



NSX RELEASE

27 APRIL 2023

MARKET UPDATE – SMITHFIELD PREMISES

Australia Sunny Glass Group Limited (**ASGG** or **Company**) (NSX: AG1) provides the below update for its Smithfield premises.

The Company has secured a 10-year lease for its large-scale facility at Smithfield, NSW, directly with the landlord. The premises were previously leased under a sublease agreement, which has since terminated.

The Smithfield facility is one of the most specialised and comprehensive glass processing facilities in New South Wales and is also the headquarters for the Company's operations in Australia, providing the support for the glass products and glass processing division, from logistics, storage, manufacturing and distribution to administration and sales.

The Company is pleased to have secured a continuing lease agreement in respect of the premises, and key terms of the agreement are set out in the attached schedule.

Authorised by:

The Board of Directors

Australia Sunny Glass Group Limited

Investor Inquiries

Australia Sunny Glass Group Limited
+61 8 9277 9197
security.asgg@sunnyglass.com.au

ACN 632 790 660

82 Belmont Avenue, Rivervale, Western Australia 6159

Email: security.asgg@sunnyglass.com.au

Phone: +61 8 9277 9197

Schedule 1

Summary of the material terms of the new lease agreement

Key terms	Details
Premises	The property at 239-251 Woodpark Road, Smithfield, NSW and being the warehouse, office, front carpark and surrounding curtilage
Current Rent	\$1,035,000.00 per annum, plus GST
Rent Reviews	Fixed annual increases of 3.25% during the term of the lease, on each Review Date
Outgoings	Tenant to pay 100% of all building outgoings
Bank Guarantee	An amount equivalent to six (6) months' rent plus outgoings plus GST in a form and from a financial institution satisfactory to the Landlord
Permitted Use	Processing and storage of glass and associated manufacturing products
End Date	18 April 2033
Review Date	Each anniversary of the commencing date
Option to Renew and Option to Purchase	Not applicable