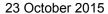


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Dear Shareholder

On behalf of the Board of Peet Limited, I am pleased to invite you to Peet's 2015 Annual General Meeting ("AGM"). The meeting will be held on Wednesday, 25 November 2015 at the Parmelia Hilton Hotel in Perth, WA, commencing at 10.00am (AWST).

The AGM is an important part of Peet's overall approach to governance and gives you an opportunity to hear about Peet's business, talk to your Directors and senior management team, ask questions and vote on items of business.

This year's AGM agenda includes resolutions around the re-election of Directors and remuneration-related matters.

Your vote on all proposed resolutions is important and I urge you to lodge your votes as soon as possible.

On behalf of the Board

Tony Lennon Chairman



# PEET LIMITED

ABN 56 008 665 834

# NOTICE OF ANNUAL GENERAL MEETING

AND

## EXPLANATORY MEMORANDUM TO SHAREHOLDERS

## A PROXY FORM IS ENCLOSED

Please read the Notice and Explanatory Memorandum carefully.

If you are unable to attend the meeting please complete and return the enclosed proxy form in accordance with the specified instructions.

## PEET LIMITED

ABN 56 008 665 834

## NOTICE OF ANNUAL GENERAL MEETING ("AGM")

Notice is given that the AGM of Peet Limited ("the Company") will be held at the Parmelia Hilton Hotel, 14 Mill Street, Perth, Western Australia on Wednesday, 25 November 2015 at 10.00 am (AWST).

## Agenda items

#### 1 Financial report

To receive and consider the financial report of the Company and the reports of the directors and auditor for the year ended 30 June 2015.

#### 2 Resolution 1 - Re-election of Vicki Krause

To consider and, if thought fit, to pass the following resolution as an ordinary resolution:

"That Vicki Krause, being a Director of the Company, who retires in accordance with rule 8.1(d) of the Company's Constitution, and being eligible, be re-elected as a Director of the Company."

## 3 Resolution 2 - Re-election of Anthony James Lennon

To consider and, if thought fit, to pass the following resolution as an ordinary resolution:

"That Anthony James Lennon, being a Director of the Company who retires in accordance with rule 8.1(d) of the Company's Constitution, and being eligible, be re-elected as a Director of the Company."

# 4 Resolution 3 - Approval for the grant of FY16 Performance Rights under the Peet Limited Performance Rights Plan to Brendan Gore

To consider and, if thought fit, to pass the following resolution as an ordinary resolution:

"For the purposes of ASX Listing Rule 10.14 and for all other purposes, approval is given to grant 928,020 FY16 Performance Rights to the Managing Director and Chief Executive Officer, Mr Brendan Gore, under the Peet Limited Performance Rights Plan, as amended from time to time, and on the terms and conditions summarised in the Explanatory Memorandum."

#### Voting exclusion statement

The Company will disregard any votes cast in respect to Resolution 3 by Mr Gore and any of his associates, unless the vote is cast by:

- a person as proxy for a person who is entitled to vote, in accordance with the directions on the proxy form; or
- the Chairman of the meeting as proxy for a person who is entitled to vote, in accordance with a direction on the proxy form to vote as the proxy decides.

In addition, the Company will disregard any votes cast in respect to Resolution 3:

- by or on behalf of a member of the Key Management Personnel ("KMP") details of whose remuneration is included in the 2015 Remuneration Report; or
- a closely related party of a member of the KMP referred to above. A 'closely related party'
  is defined in the Corporations Act and includes any spouse, dependant and certain other
  close family members of a member of the KMP, as well as any companies controlled by a
  member of the KMP.

However, the Company need not disregard a vote if the vote is cast as a proxy for a person entitled to vote:

- in accordance with a direction on the proxy form; or
- by the Chairman where he has been expressly authorised to vote undirected proxies as he sees fit.

## 5 Resolution 4 - Adoption of Remuneration Report

To consider and, if thought fit, to pass the following resolution as an ordinary resolution:

"That the Company's Remuneration Report for the year ended 30 June 2015 be adopted."

Note: The vote on this item is advisory only and does not bind the directors or the Company.

#### Voting exclusion statement

The Company will disregard any votes cast in respect to Resolution 4:

- by or on behalf of a member of the KMP details of whose remuneration is included in the 2015 Remuneration Report; or
- a closely related party of a member of the KMP referred to above.

However, the Company need not disregard a vote if the vote is cast as a proxy for a person entitled to vote:

- in accordance with a direction on the proxy form; or
- by the Chairman where he has been expressly authorised to vote undirected proxies as he sees fit.

#### **Explanatory Memorandum**

Shareholders are referred to the Explanatory Memorandum accompanying and forming part of this Notice of AGM.

#### **Entitlement to vote**

It has been determined that under regulation 7.11.37 of the *Corporations Regulations 2001* (Cth), for the purposes of the AGM, shares will be taken to be held by the persons who are the registered holders at **7.00pm (Sydney time), Monday, 23 November 2015.** Accordingly, share transfers registered after that time will be disregarded in determining entitlements to attend and vote at the AGM.

## Methods of voting

Ordinary shareholders can vote in the following ways:

- by attending the AGM and voting in either person or, by attorney or, in the case of corporate shareholders, by corporate representative; or
- by appointing a proxy to vote on their behalf using the Proxy Form enclosed with this Notice of AGM (see below).

## Attending the AGM

If you attend the AGM, please bring along your personalised proxy form with you. The bar code at the top of the form will help you register. If you do not bring your form with you, you will still be able to attend the AGM but representatives from the Company's share registry, Computershare Investor Services, will need to verify your identity. You will be able to register from 9.00am (AWST) on the day of the AGM.

#### **Bodies Corporate**

A body corporate may appoint an individual as its representative to attend and vote at the AGM and exercise any other powers the body corporate can exercise at the AGM. The appointment may be a standing one. The representative should bring to the AGM evidence of his or her appointment, including any authority under which the appointment is signed, unless it has previously been given to the Company.

#### **Proxies**

A shareholder entitled to attend and vote has a right to appoint a proxy to attend and vote instead of the shareholder. A proxy need not be a shareholder.

Members of the KMP (other than the Chairman) will not be able to vote as proxy on Resolutions 3 and 4 unless the shareholder instructs them how to vote. If you intend to appoint a member of the KMP (other than the Chairman) as your proxy, then you should ensure you direct your proxy how to vote on Resolutions 3 and 4.

If you intend to appoint the Chairman of the AGM as your proxy, then you must expressly authorise the Chairman of the AGM to vote on Resolutions 3 and 4.

The Chairman of the AGM intends to vote undirected proxies in favour of all Resolutions.

A shareholder that is entitled to cast two (2) or more votes may appoint up to two (2) proxies and may specify the proportion or number of votes each proxy is appointed to exercise. If no proportion or number is specified, each proxy may exercise half of the shareholder's votes.

A Proxy Form (with signing instructions) accompanies this Notice of AGM and to be effective must be received at the Company's share registry, Computershare Investor Services,

- in person: to Level 11, 172 St Georges Terrace, Perth WA;
- by mail: to GPO BOX 242, Melbourne, Vic 3001;
- by facsimile: 1800 783 447 or +61 3 9473 2555 (outside Australia);
- by registering your voting or proxy instructions electronically at the share registry website: www.investorvote.com.au; or
- for Intermediary Online subscribers only (custodians) please visit www.intermediaryonline.com to submit your voting intentions,

by no later than 10.00am (AWST), Monday, 23 November 2015.

## **Results of the Meeting**

Voting results will be announced on the Australian Securities Exchange ("ASX") as soon as practicable after the AGM and also made available on the Company's website (http://www.peet.com.au/).

By Order of the Board Dated: 9 October 2015

Dom Scafetta

**Group Company Secretary** 

Mitto

## **PEET LIMITED**

ABN 56 008 665 834

## **EXPLANATORY MEMORANDUM TO SHAREHOLDERS**

This Explanatory Memorandum has been prepared to assist shareholders to understand the business to be put to shareholders at the forthcoming Annual General Meeting ("AGM").

## 1 Financial report

The Corporations Act 2001 (Cth) ("Corporations Act") requires the:

- reports of the directors and auditor; and
- annual financial report, including the financial statements of the Company for the year ended 30 June 2015,

to be laid before the AGM. The Corporations Act does not require a vote of shareholders on the reports or statements. However, shareholders will be given ample opportunity to raise questions or comments on the reports and statements at the meeting.

Also, a reasonable opportunity will be given to members as a whole at the meeting to ask the Company's auditor questions relevant to the conduct of the audit, the preparation and content of the auditor's report, the accounting policies adopted by the Company in relation to the preparation of the financial statements and the independence of the auditor in relation to the conduct of the audit.

#### 2 Resolutions 1 and 2 - Re-election of directors

Rule 8.1(d) of the Company's Constitution provides that, if after excluding the Managing Director and directors appointed since the last Annual General Meeting, the number of directors is five or less, then two of the remaining directors must retire from office. Accordingly, Ms Vicki Krause and Mr Anthony James Lennon retire by rotation and offer themselves for re-election.

The experience, qualifications and other information about Ms Krause and Mr Lennon are shown below.

## Directors up for re-election

# VICKI KRAUSE, BJuris LLB W.Aust, GAICD, is an Independent Non-executive Director of the Company

Vicki Krause was appointed to the Board of Peet Limited in April 2014.

An experienced commercial lawyer, Ms Krause had a 25 year career as a senior corporate executive with the Wesfarmers Group, including seven years as its Chief Legal Counsel.

She supported successful outcomes in numerous significant acquisitions (including listed companies, trade sales and a privatisation) and divestments.

As Chief Legal Counsel and a member of the Wesfarmers Executive Committee, Ms Krause led a large legal team and was responsible for the provision of legal advice and strategic planning in relation to the management of legal risk in the Wesfarmers Group with key outputs including the evaluation and completion of major business projects and major supply arrangements.

Ms Krause is also a Non-executive Director of Western Power, a Western Australian State Government owned electricity utility.

Ms Krause has completed the PMD Management Course at Harvard Business School.

# ANTHONY JAMES LENNON, BA, Grad Dip Bus Admin, MAICD, is a Non-executive Director of the Company

Anthony Lennon joined Peet in 1991 and became a Director in 1996.

He moved to Victoria to establish Peet's operations in Australia's eastern states and oversaw significant expansion.

Before joining the Company, Mr Lennon worked in the United Kingdom, where he completed his post-graduate Diploma in Business Administration while on a Graduate Management Training Scheme with major international construction and development company, John Laing PLC. His time with this global company saw him gain valuable experience in property planning, marketing, feasibility analysis and project management.

Mr Lennon's responsibilities during his career with Peet included project management, broadacre acquisitions, marketing and financing and a six-year term as Chairman of one of WA's largest conveyancing businesses.

Until his transition from Executive to Non-executive Director on 27 August 2012, Mr Lennon was Peet Limited's National Business Development Director.

## Directors' recommendation regarding the re-election of Ms V Krause

With Ms V Krause abstaining, the Directors unanimously recommend you vote in favour of the re-election of Ms V Krause.

## Directors' recommendation regarding the re-election of Mr A J Lennon

With Mr A J Lennon abstaining, the Directors unanimously recommend you vote in favour of the re-election of Mr A J Lennon.

# Resolution 3 - Approval for the grant of FY16 Performance Rights ("PRs") under the Peet Limited Performance Rights Plan ("PPRP") to Brendan Gore

Shareholder approval is sought for the purposes of ASX Listing Rule 10.14 and all other purposes for the granting of 928,020 FY16 PRs to Mr Gore under the PPRP.

A summary of the terms of the FY16 PRs proposed to be granted to Mr Gore is shown in the table following:

Performance Period	Vesting Term	Expiry Date	Exercise Price	Performance Conditions <sup>1</sup>	Allocation (%)
3 years ending 30/06/18	Period ending 30/06/18	15 <sup>th</sup> anniversary of grant date	\$0.00	ROCE FUM Growth	60% 40%
		or grant date		- -	100%

<sup>1.</sup> Refer to discussion following on Performance Conditions.

#### Performance conditions

The Performance Conditions will be measured over a three-year period from 1 July 2015 to 30 June 2018 ("FY16 Performance Period").

The measures used to determine performance are Return on Capital Employed ("ROCE") and Funds under Management ("FUM") Growth.

The vesting of 60% of the FY16 PRs proposed to be granted to Mr Gore will be subject to the ROCE condition and 40% to the FUM Growth condition.

## **ROCE**

The ROCE condition will be measured as the average of the below formula calculated on an annual basis over the FY16 Performance Period and is no different to the calculation of Return on Average Funds Employed used in respect of prior years' grants:

Where:

**EBIT** means the earnings before interest, tax, write-downs of inventories and development costs and increases in the carrying value of inventories for the relevant financial year.

Profits from associates are to be grossed up so as to be an EBIT equivalent.

**Capital Employed** means the sum of (bank debt, convertible notes, contributed equity, minority interests and retained earnings and less cash) at the start and end of the relevant financial year.

Peet syndicates which are treated as subsidiaries under accounting standards will be treated as syndicates in the calculation of ROCE.

The ROCE is then compared to the Board's internal target ROCE for the FY16 Performance Period.

Of the 60% of the FY16 PRs proposed to be granted subject to the ROCE condition, the proportion to vest will be as follows:

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1. The actual performance against target will be reported to shareholders in the Company's Remuneration Report for the year ending 30 June 2018.

#### **FUM Growth**

FUM Growth will be measured as the total of the following:

- (a) the purchase price (ex GST) of land acquired by a Peet syndicate; or
- (b) the purchase price (ex GST) of land acquired by a Peet joint venture; or
- (c) the market value (ex GST) of land for which Peet has been appointed development manager at the time of its appointment; or
- (d) the selling price (ex GST) of land sold by:
  - (i) Peet;
  - (ii) a Peet syndicate;
  - (iii) a Peet joint venture; or
  - (iv) other Peet-managed project,

to a third party and Peet is appointed the development manager (and where applicable, to manage the leasing) of a commercial, industrial, retail or residential built-form project on that property; or

(e) in all other property funds management-related transactions, as determined by the Board of Directors,

during the FY16 Performance Period.

The FUM Growth during the FY16 Performance Period is reduced by the equity interest retained by Peet and is then compared to the rolling three-year FUM Growth target ("FUM Target") set by the Board.

The proportion of FUM Growth-related FY16 PRs to vest will be as shown in the table following.

Performance Level	FUM Growth to be achieved in a rolling three-year period	% of FY16 PRs that may be eligible to vest
< FUM Target	< \$60 million	0%
FUM Target	\$60 million	50%
FUM Target to medium	\$60 million to \$100 million	50% to 70% (pro-rata)
Medium to maximum	\$100 million to \$150 million	70% to 100% (pro-rata)
> Maximum	> \$150 million	100%

#### **ASX Listing Rule 10.14 approval**

Broadly, ASX Listing Rule 10.14 provides that a company must obtain shareholder approval if it wishes to grant performance rights under an "employee incentive scheme" to a Director of the Company.

For the purposes of ASX Listing Rule 10.14, the PPRP is an "employee incentive scheme". Accordingly, the grant of FY16 PRs and shares issued following any vesting and exercise of the FY16 PRs under the PPRP to Mr Gore requires shareholder approval for the purposes of ASX Listing Rule 10.14.

For the purposes of ASX Listing Rule 10.15, the following information is provided:

(i) If the person to whom the securities will be issued is not a director, a statement of the relationship between the person and the director

Mr Gore is the Managing Director and Chief Executive Officer of the Company.

(ii) The maximum number of securities that may be acquired by all persons for whom approval is required and the formula for calculating the number of securities to be issued

The maximum aggregate number of securities that may be issued to Mr Gore if Resolution 3 is passed is 928,020 FY16 PRs.

#### Level of participation

The level of participation offered to Mr Gore under the PPRP has been determined with reference to market practice and within the Company's remuneration policies as set out in the Remuneration Report.

The Long Term Incentive ("LTI") amount for Mr Gore is 100% of his current fixed pay of \$937,300.

The number of FY16 PRs allocated to Mr Gore was determined by dividing his LTI amount by the estimated fair value of a FY16 PR at 4 August 2015.

#### <u>Valuation</u>

The Company commissioned an external adviser to provide a value of a FY16 PR.

The fair value of a FY16 PR is based on a Black-Scholes option pricing model and has been calculated at \$1.01.

A summary of the inputs and assumptions adopted by the external adviser in determining the fair value of a FY16 PR are contained in the following table:

Underlying share price	Valuation	Measurement	Vesting	Effective	Risk-free	Dividend
	Date	Date	Period	Life	Rate	Yield
\$1.115	4/08/2015	30/06/2018	2.91 years	2.91 years	1.91%	3.48%

# (iii) The price, or the formula for calculating the price, for each security to be acquired under the PPRP

No payment is required for the grant of a FY16 PR or for the issue of the relevant shares upon vesting of the same.

## (iv) The names of all persons referred to in ASX Listing Rule 10.14 who received securities under the PPRP since the last approval, the number of the securities received, and acquisition price for each security

Mr Gore is the only person referred to in Listing Rule 10.14 who has received securities under the PPRP since last year's AGM.

The PRs referred to in the table below do not form part of the PRs the subject of Resolution 3.

Issued to	Grant date	Performance Period	Quantity	Exercise Price	Status
Mr Gore	22/12/2014	3 yrs ending 30/06/2017	833,897	\$0.00	Not yet vested

# (v) The names of all persons referred to in ASX Listing Rule 10.14 entitled to participate in the PPRP

Mr Gore is the only person referred to in ASX Listing Rule 10.14 entitled to participate in the grant under the PPRP being considered at this meeting.

## (vi) Voting exclusion statement

Refer to the "voting exclusion statement" in the Notice of AGM to which this Explanatory Memorandum is attached.

## (vii) The date by which the Company will grant the securities

The FY16 PRs will be granted as soon as practicable after shareholder approval is obtained and in any event no later than 12 months after this meeting.

## (viii) Details of loans provided in respect to the grant of securities

No loans will be provided to Mr Gore in respect to the grant of FY16 PRs.

## Other information

The table following sets out:

- the existing interests of Mr Gore in the Company's shares and other securities;
- the maximum number of securities (i.e. PRs and shares issued following the assumed vesting of the PRs) that may be issued to Mr Gore under the PPRP; and
- the interests of Mr Gore after the PRs have been issued (assuming he has been issued the maximum number of PRs under the PPRP).

Existing Interests			Propos	ed Grant	Interests	after Propos	ed Grant	
Director	No of PRs	No of Shares <sup>1</sup>	% of Shares <sup>2</sup>	Max. No of PRs	Max. No of Shares	Max. No of PRs	Max. No of Shares <sup>3</sup>	Max. % of Shares <sup>3</sup>
Mr Gore	1,857,519	3,525,993	0.72%	928,020	928,020	2,785,539	6,311,532	1.28%

<sup>1.</sup> Mr Gore also holds 1,200,000 unlisted options.

<sup>2.</sup> Based on 489,980,559 ordinary shares on issue at 29 September 2015.

<sup>3.</sup> Based on shares on issue at 29 September 2015 and assuming that all Mr Gore's existing interests in PRs, but not options, vest and are converted to ordinary shares.

#### Trading history

In the 12 month period before the date of the Notice of AGM, the highest price of the Company's shares was \$1.32 on 25 March 2015 and the lowest price was \$1.00 on 8 July 2015. The volume weighted average price on the ASX over the 10 business days prior to the date of the Notice of AGM was \$1.06. The closing price on the trading day prior to the date of the Notice of AGM was \$1.05.

#### Remuneration

Details of Mr Gore's remuneration are shown in the Company's 2015 Remuneration Report forming part of the 2015 Annual Report. For those shareholders that have elected not to receive a hard copy of the 2015 Annual Report, an electronic copy can be found on the Company's website at www.peet.com.au.

### Directors' recommendation in respect of Resolution 3

Mr Gore has a material personal interest in the outcome of Resolution 3 and, accordingly, abstains from making a recommendation in respect of the Resolution.

The Board (with Mr Gore abstaining) recommends that shareholders vote in favour of Resolution 3.

These recommendations are made on the basis that several benefits would be expected to flow to the Company by issuing PRs to Mr Gore under the PPRP, including the following:

- (i) equity based incentive schemes are a common and effective means of motivating and improving the performance of senior executives;
- (ii) it will ensure that the interests of Mr Gore are aligned with the interests of shareholders; and
- (iii) the PPRP is designed to provide an incentive for future performance with restrictions on securities vesting under the PPRP Rules encouraging Mr Gore to remain with the Company.

The Board considers the targets set for the vesting conditions to have a balance between being:

- (i) achievable and therefore incentivising Mr Gore; and
- (ii) challenging to ensure Mr Gore's performance is appropriately remunerated and his interests are aligned to those of shareholders.

## 4 Resolution 4 - Adoption of Remuneration Report

Section 250R(2) of the Corporations Act requires a resolution adopting the Remuneration Report be put to the vote.

The Remuneration Report is set out on pages 44 to 62 of the 2015 Annual Report.

Shareholders are advised that the vote on this item is advisory only and does not bind the Directors or the Company.



→ 000001 000 PPC MR SAM SAMPLE FLAT 123 123 SAMPLE STREET THE SAMPLE HILL SAMPLE ESTATE SAMPLEVILLE VIC 3030

## Lodge your vote:



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## By Mail:

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Alternatively you can fax your form to (within Australia) 1800 783 447 (outside Australia) +61 3 9473 2555

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## **Proxy Form** XX



## Vote and view the annual report online

- •Go to www.investorvote.com.au or scan the QR Code with your mobile device.
- Follow the instructions on the secure website to vote.

## Your access information that you will need to vote:

Control Number: 999999

SRN/HIN: 19999999999 PIN: 99999

PLEASE NOTE: For security reasons it is important that you keep your SRN/HIN confidential.



## 🌣 For your vote to be effective it must be received by 10.00am (AWST) Monday, 23 November 2015

## How to Vote on Items of Business

All your securities will be voted in accordance with your directions.

## **Appointment of Proxy**

Voting 100% of your holding: Direct your proxy how to vote by marking one of the boxes opposite each item of business. If you do not mark a box your proxy may vote or abstain as they choose (to the extent permitted by law). If you mark more than one box on an item your vote will be invalid on that item.

Voting a portion of your holding: Indicate a portion of your voting rights by inserting the percentage or number of securities you wish to vote in the For, Against or Abstain box or boxes. The sum of the votes cast must not exceed your voting entitlement or

Appointing a second proxy: You are entitled to appoint up to two proxies to attend the meeting and vote on a poll. If you appoint two proxies you must specify the percentage of votes or number of securities for each proxy, otherwise each proxy may exercise half of the votes. When appointing a second proxy write both names and the percentage of votes or number of securities for each in Step 1 overleaf.

A proxy need not be a securityholder of the Company.

## Signing Instructions for Postal Forms

Individual: Where the holding is in one name, the securityholder must sign.

Joint Holding: Where the holding is in more than one name, all of the securityholders should sign.

Power of Attorney: If you have not already lodged the Power of Attorney with the registry, please attach a certified photocopy of the Power of Attorney to this form when you return it.

Companies: Where the company has a Sole Director who is also the Sole Company Secretary, this form must be signed by that person. If the company (pursuant to section 204A of the Corporations Act 2001) does not have a Company Secretary, a Sole Director can also sign alone. Otherwise this form must be signed by a Director jointly with either another Director or a Company Secretary. Please sign in the appropriate place to indicate the office held. Delete titles as applicable.

## Attending the Meeting

Bring this form to assist registration. If a representative of a corporate securityholder or proxy is to attend the meeting you will need to provide the appropriate "Certificate of Appointment of Corporate Representative" prior to admission. A form of the certificate may be obtained from Computershare or online at www.investorcentre.com under the help tab, "Printable Forms".

Comments & Questions: If you have any comments or questions for the company, please write them on a separate sheet of paper and return with this form.

GO ONLINE TO VOTE, or turn over to complete the form



MR SAM SAMPLE MR SAM SAMPLE FLAT 123 123 SAMPLE STREET THE SAMPLE HILL SAMPLE ESTATE SAMPLEVILLE VIC 3030

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	correction in the space to the left.
	Securityholders sponsored by a
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The Chairman of the Meeting intends to vote undirected proxies in favour of each item of business. In exceptional circumstances, the Chairman of the Meeting may change his/her voting intention on any resolution, in which case an ASX announcement will be made.

Individual or Securityholder 1	Securityholder :	2	Securityholder	3		
Sole Director and Sole Company Secretary	Director		Director/Compa	any Secretary		
Contact		Contact Daytime			1	,
Name		Telephone		Date	•	•





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