

GUNNING



22nd August 2013

Liu Wensheng
GR Capital Pty Ltd
Suite 144, 10 Park Rd
Hurstville NSW 2010

By Fax: ~~8211 0555~~ 9586.0669.

Dear Liu,

Re: Buyer Agency
Hurstville Business Park, 420 Forest Rd Hurstville, NSW

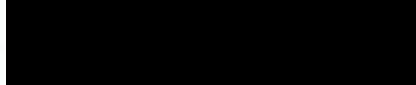
Further to our meeting on 20th August 2013, I confirm that you agree to appoint Malcolm Gunning - Principal of Gunning Commercial as your representative, for your proposed purchase of the subject property, for the development of a large retail and apartment complex.

I confirm your instruction of the confidentiality you require with the subject negotiation.

On the basis you or your nominated company are the successful purchaser of the subject property, you agree, on behalf of the purchasing company, to pay my company a fee of 0.5% of the gross purchase price, payable on a successful exchange of contract between you and the owners (GE Real Estate Investments Australia Pty Ltd) and your nominated company.

For further discussion about this matter, please contact the writer.

Regards



Malcolm Gunning
Principal
Gunning Commercial
M: [REDACTED] 2422
E: mg@gunningcommercial.com

Liu Wensheng
Chief Executive Officer
GR Capital Pty Ltd
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E: liu@newgrcapital.com

SURRY HILLS
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