 008 665 834).

Listing Rules means the listing rules of the Stock Exchange.

Market Rate has the meaning given in clause 2.4(a) ("Floating Interest Rate").

Maturity Date means, in respect of a Peet Bond, the date specified in, or determined in accordance with, the Offer Specific Terms and adjusted, if necessary, in accordance with the Business Day Convention.

Meeting Provisions means the provisions for meetings of the Holders set out in schedule 6 of the Trust Deed.

Offer Specific Prospectus means, in respect of a Series or Tranche, the applicable offer specific prospectus (for the purposes of section 713B of the Corporations Act) which supplements the Base Prospectus and pursuant to which the Series or Tranche is offered.

Offer Specific Terms means, in respect of a Tranche, the supplementary details set out in the applicable Offer Specific Prospectus specifying the relevant issue details in relation to that Tranche.

Offshore Associate means an associate (as defined in section 128F of the Australian Tax Act) of the Issuer that is either:

- (a) a non-resident of Australia which does not acquire the Peet Bonds in carrying on a business at or through a permanent establishment in Australia; or
- (b) a resident of Australia that acquires the Peet Bonds in carrying on a business at or through a permanent establishment outside Australia.

Ordinary Shares means ordinary shares of the Issuer.

Peet Bond means a debt obligation issued or to be issued by the Issuer pursuant to the Base Prospectus and an Offer Specific Prospectus.

Peet Gearing Ratio means Peet Gearing Ratio Debt divided by Peet Gearing Ratio Assets, expressed as a percentage.

Peet Gearing Ratio Assets means Peet Group Assets less Peet Group Cash and Peet Group Intangible Assets.

Peet Gearing Ratio Debt means Peet Group Interest Bearing Liabilities together with Peet Land Vendor Liabilities less Peet Group Cash.

Peet Group means the Group, excluding any syndicate consolidated into the Group pursuant to AASB10 of the Australian Accounting Standards Board (which are instead treated as equity accounted associates within the Peet Group).

Peet Group Assets means the total assets of the Peet Group as set out in the Peet Group Financial Statements (adjusted for the market value of inventory).

Peet Group Cash means cash and cash equivalents held by the Peet Group, less any cash and cash equivalents subject to a Security Interest including Security Interests held in trust for third parties, as at the date of the Peet Group Financial Statements. "Cash" and "cash equivalents" have the meanings given in the Applicable Accounting Standards.

Peet Group Financial Statements means the annual or half year financial statements of the Peet Group derived from the most recent published annual or

half year financial statements of the Group prepared in accordance with applicable law and Applicable Accounting Standards.

Peet Group Intangible Assets means the intangible assets of the Peet Group as set out in the Peet Group Financial Statements.

Peet Group Interest Bearing Liabilities means the total secured and unsecured borrowings of the Peet Group as set out in the Peet Group Financial Statements.

Peet Group Secured Interest Bearing Liabilities means the total secured borrowings of the Peet Group as set out in the Peet Group Financial Statements.

Peet Land Vendor Liabilities means the total land vendor liabilities of the Peet Group as set out in the Peet Group Financial Statements.

Peet Secured Gearing Ratio means Peet Secured Gearing Ratio Debt divided by Peet Gearing Ratio Assets, expressed as a percentage.

Peet Secured Gearing Ratio Debt means Peet Group Secured Interest Bearing Liabilities (excluding Peet Land Vendor Liabilities) less Peet Group Cash.

Permitted Security Interest means a Security Interest granted in connection with any Relevant Indebtedness, provided that after giving pro-forma effect to the incurrence of such Relevant Indebtedness based on the Peet Group Financial Statements and the application of the proceeds thereof, the Peet Secured Gearing Ratio would not be greater than the percentage specified in the Offer Specific Terms.

Record Date means, for payments of Interest:

- (a) subject to paragraph (b) below, the date which is eight calendar days before the applicable Interest Payment Date; or
- (b) such other date as is determined by the Issuer in its absolute discretion and communicated to the Stock Exchange not less than eight calendar days before the Record Date which would have been determined under paragraph (a) above, or such other date as may be required by, or agreed with, the Stock Exchange.

Redemption means the payment or capital return in respect of, or buy-back, cancellation, redemption or repurchase of a Peet Bond in accordance with and subject to clause 5 ("Redemption and buy back") and the words **Redeem**, **Redeemable** and **Redeemed** bear their corresponding meanings.

Redemption Amount means, in respect of a Peet Bond, the Face Value of the Peet Bond together with any interest accrued on the Peet Bond to (but excluding) the relevant Redemption Date (except to the extent such interest is paid as Interest on that date).

Redemption Date means, in respect of a Peet Bond, the date, other than the Maturity Date, on which the Peet Bond is Redeemed in whole.

Register means the register of Holders (established and maintained under clause 13 ("Registers") of the Trust Deed) and, where appropriate, the term **Register** includes:

- (a) a sub-register maintained by or for the Issuer under Applicable Regulation; and
- (b) any branch register.

Registrar means Computershare Investor Services Pty Limited (ABN 48 078 279 277) or any other person appointed by the Issuer (and specified in the Offer Specific Terms) to maintain the Register and perform any payment and other duties in relation to the Peet Bonds.

Relevant Indebtedness means:

- (a) notes, bonds, debentures, loan stock, bearer participation certificates, depositary receipts, certificates of deposit or other similar securities or instruments (including Peet Bonds of another Series, but not including the Peet Bonds of the relevant Series) evidencing indebtedness of the Issuer or a Guarantor which are for the time being, or are intended to be or are capable of being, quoted, listed, ordinarily dealt in or traded on any stock exchange or over the counter or on any other public securities market (whether or not initially distributed by way of private placement); and
- (b) any indebtedness of the Issuer or a Guarantor owing under syndicated or term loan arrangements (excluding any loan made by the Issuer to a Guarantor or a Guarantor to the Issuer),

in each case, which is incurred on or after the Issue Date.

Restriction Agreement means an agreement which is required to be concluded under Chapter 9 of the ASX Listing Rules or is voluntarily concluded between the Issuer and one or more Holders.

Security Interest means a mortgage, charge, pledge, lien or other security interest securing any obligation.

Series means an issue of Peet Bonds made up of one or more Tranches all of which are expressed to be consolidated and form a single series and are issued on the same Terms, except that the Issue Date and Interest Commencement Date may be different in respect of different Tranches of a Series.

Special Resolution means:

- (a) a resolution passed at a meeting of Holders duly called and held under the Meeting Provisions:
 - (i) by at least 75% of the persons voting on a show of hands (unless sub-paragraph (ii) below applies); or
 - (ii) if a poll is duly demanded, then by a majority consisting of at least 75% of the votes cast; or
- (b) a resolution passed by postal ballot or written resolution by Holders representing (in aggregate) at least 75% of the Face Value of all of the outstanding Peet Bonds in the Series.

Stock Exchange means, in respect of the Peet Bonds and at any time, each stock or securities exchange, being any of:

- (a) ASX; and/or
- (b) any other prescribed financial market (as defined for the purposes of the Corporations Act),

on which the Peet Bonds are quoted (and as may be specified in the Offer Specific Terms).

Subsidiary of an entity means another entity which is a subsidiary of the first within the meaning of Division 6 of Part 1.2 of the Corporations Act.

Tax means any tax, levy, impost, charge or duty (including stamp and transaction duties) imposed by any authority and any related interest, penalty, fine or expense in connection with it, except if imposed on, or calculated having regard to, the net income of the Holder.

A **Tax Event** occurs where, on or after the Issue Date, the Issuer receives an opinion of nationally recognised legal or tax advisers in Australia, experienced in such matters, that, as a result of a change in a law, or in the application or interpretation of a law, there is a more than insubstantial risk that:

- (a) any payment to a Holder under a Peet Bond will be subject to an amount of withholding or deduction in respect of any Taxes or other governmental charges for which the Issuer must pay an Additional Amount; or
- (b) payment of Interest will not be allowed as a deduction for the purposes of the Issuer's Australian tax purposes.

Terms means these Base Terms as amended, supplemented, modified or replaced by the applicable Offer Specific Terms.

Tranche means an issue of Peet Bonds issued on the same Issue Date and on the same Terms.

Trust Deed means the trust deed entitled "Peet Bonds Trust Deed" dated on or about 2 May 2016 in relation to the Peet Bonds and entered into by the Issuer and the Trustee.

Trustee means Australian Executor Trustees Limited (ABN 84 007 869 794) or any successor or replacement Trustee appointed in accordance with the Trust Deed.

Schedule 2 – Form of Offer Specific Terms

Peet Limited (ABN 56 008 665 834) (the “Issuer”)

Series [●] Peet Bonds – Tranche [●]

Issue of A\$[●] Guaranteed [Fixed/Floating] Rate Peet Bonds due [●] by the Issuer (“Series [●] Peet Bonds – Tranche [●]”)

The date of these Offer Specific Terms is [●].

These Offer Specific Terms (as referred to in the Base Prospectus dated [●] (“**Base Prospectus**”)) relate to the Series [●] Peet Bonds – Tranche [●].

These Offer Specific Terms are supplementary to, and should be read in conjunction with, the terms and conditions of the Peet Bonds (“**Terms**”) contained in the Base Prospectus and the Trust Deed relating to the Peet Bonds between the Issuer and Australian Executor Trustees Limited dated [●] (the “**Trust Deed**”).

Unless otherwise indicated, terms defined in the Terms have the same meaning in these Offer Specific Terms.

The Series [●] Peet Bonds – Tranche [●] are unsecured notes for the purposes of section 283BH of the Corporations Act.

The particulars to be specified in relation to the Series [●] Peet Bonds – Tranche [●] are as follows:

1	Issuer	:	Peet Limited (ABN 56 008 665 834)
2	Guarantors	:	The Guarantors listed and defined in the Trust Deed [and [add any additional Guarantors who acceded since date of Trust Deed]]
3	Type of Bond	:	[Fixed/Floating] Interest Rate
4	Lead Managers	:	[●] (ABN [●]) and [●] (ABN [●])
5	Registrar	:	[Computershare Investor Services Pty Limited (ABN 48 078 279 277)]
6	Series particulars	:	Series [●] Peet Bonds – Tranche [●] <i>[if Tranche is to form a single Series with an existing Tranche or Series, specify date on which all Peet Bonds of the Series become fungible]</i>
7	Principal amount of Tranche	:	A\$[●]
8	Issue Date	:	[●]
9	Face Value	:	A\$[●] per Peet Bond

- 10 Maturity Date : [●]
- 11 Interest particulars : (a) [The Fixed Interest Rate provisions of clause 2.3 of the Terms apply.]/[The Floating Interest Rate provisions of clause 2.4 of the Terms apply.]
- (b) [The Interest Rate is [●]% per annum.]
- (c) [The Fixed Interest Payment Amount is \$[●].]
- (d) [The Market Rate is the BBSW Rate.]
- (e) [The Margin is [●] per annum.]
- (f) The Interest Commencement Date is the [Issue Date/[other date]].
- (g) The Interest Payment Dates are [●] in each year.
- (h) The Business Day Convention is the [Following Business Day Convention/ Modified Following Business Day Convention].
- (i) The Day Count Fraction is [Actual/365 (Fixed) / RBA Bond Basis].
- 12 Covenants (clauses 4.1 and 4.2 of Terms) : (a) [The Peet Gearing Ratio applies and must not be greater than [[]%].] / [The Peet Gearing Ratio does not apply.]
- (b) [The Peet Secured Gearing Ratio applies and must not be greater than [[]%].] / [The Peet Secured Gearing Ratio does not apply.]
- 13 Events of Default [As per clause 6 of the Terms/amend]
- 14 Stock Exchange : [ASX] / *[insert other Stock Exchange]*

Confirmed by the Issuer:

For and on behalf of Peet Limited

Schedule 3 – Initial Guarantors

Guarantor	ACN	Address
Peet Greenvale No 2 Pty Ltd	100 290 677	200 St Georges Terrace Perth WA 6000
Peet Management Pty Ltd	009 341 191	As above
Peet Estates (WA) Pty Ltd	126 674 431	As above
Peet Ashton Heights Pty Ltd	103 038 704	As above
Peet Craigieburn Pty Ltd	100 290 640	As above
Peet Southern JV Pty Ltd	100 853 441	As above
Peet Innisfail Pty Ltd	066 998 847	As above
Peet Abrehart Road Pty Ltd	109 887 256	As above
Peet Baldivis Heights Pty Ltd	109 887 185	As above
Peet Brigadoon Pty Ltd	103 038 651	As above
Peet Buderim Pty Ltd	118 278 247	As above
Peet Cranbourne (Nelson St) Pty Ltd	118 278 256	As above
Peet Cranbourne (51A Craig Road) Pty Ltd	118 278 229	As above
Peet Gippsland Hwy Pty Ltd	117 807 422	As above
Peet Grand 56 Pty Ltd	100 853 450	As above
Peet Hammersmith Pty Ltd	103 038 697	As above
Peet Joint Venture Pty Ltd	117 807 431	As above
Peet Lifestyle Villages Pty Ltd	115 232 678	As above
Peet Point Cook No 2 Pty Ltd	098 939 158	As above
Peet Point Cook South Pty Ltd	102 498 644	As above
Peet Queens Park JV Pty Ltd	109 531 286	As above
Peet Rockbank Pty Ltd	089 268 879	As above
Peet Skye Pty Ltd	117 354 373	As above
Peet Thornlands Pty Ltd	117 970 813	As above

Peet Truganina No 1 Pty Ltd	113 867 164	As above
PLV Pty Ltd	115 232 641	As above
Secure Living Pty Ltd	113 134 562	As above
Secure Living Victoria Pty Ltd	120 911 435	As above
Secure Living Queensland Pty Ltd	126 154 121	As above
Peet No 68 Pty Ltd	103 038 660	As above
Peet No 72 Avoca Pty Ltd	103 038 679	As above
Peet No 73 Pty Ltd	109 887 078	As above
Peet No 74 Pty Ltd	109 887 309	As above
Peet No 77 Pty Ltd	109 887 167	As above
Peet No 81 Pty Ltd	113 867 128	As above
Peet No 82 Pty Ltd	113 867 084	As above
Peet No 85 Pty Ltd	115 141 074	As above
Peet No 87 Pty Ltd	116 850 152	As above
Peet No 88 Pty Ltd	116 850 170	As above
Peet No 90 Pty Ltd	117 354 195	As above
Peet No 92 Pty Ltd	117 807 459	As above
Peet No 95 Pty Ltd	117 970 822	As above
Peet No 98 Pty Ltd	118 278 274	As above
Peet No 99 Pty Ltd	118 278 265	As above
Peet No 102 Pty Ltd	118 278 238	As above
Peet No 105 Pty Ltd	119 202 998	As above
Peet No 107 Pty Ltd	119 202 970	As above
Peet No 108 Pty Ltd	119 202 961	As above
Peet No 110 Pty Ltd	120 911 471	As above
Peet No 111 Pty Ltd	120 911 462	As above
Peet No 112 Pty Ltd	120 911 453	As above
Peet No 113 Pty Ltd	120 911 444	As above
Peet No 115 Pty Ltd	123 373 099	As above

Peet Perth Beachfront Pty Ltd	123 373 080	As above
Peet No 117 Pty Ltd	123 373 062	As above
Peet No 118 Pty Ltd	124 371 679	As above
Peet No 119 Pty Ltd	124 371 642	As above
Peet Treasury Pty Ltd	124 371 651	As above
Peet No 121 Pty Ltd	125 813 309	As above
Peet Estates (VIC) Pty Ltd	125 813 274	As above
Peet No 123 Pty Ltd	125 813 265	As above
Peet Development Management Pty Ltd	126 440 186	As above
Peet No 125 Pty Ltd	126 440 177	As above
Peet No 126 Pty Ltd	126 440 168	As above
Peet No 127 Pty Ltd	126 440 159	As above
Peet Estates (QLD) Pty Ltd	126 440 140	As above
Peet No 129 Pty Ltd	126 440 131	As above
Peet No 130 Pty Ltd	126 674 422	As above
Peet No 131 Pty Ltd	126 674 413	As above
Indemnity & Liability Administrators Pty Ltd	008 892 377	As above
Hawkstone Conveyancing Pty Ltd	009 039 767	As above
Peet No 1895 Pty Ltd	600 981 495	As above
Crace Realty Pty Limited	134 267 762	As above
Lyons Development Corporation Pty Limited	111 168 355	As above
Googong Development Corporation Pty Limited	104 332 523	As above
Googong Pastoral Company Pty Limited	135 358 986	As above
Lightsview Apartments Pty Limited	601 018 964	As above
CIC Australia Pty Ltd	003 157 515	As above
CIC Crace Pty Limited	128 613 230	As above
CIC Developments Pty Limited	092 375 409	As above
CIC Bruce Pty Limited	604 300 156	As above

CIC Bruce PM Pty Limited	604 300 307	As above
CIC Development Management Pty Limited	164 047 394	As above
CIC Constructions Pty Limited	169 893 136	As above
CIC Realty SA Pty Limited	134 108 802	As above

Schedule 4 – Guarantee

1 Guarantee

1.2 Guarantee

- (a) Each Guarantor unconditionally and irrevocably and jointly and severally guarantees to the Trustee and to each Holder the due and punctual payment of the Guaranteed Moneys owed to the Trustee and to such Holder pursuant to each Peet Bond held by that Holder ("**Guaranteed Obligations**").
- (b) If the Issuer defaults in the due and punctual payment of the Guaranteed Moneys, each Guarantor, upon written demand by the Trustee in accordance with this trust deed and the Terms, shall immediately pay those Guaranteed Moneys to the Trustee (on its own account or on behalf of the relevant Holders).
- (c) The obligations of each Guarantor under this guarantee rank at least equally with all other direct, unsubordinated and unsecured obligations of that Guarantor, except for liabilities preferred by mandatory provisions of applicable law.

1.3 Demand

A demand by the Trustee on a Guarantor under this guarantee must be executed under the common seal or by a duly authorised officer or a duly appointed attorney of the Trustee and served on that Guarantor at its address shown in Schedule 3 or such other address in Australia as may be notified from time to time by such Guarantor as being its address for this purpose (or, in the absence of such notification, the registered address of the Issuer). A demand must include a statement that the Issuer has failed to pay or perform a Guaranteed Obligation.

1.4 Principal obligations

Each Guarantor's obligations under this trust deed are principal obligations and are not ancillary or collateral to any other right or obligation.

1.5 Continuing guarantee

This guarantee is a continuing guarantee. Each Guarantor's liability is absolute and unconditional and is not affected by anything which otherwise might operate to relieve it of its obligations, including, without limitation:

- (a) any transaction or arrangement, including an arrangement which increases the Guaranteed Money, any extension of time, waiver or release, or any variation in terms or conditions, which may be made or given between any of a Holder, the Issuer, a Guarantor and anyone else;
- (b) the winding up, liquidation or becoming insolvent under administration of, or appointment of an administrator to, or a discharge or release of, a Guarantor, the Issuer or any other person;

- (c) the fact that any other person fails to become bound or ceases to be bound as surety in respect of the Guaranteed Money;
- (d) the obligations of the Issuer in respect of the Guaranteed Money or the obligations of a Guarantor under this document or any other agreement relating to the Guaranteed Money or this trust deed being or becoming illegal, void, voidable, unenforceable or disclaimed by a liquidator or trustee for creditors or in bankruptcy;
- (e) the Issuer or the Trustee not giving any Guarantor notice of any default by the Issuer or any other person;
- (f) any failure by the Trustee to give notice, or any other omission, delay or mistake on the part of the Trustee;
- (g) any change in the constitution, directors or management of the Issuer or any Guarantor; and
- (h) the Trustee not enforcing its rights under this guarantee or the Peet Bonds against any other person.

1.6 Indemnity

Each Guarantor unconditionally and irrevocably and jointly and severally indemnifies the Trustee and each Holder on demand against any loss which it may suffer because the whole or any part of the Guaranteed Moneys owed to it is not recoverable or is not enforceable in whole or in part.

1.7 Benefit

- (a) Each Guarantor enters into this trust deed for the benefit severally of the Trustee and the Holders from time to time.
- (b) The Trustee may enforce its rights (including enforcing the rights of the Holders) under this Guarantee in accordance with this trust deed.
- (c) Nothing done or omitted to be done by the Trustee or a Holder under or in relation to this Guarantee will affect the rights of the Trustee or any other Holder (as the case may be).

2 Payments

2.1 Withholding tax

Subject to clause 2.2 ("Additional amounts") below, all payments by a Guarantor under this Guarantee shall be made in the currency or currencies in which the relevant Guaranteed Moneys are denominated. Payments by a Guarantor shall be made free and clear of any deductions or withholding. In the event that a Guarantor is prohibited by law from making payments free of deductions or withholdings, then such Guarantor shall pay such additional amount to the Trustee or Holder as may be necessary in order that the actual amount received after all applicable deductions and withholdings shall equal the amount that would have been received if such deductions or withholdings were not made.

2.2 Additional amounts

No additional amounts are payable by a Guarantor under clause 2.1 ("Withholding tax") to the extent the Issuer would not, if it were making the

guaranteed payment, be liable for the additional amount under clause 9 ("Taxation") of the Terms.

3 Change of Guarantors

3.1 Additional Guarantors

A Subsidiary accedes as a Guarantor (after the date of this trust deed) by signing and delivering to the Issuer and the Trustee a "New Guarantor Deed Poll" in substantially the same form as set out in this trust deed and doing any other thing necessary to ensure the enforceability of that Subsidiary's obligations as a Guarantor.

3.2 Release of Guarantors

Subject to clause 4.3 of the Terms, the obligations of a Guarantor under this Guarantee may be terminated by the Issuer giving notice to the Trustee, the Holders and the ASX in accordance with the Terms stating that the obligations of that Guarantor under this Guarantee will be terminated and this Guarantee revoked in respect of that Guarantor not less than 30 days from the publication date of such notice. Such revocation will not affect the liability of any other Guarantor not named in such notice.

4 Preference

If, after the Trustee or a Holder applies any amount against any of the Guaranteed Moneys owed to it, the Trustee or the Holder forms the view that it is obliged to make a payment in respect of the amount so applied by it to any person under any law relating to bankruptcy, winding up or the protection of creditors, the rights of the Trustee or such Holder under this Guarantee will be reinstated, and will be the same in respect of that amount as if the application, or the payment or transaction giving rise to it, had not been made.

5 Covenants

Each Guarantor expressly undertakes to comply with the terms of clauses 4.1 ("Negative pledge") and 4.2 ("Limitation on debt incurrence") of the Terms in so far as the Terms of those clauses expressly apply to it or where the Issuer has agreed to ensure or otherwise that a Guarantor so comply with them.

Peet Bonds Trust Deed

Schedule 5 – Form of New Guarantor Deed Poll

New Guarantor Deed Poll

Details

Additional Guarantor	Name	[•]
	ABN	[•]
	Address	[•]
	Fax	[•]
	Telephone	[•]
	Attention	[•]
Guarantee and Peet Bond Trust Deed	Guarantee set out in Schedule 4 ("Guarantee") of the Peet Bond Trust Deed made by Peet Limited, the Initial Guarantors and the Trustee and dated 2 May 2016 (" Peet Bond Trust Deed ").	
Governing law of this deed poll	The same as the Peet Bond Trust Deed.	

BY THIS DEED POLL the Additional Guarantor described above:

- (a) irrevocably agrees that from the date of this deed it accedes as a Guarantor to the Guarantee as set out in Schedule 4 ("Guarantee") to the Peet Bond Trust Deed;
- (b) irrevocably agrees to comply with and be bound by all current and future obligations of a Guarantor under the Peet Bond Trust Deed;
- (c) acknowledges having read a copy of the Peet Bond Trust Deed before signing this deed poll; and
- (d) acknowledges receiving valuable consideration for this deed poll.

The "Interpretation" and "Definitions" clauses of the Peet Bond Trust Deed and the Terms apply to this deed poll as if they were fully set out in this deed poll.

DATED *[insert date]*

EXECUTED as a deed poll

[Insert attestation clause for Additional Guarantor]

Peet Bonds Trust Deed

Schedule 6 – Rules relating to Meetings of Holders

The following are the Meetings Provisions referred to in the Terms, and which will apply to meetings of Holders and are applicable to the convening of meetings of Holders and the passing of resolutions by them.

1 Interpretation

1.1 Incorporation of other defined terms

Terms which are defined in the Terms or the Trust Deed to which these Meeting Provisions are a schedule have the same meaning when used in these provisions unless the same term is also defined in these provisions, in which case the definition in these provisions prevails. Subject to this, the remaining “Interpretation” provisions of the Trust Deed apply to these provisions.

1.2 Definitions

These meanings apply unless the contrary intention appears:

Circulating Resolution means a written resolution of Holders made in accordance with paragraph 9 (“Circulating Resolutions”);

Form of Proxy means a notice in writing in the form available from the Issuer (or such other person specified in the relevant Offer Specific Terms);

Proxy means a person so appointed under a Form of Proxy;

Notification Date means the date stated in the copies of a Circulating Resolution sent to Holders, which must be no later than the date on which that resolution is first notified to Holders; and

Special Quorum has the meaning set out in paragraph 5.1 (“Number for a quorum”).

1.3 Holders at a specified time

The time and date for determining the identity of a Holder who may be counted for the purposes of determining a quorum or attend and vote at a meeting, or sign a Circulating Resolution, is at the close of business in the place where the Register is maintained on the date which is 21 days before either the date of the meeting or, for a Circulating Resolution, the Notification Date (as applicable).

1.4 Peet Bonds held by the Issuer and its Related Bodies Corporate

In determining whether the provisions relating to quorum, meeting and voting procedures or the signing of a Circulating Resolution are complied with, any Peet Bonds held in the name of, on behalf of, or for the benefit of, the Issuer or any of its Related Bodies Corporate must be disregarded.

1.5 References to certain terms

Unless the contrary intention appears, a reference in these provisions to:

- (a) a “meeting” is to a meeting of Holders of a single Series of Peet Bonds and references to “Peet Bonds” and to “Holders” are to the Peet Bonds of the Series in respect of which a meeting has been, or is to be, called and to the Holders of those Peet Bonds, respectively;
- (b) a “Circulating Resolution of Holders” is to a Circulating Resolution of Holders of a single Series of Peet Bonds and references to “Peet Bonds” and to “Holders” are to the Peet Bonds of the Series in respect of which a Circulating Resolution has been, or is to be, passed and to the Holders of those Peet Bonds respectively; and
- (c) the “Registrar” is to Registrar for the Peet Bonds of the Series in respect of which a meeting has been, or is to be, called.

1.6 Consistency with Part 2L.5 of the Corporations Act

In respect of any meeting that is called under Part 2L.5 of the Corporations Act, these Meeting Provisions shall be deemed to be modified to the extent necessary, and only to that extent, to conform these provisions to the provisions of Part 2L.5 that are applicable to that meeting.

2 Convening a meeting

2.1 Ability to convene meetings

Each of the Trustee or the Issuer or any Guarantor may, at any time, call a meeting of Holders (or the Holders of one or more Series as the case may be).

2.2 Issuer's duty to call meeting

In accordance with section 283EA(1) of the Corporations Act, the Issuer must call a meeting of Holders if:

- (a) Holders who together hold 10% or more of the aggregate Face Value of all Peet Bonds outstanding direct the Issuer to do so;
- (b) the direction is given to the Issuer in writing at its registered office; and
- (c) the purpose of the meeting is to:
 - (i) consider the financial statements that were laid before the last annual general meeting of the Issuer; or
 - (ii) give the Trustee directions in relation to the exercise of any of the Trustee's powers.

or both, as so requested by the relevant Holders.

2.3 Trustee's duty to call meeting

If the Trustee is actually aware of the occurrence of an Event of Default, and provided that the Trustee has available to it from the Trust Fund sufficient money to cover the cost and expenses of doing so, the Trustee must call a meeting of Holders as soon as is reasonably practicable after becoming aware of the Event of Default.

2.4 Meeting under Corporations Act

A meeting of Holders may be called under Part 2L.5 of the Corporations Act.

2.5 Venue

All meetings of Holders of Peet Bonds must be held in Australia unless the Issuer and the Trustee agree otherwise.

A meeting may be held at two or more venues using any technology that gives the Holders as a whole a reasonable opportunity to participate at the same time.

3 Notice of meeting

3.1 Period of notice

Unless otherwise agreed in writing by each Holder, at least 21 days' notice of a meeting must be given to:

- (a) each Holder (or in the case of a Peet Bond registered as being owned jointly, the person whose name appears first in the Register);
- (b) if the notice is not given by the Trustee, the Trustee;
- (c) if the notice is not given by the Issuer, the Issuer;
- (d) if the notice is not given by a Guarantor, the Guarantors;
- (e) the Registrar; and
- (f) the auditors of the Issuer.

3.2 Contents of notice

The notice must:

- (a) specify the date, time and place of the meeting;
- (b) specify the general nature of the business to be transacted at the meeting, but it is not necessary to specify in the notice the precise terms of the resolutions to be proposed; and
- (c) explain how Holders may appoint Proxies and state that Proxies may be appointed until 48 hours before the meeting but not after that time.

3.3 Effect of failure to give notice

The accidental omission to give notice of a meeting to, or the non-receipt of notice by, any Holder entitled to receive notice does not invalidate any resolution passed or other proceedings at the meeting.

An omission to give notice of a meeting to, or the non-receipt of notice by, the Trustee or the Issuer or the Guarantors within the period specified in this paragraph 3, invalidates a meeting unless the Trustee or the Issuer or each Guarantor (as the case may be):

- (a) refuses to accept delivery of that notice; or

- (b) by notice to the other, waives its right to compliance with this paragraph 3.

3.4 Provision of Notices

Clause 18 ("Notices") of the Trust Deed applies to these provisions as if it was fully set out in these provisions.

3.5 Calculation of period of notice

If a notice must be given within a certain period of days, the day on which the notice is given, and the day on which the meeting is to be held, are not to be counted in calculating that period.

3.6 Registered Holders

Holders who are or become registered as Holders less than 21 days before a meeting will not receive notice of that meeting.

4 Chairman

4.1 Nomination of chairman

The person who calls a meeting must nominate in writing a person as the chairman of a meeting.

The chairman of a meeting may, but need not, be a Holder.

4.2 Absence of chairman

If a meeting is held and:

- (a) a chairman has not been nominated; or
- (b) the person nominated as chairman is not present within 15 minutes after the time appointed for the holding of the meeting, or is unable or unwilling to act,

the Holders or Proxies present may appoint a chairman, failing which, the Issuer may appoint a chairman.

4.3 Chairman of adjourned meeting

The chairman of an adjourned meeting need not be the same person as was the chairman of the meeting from which the adjournment took place.

5 Quorum

5.1 Number for a quorum

At any meeting, any one or more Holders present in person or by Proxy form a quorum for the purposes of passing the resolutions shown in the table below only if they alone or together hold (or in the case of Proxies, represent Holders who hold) Peet Bonds representing in aggregate at least the proportion of the outstanding principal amount of the Peet Bonds of the relevant Series shown in the table below.

Type of resolution	Required proportion for any meeting except for meeting previously adjourned because of lack of quorum	Required proportion for meeting previously adjourned because of lack of quorum
Special Resolution requiring a Special Quorum	Two thirds	One third
Special Resolution	Greater than 50%	10%
Holder Resolution	10%	No requirement

In determining how many Holders are present, each individual attending as a Proxy is to be counted, except that:

- (a) where a Holder has appointed more than one Proxy, only one of those Proxies is to be counted;
- (b) where an individual is attending both as a Holder and as a Proxy on behalf of another Holder, that individual is to be counted once in respect of each such capacity; and
- (c) where an individual is attending as a Holder and has also appointed a Proxy in respect of the Peet Bonds it holds, those individuals are to be counted only once.

5.2 Requirement for a quorum

An item of business (other than the choosing of a chairman) may not be transacted at a meeting unless a quorum is present when the meeting proceeds to consider it. If a quorum is present at the time the first item of business is transacted, it is taken to be present when the meeting proceeds to consider each subsequent item of business unless the chairman of the meeting (on the chairman's own motion or at the request of a Holder or Proxy who is present (if such request is accepted by the chairman in its absolute discretion)) declares otherwise.

5.3 If quorum not present

If within 30 minutes after the time appointed for a meeting a quorum is not present, the meeting:

- (a) if convened on the requisition of Holders, is dissolved; and
- (b) in any other case, is adjourned until a date, time and place the chairman appoints. The date of the adjourned meeting must be no earlier than 14 days in respect of any meeting from which the adjournment took place and no later than 42 days after the date of the meeting from which the adjournment took place.

5.4 If quorum not present at adjourned meeting

If a quorum is not present within 30 minutes after the time appointed for any adjourned meeting, the chairman may dissolve the meeting.

If the meeting is not dissolved in accordance with this provision, the chairman may, with the consent of the meeting, and must, if directed by the meeting,

adjourn the meeting to a new date (being not less than 14 days after the adjourned meeting), time or place. Only business which might validly (but for the lack of required quorum) have been transacted at the original meeting may be transacted at the adjourned meeting.

6 Adjournment of a meeting

6.1 When a meeting may be adjourned

The chairman of a meeting may, with the consent of, and must, if directed by, any meeting adjourn the meeting or any business, motion, question, resolution, debate or discussion being considered or remaining to be considered by the meeting either to a later time at the same meeting or to an adjourned meeting at any time and any place.

6.2 Business at adjourned meeting

Only unfinished business is to be transacted at a meeting resumed after an adjournment.

6.3 Notice of adjourned meeting

It is not necessary to give notice of an adjournment unless the meeting is adjourned because of a lack of a quorum. In that case, unless otherwise agreed in writing by each Holder, the person calling the meeting must give five days' notice of the adjourned meeting to each person entitled to receive notice of a meeting under these provisions. The notice must state the quorum required at the adjourned meeting but need not contain any further information.

7 Voting

7.1 Voting on a show of hands

Every resolution put to a vote at a meeting must be decided on a show of hands unless a poll is properly demanded in accordance with paragraph 7.2 ("When is a poll properly demanded").

A declaration by the chairman that a resolution has been carried, or carried by a particular majority, or lost or not carried by any particular majority, is conclusive evidence of the fact. Neither the chairman nor the minutes need to state, and it is not necessary to prove, the number or proportion of the votes recorded in favour of or against the resolution.

7.2 When is a poll properly demanded

A poll may be properly demanded by:

- (a) the chairman;
- (b) the Issuer;
- (c) the Trustee; or
- (d) one or more persons who alone or together hold (or represent Holders who hold) Peet Bonds representing in aggregate at least 2% of the principal amount of the outstanding Peet Bonds in respect of which the meeting has been called.

The poll may be properly demanded before a vote is taken or before or immediately after the voting results on a show of hands are declared.

7.3 Poll

If a poll is properly demanded, it must be taken in the manner and at the date and time directed by the chairman, provided that a poll demanded must be taken immediately or at such time (being not later than 30 days from the date of the meeting). The result of the poll is a resolution of the meeting at which the poll was demanded.

A poll demanded on the election of a chairman or on a question of adjournment must be taken immediately.

A demand for a poll may be withdrawn.

The demand for a poll does not prevent the continuance of the meeting for the transaction of any business other than the question on which the poll was demanded.

7.4 Equality of votes - chairman's casting vote

If there is an equality of votes either on a show of hands or on a poll, the chairman of the meeting has a casting vote in addition to any votes to which the chairman is otherwise entitled as a Holder or Proxy.

7.5 Entitlement to vote

A Holder (or, in the case of a Peet Bond registered as being owned jointly, the person whose name appears first in the Register) may be present and vote in person at any meeting in respect of the Peet Bond or be represented by Proxy.

Except where these provisions otherwise provide, at any meeting:

- (a) on a show of hands, each Holder present in person and each person present as a Proxy on behalf of a Holder who is not present at the meeting has one vote (and, if a Holder is present as a Proxy on behalf of another Holder, that Holder has one vote in respect of each such appointment and any person present as a Proxy on behalf of more than one Holder, that Proxy has one vote in respect of each such capacity); and
- (b) on a poll, each Holder or Proxy present has one vote in respect of each principal amount equal to the denomination of the Peet Bonds of the Series in respect of which the meeting is being held of Peet Bonds which are registered in that person's name or in respect of which that person is a Proxy.

Without affecting the obligations of the Proxies named in any Form of Proxy, any person entitled to more than one vote need not use all votes (or cast all the votes) to which it is entitled in the same way.

7.6 Entitlement to attend

The only persons entitled to attend and speak at any meeting are the Issuer, the Guarantors, the Trustee, the Registrar, the Holders (and/or their Proxies) and their respective financial and legal advisers and the chairman.

7.7 Objections to right to vote

A challenge to a right to vote at a meeting of Holders:

- (a) may only be made at the meeting; and
- (b) must be determined by the chairman, whose decision is final.

8 Proxies

8.1 Appointment of proxy

A Holder entitled to attend and vote at a meeting may appoint a Proxy to attend and act on that Holder's behalf in connection with any meeting by a Form of Proxy signed by the Holder. If the Holder is a corporation, the Form of Proxy must be executed in accordance with the Corporations Act.

8.2 Validity of Forms of Proxy

Forms of Proxy are valid for so long as the Peet Bonds to which they relate are registered in the name of the appointor but not otherwise.

8.3 Who may be a Proxy?

A Proxy:

- (a) need not be a Holder; and
- (b) may be an attorney, officer, employee, contractor, agent, representative of, or otherwise connected with, the Issuer, the Guarantors or the Trustee (as the case may be).

8.4 Form of Proxy must be lodged with Issuer or the Trustee

A Form of Proxy will not be treated as valid unless it is (together with any power of attorney or other authority under which it is signed, or a copy of that power or authority certified in the manner as the Issuer (or the Trustee if the Trustee is being appointed as proxy) may require) received by the Issuer or the Trustee (as the case may be) (or a person appointed to act on behalf of the Issuer or the Trustee (as the case may be) as specified in the notice of meeting) at the office specified in the notice of meeting no later than 48 hours before the meeting at which the Form of Proxy is to be used.

8.5 Revocation and amendment

Any vote given in accordance with the terms of a Form of Proxy is valid even if, before the Proxy votes, the relevant Holder:

- (a) revokes or amends the Form of Proxy or any instructions in relation to it; or
- (b) transfers the Peet Bonds in respect of which the proxy was given,

unless notice of that revocation, amendment or transfer is received from the Holder who signed that Form of Proxy by the Issuer (or a person appointed to act on behalf of the Issuer specified in the notice of meeting) at the office specified in the notice of meeting no later than 48 hours before the meeting at which the Form of Proxy is used.

9 Circulating Resolutions

The Holders may without a meeting being held:

- (a) pass a Holder Resolution, if within one month after the Notification Date, Holders representing more than 50% of the principal amount of outstanding Peet Bonds as at the Notification Date sign a document stating that they are in favour of the resolution set out in that document; or
- (b) pass a Special Resolution, if within one month after the Notification Date, Holders representing at least 75% of the principal amount of outstanding Peet Bonds as at the Notification Date sign a document containing a statement that they are in favour of the resolution set out in that document.

Separate copies of a document may be used for signing by Holders if the wording of the resolution and statement is identical in each copy.

The resolution is passed when the last Holder signs it.

The accidental omission to give a copy of a Circulating Resolution to, or the non-receipt of a copy by, any Holder does not invalidate the Circulating Resolution.

10 Matters requiring a Special Resolution

The following matters require a Special Resolution of Holders:

- (a) an amendment of a provision of the Trust Deed, the Terms or a right created under any of them, except for:
 - (i) an amendment which may be made without the consent of Holders under clause 15.2(a)(i) ("Amendment of the Trust Deed") of the Trust Deed; and
 - (ii) an amendment which may be made on the authority of a Holder Resolution under clause 10.3(b) ("Amendments") of the Terms or clause 15.2(a)(ii) ("Amendments of the Trust Deed") of the Trust Deed;
- (b) the exchange or substitution of the Peet Bonds for, or the conversion of the Peet Bonds into, shares, bonds or other obligations or securities of the Issuer or any other body corporate which is not expressly permitted under the Terms;
- (c) the authorisation of any person to do anything necessary to give effect to a Special Resolution;
- (d) the exercise of any right, power or discretion under the Trust Deed or the Terms that expressly requires a Special Resolution; and
- (e) the appointment of any committee (which need not consist of Holders) to represent the interests of the Holders and the conferring on the committee of any rights, powers or discretions which the Holders may exercise by a Special Resolution.

11 Special Resolutions requiring a Special Quorum to consider a Special Resolution

The following matters require a Special Quorum to be present at the meeting to consider a Special Resolution:

- (a) a change to the dates of maturity or redemption of any Peet Bonds or any date on which a payment of principal or interest is due on any Peet Bonds;
- (b) a reduction or cancellation of an amount payable, or a change to the method of calculating an amount payable or a date of payment in respect of the Peet Bonds (other than where the reduction, cancellation or change is expressly provided for in the Terms or where the modification increases the amount payable);
- (c) a change to the Face Value in respect of the Peet Bonds;
- (d) any amendment to the Guarantee;
- (e) a change to the majority required to pass a Special Resolution; and
- (f) a change to the quorum (whether a Special Quorum or otherwise) required to pass a Special Resolution at any meeting.

12 Matters requiring a Holder Resolution

The Holders have the power exercisable by Holder Resolution to do or approve anything for which a Special Resolution is not required.

13 Effect and notice of resolution

13.1 Resolutions are binding

A resolution passed at a meeting duly convened and held (or by a Circulating Resolution duly sent and signed) in accordance with these provisions is binding on all Holders, whether or not they were present, or voted, at the meeting (or signed the Circulating Resolution).

13.2 Notice of resolutions

The Issuer must give notice to the Holders, the Trustee and the Registrar of the result of the voting on a resolution within 14 days of the result being known. However, a failure to do so does not invalidate the resolution.

14 Minutes

14.1 Minute books

The Issuer must keep minute books in which it records:

- (a) proceedings and resolutions of meetings; and
- (b) Circulating Resolutions.

14.2 Minutes and Circulating Resolutions must be signed

The Issuer must ensure that:

- (a) minutes of a meeting are signed by the chairman of the meeting or by the chairman of the next meeting; and
- (b) Circulating Resolutions are signed by a director or secretary of the Issuer.

14.3 Minutes and Circulating Resolutions conclusive

A minute or Circulating Resolution that is recorded and signed in accordance with these provisions is, unless the contrary is proved, conclusive evidence:

- (a) of the matters contained in it;
- (b) that the meeting has been duly convened and held (or copies of the proposed Circulating Resolution have been duly sent and signed); and
- (c) that all resolutions have been duly passed.

15 Further procedures

The Issuer and the Trustee may prescribe further regulations for the holding of, attendance and voting at meetings as are necessary or desirable and are not materially prejudicial to the interests of the Holders as a whole.

16 Peet Bonds of more than one Series

16.1 Application

This paragraph applies whenever there are outstanding Peet Bonds which do not form a single Series.

16.2 Resolutions affecting one Series

A resolution which affects one Series of Peet Bonds only is taken to have been duly passed if passed at a meeting, or by a Circulating Resolution, of the Holders of that Series.

16.3 Resolutions affecting more than one Series

A resolution which affects more than one Series of Peet Bonds but does not give rise to a conflict of interest between the Holders of any of the Series so affected is taken to have been duly passed if passed at a single meeting, or by a Circulating Resolution, of the Holders of all Series so affected (and, for the purposes of determining the requisite quorum and required proportions of holdings for determining if a resolution has been passed at such a meeting, all Series shall be aggregated as if they formed a single Series).

A resolution which affects more than one Series and gives or may give rise to a conflict of interest between the Holders of any of the Series so affected is taken to have been duly passed if passed at separate meetings, or by separate Circulating Resolutions, of the Holders of each Series so affected.

16.4 Legal opinions

The Issuer and the Trustee may rely on, and the Holders are bound by, a legal opinion from independent legal advisers of recognised standing in Australia to the effect that a resolution:

- (a) affects one Series only; or
- (b) if it affects more than one Series of Peet Bonds, does not give rise to a conflict of interest, for the purposes of determining the meeting or meetings which need to be held for the purposes of this paragraph.

Peet Bonds Trust Deed

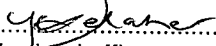
Signing page

DATED: 2 May 2016

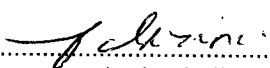
Trustee

THE COMMON SEAL of
AUSTRALIAN EXECUTOR
TRUSTEES LIMITED
was affixed with the authority of:




Signature of authorised officer

Yvonne Kelaher
Name


Signature of authorised officer

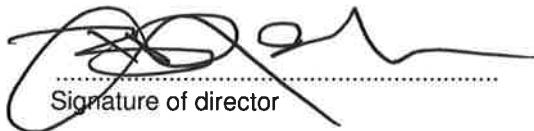
FIDES DIVINA
Name

Peet Bonds Trust Deed

Issuer

EXECUTED by

PEET LIMITED (ABN 56 008 665 834)
in accordance with section 127(1) of the
Corporations Act 2001 (Cwlth) by
authority of its directors:



Signature of director

BRENDAN DAVID GORE

Name of director (block letters)



Signature of director/company
secretary*

*delete whichever is not applicable

DOMENICO SCAFETTA

Name of director/company secretary*
(block letters)

*delete whichever is not applicable

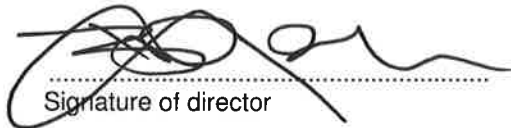
Peet Bonds Trust Deed

Guarantors

EXECUTED by

PEET GREENVALE NO 2 PTY LTD
PEET MANAGEMENT PTY LTD
PEET ESTATES (WA) PTY LTD
PEET ASHTON HEIGHTS PTY LTD
PEET CRAIGIEBURN PTY LTD
PEET SOUTHERN JV PTY LTD
PEET INNISFAIL PTY LTD
PEET ABREHART ROAD PTY LTD
PEET BALDIVIS HEIGHTS PTY LTD
PEET BRIGADOON PTY LTD
PEET BUDERIM PTY LTD
PEET CRANBOURNE (NELSON ST)
PTY LTD
PEET CRANBOURNE (51A CRAIG
ROAD) PTY LTD
PEET GIPPSLAND HWY PTY LTD
PEET GRAND 56 PTY LTD
PEET HAMMERSMITH PTY LTD
PEET JOINT VENTURE PTY LTD
PEET LIFESTYLE VILLAGES PTY
LTD
PEET POINT COOK NO 2 PTY LTD
PEET POINT COOK SOUTH PTY LTD
PEET QUEENS PARK JV PTY LTD
PEET ROCKBANK PTY LTD
PEET SKYE PTY LTD
PEET THORNLANDS PTY LTD
PEET TRUGANINA NO 1 PTY LTD
PLV PTY LTD

in accordance with section 127(1) of the
Corporations Act 2001 (Cwlth) by
authority of its directors:



Signature of director

BRENDAN DAVID GORE

Name of director (block letters)



Signature of director/company
secretary*

*delete whichever is not applicable

DOMENICO SCAFETTA

Name of director/company secretary*
(block letters)

*delete whichever is not applicable

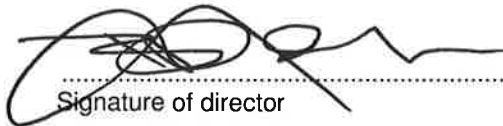
Peet Bonds Trust Deed

Guarantors

EXECUTED by

SECURE LIVING PTY LTD
SECURE LIVING VICTORIA PTY LTD
SECURE LIVING QUEENSLAND PTY LTD
PEET NO 68 PTY LTD
PEET NO 72 AVOCA PTY LTD
PEET NO 73 PTY LTD
PEET NO 74 PTY LTD
PEET NO 77 PTY LTD
PEET NO 81 PTY LTD
PEET NO 82 PTY LTD
PEET NO 85 PTY LTD
PEET NO 87 PTY LTD
PEET NO 88 PTY LTD
PEET NO 90 PTY LTD
PEET NO 92 PTY LTD
PEET NO 95 PTY LTD
PEET NO 98 PTY LTD
PEET NO 99 PTY LTD
PEET NO 102 PTY LTD
PEET NO 105 PTY LTD
PEET NO 107 PTY LTD
PEET NO 108 PTY LTD
PEET NO 110 PTY LTD
PEET NO 111 PTY LTD
PEET NO 112 PTY LTD
PEET NO 113 PTY LTD
PEET NO 115 PTY LTD
PEET PERTH BEACHFRONT PTY LTD
PEET NO 117 PTY LTD
PEET NO 118 PTY LTD
PEET NO 119 PTY LTD
PEET TREASURY PTY LTD
PEET NO 121 PTY LTD
PEET ESTATES (VIC) PTY LTD
PEET NO 123 PTY LTD

in accordance with section 127(1) of the
Corporations Act 2001 (Cwlth) by
authority of its directors:



Signature of director

BRENDAN DAVID GORE

Name of director (block letters)



Signature of director/company
secretary*

*delete whichever is not applicable

DOMENICO SCAFETTA

Name of director/company secretary*
(block letters)

*delete whichever is not applicable

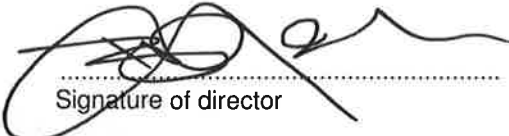
Peet Bonds Trust Deed

Guarantors

EXECUTED by

PEET DEVELOPMENT
MANAGEMENT PTY LTD
PEET NO 125 PTY LTD
PEET NO 126 PTY LTD
PEET NO 127 PTY LTD
PEET ESTATES (QLD) PTY LTD
PEET NO 129 PTY LTD
PEET NO 130 PTY LTD
PEET NO 131 PTY LTD
INDEMNITY & LIABILITY
ADMINISTRATORS PTY LTD
HAWKSTONE CONVEYANCING PTY
LTD
PEET NO 1895 PTY LTD
CRACE REALTY PTY LIMITED
LYONS DEVELOPMENT
CORPORATION PTY LIMITED
GOOGONG DEVELOPMENT
CORPORATION PTY LIMITED
GOOGONG PASTORAL COMPANY
PTY LIMITED
LIGHTSVIEW APARTMENTS PTY
LIMITED
CIC AUSTRALIA PTY LTD
CIC CRACE PTY LIMITED
CIC DEVELOPMENTS PTY LIMITED
CIC BRUCE PTY LIMITED
CIC BRUCE PM PTY LIMITED
CIC DEVELOPMENT MANAGEMENT
PTY LIMITED
CIC CONSTRUCTIONS PTY LIMITED
CIC REALTY SA PTY LIMITED

in accordance with section 127(1) of the
Corporations Act 2001 (Cwlth) by
authority of its directors:



Signature of director

BRENDAN DAVID GORE

Name of director (block letters)



Signature of director/company
secretary*

*delete whichever is not applicable

DOMENICO SCAFETTA

Name of director/company secretary*
(block letters)

*delete whichever is not applicable

Peet Bonds – Supplemental Trust Deed

Dated 6 December 2016

King & Wood Mallesons

Level 61
Governor Phillip Tower
1 Farrer Place
Sydney NSW 2000
Australia
T +61 2 9296 2000
F +61 2 9296 3999
DX 113 Sydney
www.kwm.com

Peet Bonds – Supplemental Trust Deed

Contents

Details	1
General terms	3
1 Interpretation	3
1.1 Definitions	3
1.2 Interpretation	3
2 Amendment to the Trust Deed	3
2.1 Amendments which apply to Series 1 Bonds only	3
2.2 Amendments which apply to Series 1 Bonds and any new Series of Peet Bonds issued on or after the date of this deed	4
2.3 Acknowledgement	4
3 General	4
3.1 Conflict	4
3.2 Counterparts	4
3.3 Governing Law and Jurisdiction	4
Schedule	6
Signing page	8

Peet Bonds – Supplemental Trust Deed

Details

Parties	Issuer, Guarantors and Trustee	
Issuer	Name	Peet Limited (ABN 56 008 665 834)
	Address	Level 7 200 St Georges Terrace Perth WA 6000
	Fax	+61 8 9481 4712
	Email	dom.scafetta@peet.com.au
	Attention	Company Secretary
Guarantors	Name	Each of the entities listed in Schedule 3 to the Trust Deed (as defined below), except for Peet No. 119 Pty Limited
	Address	Level 7 200 St Georges Terrace Perth WA 6000
	Fax	+61 8 9481 4712
	Email	dom.scafetta@peet.com.au
	Attention	Company Secretary
Trustee	Name	Australian Executor Trustees Limited (ABN 84 007 869 794)
	Address	Level 22 207 Kent Street Sydney NSW 2000
	Fax	+61 2 9028 5942
	Email	corptrustnotes@aetlimited.com.au
	Attention	Corporate Trust
Recitals	A	The parties hereto (together with Peet No. 119 Pty Ltd) entered into the Peet Bonds Trust Deed dated 2 May 2016 (" Trust Deed ").
	B	The parties to this deed wish to amend the Trust Deed as set out herein in respect of (a) the Series 1, Tranche 1 Bonds (" Series 1 Bonds ") issued pursuant to the Trust Deed on 7

June 2016 and (b) in respect of any new Series of Peet Bonds issued on or after the date of this deed.

- C** Under clause 15.2(a)(i)(D) of the Trust Deed, the Issuer may, with the approval of the Trustee, amend the Trust Deed without the consent of Holders if the Issuer and the Trustee are each of the opinion that the amendment is not materially prejudicial to the interests of the Holders as a whole.
- D** The Issuer and the Trustee are each of the opinion that the amendments provided for in this deed are not materially prejudicial to the interests of Holders as a whole.

Governing law	Western Australia
----------------------	-------------------

Date of deed	6 December 2016
---------------------	-----------------

Peet Bonds – Supplemental Trust Deed

General terms

1 Interpretation

1.1 Definitions

- (a) A term which is defined in the Trust Deed has the same meaning when used in this deed except where the context otherwise requires or unless it is expressly defined in this deed.
- (b) The following terms have the following meanings:
 - "Agent"** means Australia and New Zealand Banking Group Limited as Agent under the Facility Agreement.
 - "Confirmation"** means the notification to be given by the Agent pursuant to paragraph 3 of the Release Letter.
 - "Facility Agreement"** means the agreement dated 24 December 2010 as amended from time to time and as amended and restated on 23 June 2011, 29 September 2011, 23 December 2011, 28 September 2012, 16 June 2014, 17 April 2015 and 2 May 2016 between the Issuer and the Guarantors, National Australia Bank Limited and Australia and New Zealand Banking Group Limited as Arrangers and Original Lenders, Australia and New Zealand Banking Group Limited as Agent and ANZ Fiduciary Services Pty Ltd as Security Trustee.
 - "Release Letter"** means the "Acquisition of land in Tarneit, Victoria – Release and consent letter" dated 1 December 2016 between each party to the Facility Agreement.
 - "Released Guarantor"** means each Guarantor listed in the Schedule to this deed.
 - "Series 1 Bonds"** has the meaning given in the Recitals.

1.2 Interpretation

Clause 20.2 of the Trust Deed is incorporated into this deed.

2 Amendment to the Trust Deed

2.1 Amendments which apply to Series 1 Bonds only

- (a) With effect from the date on which the Trustee has received a copy of the Confirmation, the following will be added to paragraph 3.2 of Schedule 4 to the Trust Deed:
 - "The Trustee agrees that, notwithstanding the requirement above to give 30 days' notice to Holders, in respect of the release of the Released Guarantors (as defined in the Supplemental Trust Deed dated 6 December 2016), the obligations of the Released Guarantors under this

Guarantee will be terminated and this Guarantee revoked in respect of the Released Guarantors on the date such notice is given".

- (b) The Issuer and the Trustee agree that the amendment set out in paragraph (a) applies in respect of the Series 1 Bonds only.

2.2 Amendments which apply to Series 1 Bonds and any new Series of Peet Bonds issued on or after the date of this deed

- (a) With effect from the date on which the Trustee has received a copy of the Confirmation, the following new paragraph 3.3 is inserted into Schedule 4 to the Trust Deed:

"The Trustee may in its absolute discretion waive the requirement in clause 3.2 for the Issuer to give 30 days' notice of the release of a Guarantor to the Trustee, the Holders and the ASX provided that the Issuer and the Trustee are each of the opinion that the waiver by the Trustee of such notice requirement is not materially prejudicial to the interests of the Holders as a whole".

- (b) The Issuer and the Trustee agree that the amendment set out in paragraph (a) applies in respect of both the Series 1 Bonds and any new Series of Peet Bonds issued on or after the date of this deed.

2.3 Acknowledgement

- (a) The Issuer and the Trustee acknowledge and agree that the amendments set out in clauses 2.1 and 2.2 of this deed:
 - (i) are made pursuant to clause 15.2(a)(i)(D) of the Trust Deed; and
 - (ii) are not materially prejudicial to the interests of Holders as a whole.
- (b) Each party confirms that, other than as provided in this clause 2 ("Amendment to the Trust Deed"), the Trust Deed remains in full force and effect in respect of both the Series 1 Bonds and any future Series of Peet Bonds.

3 General

3.1 Conflict

If there is a conflict between the Trust Deed and this deed, the terms of this deed prevail.

3.2 Counterparts

This deed may consist of a number of copies, each signed by one or more parties to this deed. If so, the signed copies are treated as making up the one document.

3.3 Governing Law and Jurisdiction

- (a) This deed is governed by the law in force in Western Australia.
- (b) Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts of Western Australia and courts of appeal from them. The Issuer, each Guarantor and the Trustee each waives any right

it has to object to an action being brought in those courts, to claim that such action has been brought in an inconvenient forum, or to claim those courts do not have jurisdiction.

Peet Bonds – Supplemental Trust Deed

Schedule

Guarantors in respect of which 30 days' notice of their release is not required:

- 1 Peet No. 1895 Pty Ltd ACN 600 981 495
- 2 Hawkstone Conveyancing Pty Ltd ACN 009 039 767
- 3 Peet Queens Park JV Pty Limited ACN 109 531 286
- 4 Peet Gippsland Hwy Pty Limited ACN 117 807 422
- 5 Peet Innisfail Pty Limited ACN 066 998 847
- 6 Peet Management Pty Limited ACN 009 341 191
- 7 Peet No 115 Pty Limited ACN 123 373 099
- 8 Peet No 95 Pty Limited ACN 117 970 822
- 9 Peet Skye Pty Limited ACN 117 354 373
- 10 Peet Thornlands Pty Limited ACN 117 970 813
- 11 Secure Living Queensland Pty Ltd ACN 126 154 121
- 12 Peet Buderim Pty Limited ACN 118 278 247
- 13 Peet Ashton Heights Pty Limited ACN 103 038 704
- 14 Peet Baldivis Heights Pty Limited ACN 109 887 185
- 15 Peet Cranbourne (Nelson St) Pty Limited ACN 118 278 256
- 16 Peet Grand 56 Pty Limited ACN 100 853 450
- 17 Peet Hammersmith Pty Limited ACN 103 038 697
- 18 Peet Lifestyle Villages Pty Limited ACN 115 232 678
- 19 Peet No 102 Pty Limited ACN 118 278 238
- 20 Peet No 105 Pty Limited ACN 119 202 998
- 21 Peet No 68 Pty Limited ACN 103 038 660
- 22 Peet No 72 Avoca Pty Limited ACN 103 038 679
- 23 Peet No 74 Pty Limited ACN 109 887 309
- 24 Peet No 77 Pty Limited ACN 109 887 167
- 25 Peet No 81 Pty Limited ACN 113 867 128
- 26 Peet No 92 Pty Limited ACN 117 807 459

Peet Bonds Supplemental Trust Deed

- 27 Peet No 98 Pty Limited ACN 118 278 274
- 28 Peet No 99 Pty Limited ACN 118 278 265
- 29 Peet Perth Beachfront Pty Limited ACN 123 373 080
- 30 Peet Point Cook No 2 Pty Limited ACN 098 939 158
- 31 Peet Point Cook South Pty Limited ACN 102 498 644
- 32 Secure Living Victoria Pty Limited ACN 120 911 435
- 33 Googong Development Corporation Pty Limited ACN 104 332 523
- 34 Googong Pastoral Company Pty Limited ACN 135 358 986
- 35 CIC Constructions Pty Limited ACN 169 893 136
- 36 Indemnity & Liability Administrators Pty Ltd ACN 008 892 377

Peet Bonds Supplemental Trust Deed

Signing page

DATED: 8 December 2016

Trustee

THE COMMON SEAL of
AUSTRALIAN EXECUTOR
TRUSTEES LIMITED

was affixed with the authority of:

Signature of authorised officer

Marjorie Hortinela

Name Authorised Officer



Signature of authorised officer

PINA SPATHIS

Name

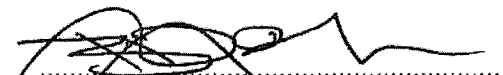
9

Peet Bonds – Supplemental Trust Deed

Guarantors

EXECUTED by)
)
PEET GREENVALE NO 2 PTY LTD)
PEET MANAGEMENT PTY LTD)
PEET ESTATES (WA) PTY LTD)
PEET ASHTON HEIGHTS PTY LTD)
PEET CRAIGIEBURN PTY LTD)
PEET SOUTHERN JV PTY LTD)
PEET INNISFAIL PTY LTD)
PEET ABREHART ROAD PTY LTD)
PEET BALDIVIS HEIGHTS PTY LTD)
PEET BRIGADOON PTY LTD)
PEET BUDERIM PTY LTD)
PEET CRANBOURNE (NELSON ST))
PTY LTD)
PEET CRANBOURNE (51A CRAIG)
ROAD) PTY LTD)
PEET GIPPSLAND HWY PTY LTD)
PEET GRAND 56 PTY LTD)
PEET HAMMERSMITH PTY LTD)
PEET JOINT VENTURE PTY LTD)
PEET LIFESTYLE VILLAGES PTY)
LTD)
PEET POINT COOK NO 2 PTY LTD)
PEET POINT COOK SOUTH PTY LTD)
PEET QUEENS PARK JV PTY LTD)
PEET ROCKBANK PTY LTD)
PEET SKYE PTY LTD)
PEET THORNLANDS PTY LTD)
PEET TRUGANINA NO 1 PTY LTD)
PLV PTY LTD)

in accordance with section 127(1) of)
the Corporations Act 2001 (Cwlth) by)
authority of its directors:)
)
)
)
)


.....
Signature of director

BRENDAN DAVID GORE

.....
Name of director (block letters)


.....
Signature of director/company
secretary*

*delete whichever is not applicable

DOMENICO SCAFETTA

.....
Name of director/company secretary*
(block letters)

*delete whichever is not applicable

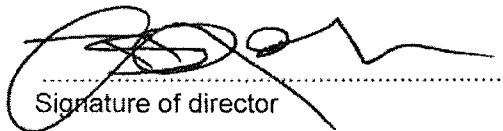
Peet Bonds – Supplemental Trust Deed

Guarantors

EXECUTED by

SECURE LIVING PTY LTD
SECURE LIVING VICTORIA PTY LTD
SECURE LIVING QUEENSLAND PTY LTD
PEET NO 68 PTY LTD
PEET NO 72 AVOCA PTY LTD
PEET NO 73 PTY LTD
PEET NO 74 PTY LTD
PEET NO 77 PTY LTD
PEET NO 81 PTY LTD
PEET NO 82 PTY LTD
PEET NO 85 PTY LTD
PEET NO 87 PTY LTD
PEET NO 88 PTY LTD
PEET NO 90 PTY LTD
PEET NO 92 PTY LTD
PEET NO 95 PTY LTD
PEET NO 98 PTY LTD
PEET NO 99 PTY LTD
PEET NO 102 PTY LTD
PEET NO 105 PTY LTD
PEET NO 107 PTY LTD
PEET NO 108 PTY LTD
PEET NO 110 PTY LTD
PEET NO 111 PTY LTD
PEET NO 112 PTY LTD
PEET NO 113 PTY LTD
PEET NO 115 PTY LTD
PEET PERTH BEACHFRONT PTY LTD
PEET NO 117 PTY LTD
PEET NO 118 PTY LTD
PEET TREASURY PTY LTD
PEET NO 121 PTY LTD
PEET ESTATES (VIC) PTY LTD
PEET NO 123 PTY LTD

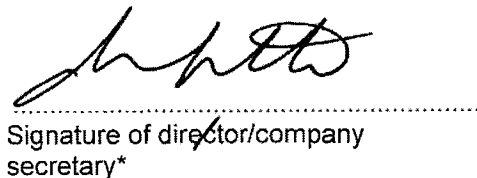
in accordance with section 127(1) of
the Corporations Act 2001 (Cwlth) by
authority of its directors:



Signature of director

BRENDAN DAVID GORE

Name of director (block letters)



Signature of director/company
secretary*

*delete whichever is not applicable

DOMENICO SCAFETTA

Name of director/company secretary*
(block letters)

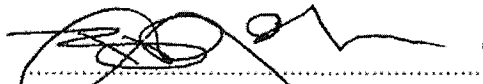
*delete whichever is not applicable

Peet Bonds – Supplemental Trust Deed

Guarantors

EXECUTED by)
)
PEET DEVELOPMENT)
MANAGEMENT PTY LTD)
PEET NO 125 PTY LTD)
PEET NO 126 PTY LTD)
PEET NO 127 PTY LTD)
PEET ESTATES (QLD) PTY LTD)
PEET NO 129 PTY LTD)
PEET NO 130 PTY LTD)
PEET NO 131 PTY LTD)
INDEMNITY & LIABILITY)
ADMINISTRATORS PTY LTD)
HAWKSTONE CONVEYANCING PTY)
LTD)
PEET NO 1895 PTY LTD)
PEET ESTATES (ACT) PTY LIMITED)
(FORMERLY CRACE REALTY PTY)
LIMITED))
LYONS DEVELOPMENT)
CORPORATION PTY LIMITED)
GOOGONG DEVELOPMENT)
CORPORATION PTY LIMITED)
GOOGONG PASTORAL COMPANY)
PTY LIMITED)
LIGHTSVIEW APARTMENTS PTY)
LIMITED)
CIC AUSTRALIA PTY LTD)
CIC CRACE PTY LIMITED)
CIC DEVELOPMENTS PTY LIMITED)
CIC BRUCE PTY LIMITED)
CIC BRUCE PM PTY LIMITED)
CIC DEVELOPMENT MANAGEMENT)
PTY LIMITED)
CIC CONSTRUCTIONS PTY LIMITED)
PEET ESTATES (SA) PTY LIMITED)
(FORMERLY CIC REALTY SA PTY)
LIMITED))
)

in accordance with section 127(1) of
the Corporations Act 2001 (Cwlth) by
authority of its directors:


Signature of director

BRENDAN DAVID GORE

Name of director (block letters)


Signature of director/company
secretary*

*delete whichever is not applicable

DOMENICO SCAFETTA

Name of director/company secretary*
(block letters)

*delete whichever is not applicable