



APPENDIX "A"

DIVIDEND REINVESTMENT PLAN

INFORMATION MEMORANDUM AND TERMS AND CONDITIONS

The East 72 Holdings Dividend Reinvestment Plan (Plan) is an optional method by which eligible Shareholders may reinvest all or part of their dividends in additional Shares in East 72 Holdings Limited (**E72, the Company, We**) without the cost of brokerage to acquire the Shares and normally at a pre-determined discount to either the net asset value per Share or market price of the Shares.

This Information Memorandum provides an explanation of the Plan together with Terms and conditions which govern the operation of the Plan. If there is any inconsistency between those Terms and Conditions and the Information Memorandum, the Terms and Conditions will prevail.

Please note this Information Memorandum is not providing financial product advice concerning the Shares which may be offered by the Plan in future. You should consider obtaining independent advice before making any financial decisions in relation to Shares offered under the Plan.

Purpose

The Plan provides Shareholders of the Company who are eligible under the terms of the Plan, with the choice of applying dividends paid by the Company towards the subscription for Shares in the Company rather than receiving those dividends directly in cash.

Eligibility

All Shareholders are eligible to participate in the Plan unless in the case of Shareholders outside Australia, applicable laws prohibit their participation in the Plan, or the Directors determine that in their opinion, participation in the Plan would or might be unlawful or impractical. The Directors have determined that Shareholders whose registered addresses are in countries outside of Australia and New Zealand will be unable to participate in the Plan.

Applications to Participate

To participate in the Plan, eligible Shareholders must provide a Notice of Election/Variation to the Company's share registry. Notices may be lodged in writing, using the Notice of Election/Variation application form available from the Company's share registry, or alternatively, shareholders may provide a Notice of Election/Variation online. Shareholders will be taken to have signed the Notice of Election/Variation if it is lodged online in accordance with the instructions on the website of the Company's share registry. A separate notice must be lodged for each shareholding account. Participation in the Plan will commence with the first dividend payment after receipt by the Company's share registry of the Notice of Election/Variation, provided it is lodged prior to 5 p.m. E.S.T. on the Election Date for that dividend.

Level of Participation

Eligible Shareholders may elect to participate in the Plan in respect of all or part of their holding and, subject to the terms of the Plan, may vary their level of participation or withdraw from the Plan at anytime.

The election of the full participation option provides for the reinvestment of dividends on all Shares in the Company currently held, Shares acquired in the future, Shares issued under the Plan and Shares issued through any future rights issue or other issues.

The election of the partial participation option provides for the reinvestment of dividends on a specified number of Shares, and Shares issued under the Plan are added to the Shareholder's Plan Shares. Under the partial participation option, subsequent Shares allotted to the Shareholder by the Company (other than Shares issued under the Plan) or purchased by the Shareholder will not automatically be included as participating Shares in the Plan. If a Shareholder wishes these Shares to participate, the Shareholder will need to lodge a new Notice of Election/Variation with the Company's share registry.

Variation of level of Participation / Withdrawal from Plan

Participating Shareholders may vary the level of participation or withdraw from the Plan at any time by providing a Notice of Election/Variation to the Company's share registry.

Entitlement

Participating Shareholders will be entitled on each dividend payment to be allotted the nearest whole number of Shares (0.5 or more rounded up) which the cash dividend on Plan Shares in the relevant shareholding account (less any dividend or tax file number withholding tax where applicable) would purchase at the issue price.

Issue Price of Plan Shares

The subscription price in respect of a dividend will be either:

- (a) the volume-weighted average ex-dividend market price of the Shares sold on the National Stock Exchange of Australia on the relevant Record Date and the three business days immediately following that Record Date; or
- (b) the latest monthly net tangible asset backing per share after all tax liabilities adjusted onto an ex-dividend basis

at the sole discretion of the Directors and discounted by such discount as shall be determined by the Directors from time to time not exceeding 7.5%.

Costs

The issue of Shares under the Plan will not be subject to brokerage, commission, stamp duty or other transaction costs. All administrative costs will be met by the Company.

Ranking of Plan Shares

Shares issued under the Plan will rank equally in every respect with the existing issued Shares of the Company.

Plan Records

Shareholders participating in the Plan will receive a statement at the time of each dividend payment showing, for each shareholding account, full details of the amount of dividend entitlement, the issue price, the number of Shares issued and the number of Plan Shares held by the Participant before and after the allotment.

Sale of Shares

Shareholders participating in the Plan may sell any of their Shares, including Shares participating in the Plan or issued under the Plan, at any time. Where a Participant holds Plan Shares and Non-Participating Shares and disposes of part of the holding and does not notify the Company otherwise, the Shares disposed of are, to the maximum extent possible, taken to be shares which are Non-Participating Shares.

Transaction Statements

A routine transaction statement will be issued to the Participant detailing the allotment of Shares under the Plan in respect of each dividend and any other movement which has occurred since the preceding routine transaction statement. The routine transaction statement will be



forwarded to Participants within five (5) business days after the end of the month in which the allotment takes place.

Securities Exchange Listing

Application will be made for all Shares allotted under the Plan to be listed for quotation by National Stock Exchange of Australia.

Taxation

For income tax purposes, if a Shareholder participates in the Plan, the tax treatment of the Shareholder in respect of a dividend reinvested will be the same as if the Shareholder received a cash dividend. Shares issued under the Plan are, in general, subject to Australian capital gains tax when sold. This tax liability exists regardless of when the shares from which the dividend arises were acquired. For capital gains tax purposes, the cost of the Shares issued under the Plan will be the issue price advised by the Company. Neither the Company nor its Directors, officers, employees, representatives or agents take any responsibility or assume any liability for the taxation liabilities of Participants in the Plan. As individual circumstances and laws vary considerably, specific taxation advice should be obtained by Participants, if required.

Modification and Termination of the Plan

The Plan may be varied, suspended or terminated by the Directors of the Company at any time by giving Participants written notice as provided in the Plan Terms and Conditions.

Share Registry contact details

The Company's share registry is managed by Boardroom Limited.

Website access: www.boardroomlimited.com.au

Telephone: 1 300 737 760 (within Australia),
(02) 9290 9600 (outside Australia)

Facsimile: (02) 9290 9655 (within Australia),
+61 2 9290 9655 (outside Australia)

Postal address: Level 12, Grosvenor Place, 225 George Street, SYDNEY NSW 2000



EAST 72 HOLDINGS LIMITED DIVIDEND REINVESTMENT PLAN

TERMS AND CONDITIONS

1. Definitions and Interpretation

1.1 Definitions

In these Terms and Conditions:

Applicable Law means any relevant provision of Australian law and, in relation to any Shareholder whose registered address is in a place other than Australia, includes any relevant provision of a law of that place;

Company means East 72 Holdings Limited ABN 85 099 912 044;

Constitution means the constitution of the Company as amended from time to time and for the time being in force;

Election Date means the date that is one business day after the Record date, or such other date as determined by the Directors and notified to shareholders by announcement to the National Stock Exchange of Australia (NSXA);

E.S.T. means Eastern Standard Time or Eastern Daylight Saving Time as applicable;

Directors means the Directors for the time being of the Company;

Non-Participating Shares means Shares which are not subject to the Plan;

NTA means net tangible asset backing after all tax liabilities

Participant means a Shareholder holding Plan Shares;

Plan means the plan for the reinvestment of dividends in the Company implemented and maintained by the Directors pursuant to the Constitution and these Terms and Conditions and known as the East 72 Holdings Limited Dividend Reinvestment Plan;

Plan Notice means and includes a notice of election, variation or termination, which may be lodged with the Company's share registry pursuant to clauses 2.2, 11 or 12 respectively, to notify a Shareholder's wish to participate in the Plan, or to increase, decrease or terminate the Shareholder's participation in the Plan, as the case may be;

Plan Shares means Shares which are subject to the Plan, the dividends on which are to be re-invested in Shares under the Plan;

Record Date means the date nominated by the Directors for the purposes of identifying the Shareholders who are entitled to receive a particular dividend payment;

Securities Exchange Rules means the official Listing Rules of National Stock Exchange of Australia as amended or replaced and for the time being in force, as and to the extent that they apply to the Company, with any modifications or waivers in their application which may be granted;

Shares means fully paid ordinary shares in the capital of the Company;

Shareholder means a person holding Shares; and

Terms and Conditions means the terms and conditions of the Plan as set out below and as amended from time to time and for the time being in force.

1.2 Interpretation

In this Plan, unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing any gender include all other genders;
- (c) a reference to a person includes a reference to a corporation, partnership, joint venture or trust; and
- (d) headings are used for convenience only and do not affect the interpretation of these Terms and Conditions.

- 1.3 A Shareholder who has in respect of a distinct number of Shares held by that Shareholder separate holder numbers is, for the purposes of these Terms and Conditions, deemed to be a separate and distinct Shareholder in relation to:
- (a) each such holder number; and
 - (b) the Shares from time to time allocated to that holder number.

2. Participation in the Plan

- 2.1 Participation in the Plan is optional and not transferable, and is subject to these Terms and Conditions, Applicable Law, the Constitution, and the Securities Exchange Rules.
- 2.2 Every Shareholder who wishes to participate in the Plan must lodge a Plan Notice with the Company's share registry.
- 2.3 A Plan Notice remains in force, subject to these Terms and Conditions, until:
- (a) the Participant formally varies such Plan Notice, formally terminates participation in the Plan, or dies; or
 - (b) the Directors terminate the Plan.
- 2.4 A Shareholder whose registered address is in a country other than Australia and whose participation in the Plan is prohibited because of Applicable Law is not eligible to participate in the Plan.
- 2.5 The Directors may on any occasion determine that Shareholders whose registered addresses are in countries other than Australia are not eligible to participate in the Plan where in the opinion of the Directors the offer of a right of election or their participation in the Plan would or might be unlawful or impracticable, without further action by the Company.
- 2.6 For the purpose of clause 2.5, the Directors may at any time determine that only those Shareholders whose registered addresses are within Australia and such other countries or places as the Directors may specify are eligible to participate in the Plan, or that Shareholders whose registered addresses are in such countries or places as the Directors may specify are ineligible to participate in the Plan.
- 2.7 Notwithstanding clause 2.5, allotments of Shares to Shareholders under the Plan who are not resident in Australia at the time of allotment are subject to all necessary Governmental approvals of the country or place of their residence, and each such Shareholder must obtain all such approvals.

3. Levels of Participation

- 3.1 Shareholders who are eligible to participate in the Plan may elect one of two levels of participation in the Plan as follows:
- (a) Full Participation: a Shareholder may participate in the Plan in respect of all Shares registered in the Shareholder's name as at each Record Date; or
 - (b) Partial Participation: a Shareholder may nominate in a Plan Notice a specific number of Shares registered in the Shareholder's name as at each Record Date to be subject to the Plan.

- 3.2 Where in a Plan Notice a Shareholder omits to nominate the number of Shares to be subject to the Plan, or specifies a number of Shares for partial participation in the Plan in accordance with subclause 3.1(b) which is greater than the total number of Shares held by the Shareholder as at the relevant Record Date, the Shareholder is deemed to have elected full participation in the Plan under clause 3.1(a).
- 3.3 All Shares allotted to a Participant under the Plan will be added to the number of Plan Shares of that Participant unless a valid Plan Notice has been lodged with the Company's share registry in accordance with clause 11.1.

4. Transfer of Shares

- 4.1 Where a Participant holding Plan Shares and Non-Participating Shares:
- (a) disposes of part of the Participant's Shares and does not notify the Company otherwise, the Shares disposed of are, to the maximum extent possible, taken to be Shares which are Non-Participating Shares; or
 - (b) sells or transfers more than the total number of Non-Participating Shares, the Participant is deemed to be a Participant in respect of the remaining Plan Shares held.
- 4.2 Shares which are sold or otherwise transferred to a new owner cease to participate in the Plan on the registration of the transfer.

5. Acceptance of Applications

- 5.1 The Directors may in their absolute discretion accept or refuse any Plan Notice, without being bound to give any reason for doing so.
- 5.2 Each Plan Notice accepted by the Directors will be effective in respect of the first dividend payment after receipt of the Plan Notice, provided it is received prior to 5 p.m. E.S.T. on the Election Date for that dividend.
- 5.3 The Company will record for each shareholding account of each Participant particulars of:
- (a) the name and address of the Participant; and
 - (b) the number of Plan Shares held by the Participant from time to time, and the Company's records will be conclusive evidence of the matters so recorded.

6. Reinvestment of Dividends

- 6.1 In respect of each cash dividend from time to time due and payable to a Participant in respect of the Participant's Plan Shares, the Company will:
- (a) determine the amount of cash dividend payable in respect of the Plan Shares of that Participant, by multiplying the number of such Plan Shares by an amount equal to the rate of dividend applying to Non-Participating Shares;
 - (b) determine the maximum number of Shares which could be acquired by subscription by the Participant, by dividing the value of the dividend on the Participant's Plan Shares determined pursuant to clause 6.1(a) (less any dividend or tax file number

- withholding tax where applicable) by the subscription price determined pursuant to clause 7;
- (c) on behalf of and in the name of the Participant subscribe for that number of additional Shares; and
 - (d) allot that number of additional Shares to the Participant.
- 6.2 Where the number of Shares ascertained in accordance with clause 6.1(b) results in a fraction, the number of Shares to be subscribed for and allotted pursuant to clause 6.1 will be rounded up if the fraction is 0.5 or more, or otherwise down, to the nearest whole number.

7. Issue Price

- 7.1 The subscription price in respect of a dividend will be either:
- (a) the volume-weighted average ex-dividend market price of the Shares sold on the National Stock Exchange of Australia on the relevant Record Date and the three business days immediately following that Record Date; or
 - (b) the latest monthly net tangible asset backing per share after all tax liabilities adjusted onto an ex-dividend basis
- at the sole discretion of the Directors and discounted by such discount as shall be determined by the Directors from time to time not exceeding 7.5%.
- 7.2 The weighted average ex-dividend market price will be determined by the Company from information provided by NSXA, and the price so determined will be binding on Participants.

8. Shares Allotted under the Plan

- 8.1 Shares allotted under the Plan will:
- (a) be allotted in accordance with the Securities Exchange Rules;
 - (b) rank equally with other fully paid Shares; and
 - (c) be registered on a register chosen by the Company on which the Participant already holds Shares.
- 8.2 No brokerage, commission, stamp duty or other transaction costs will be payable by Participants in respect of any allotment of Shares under the Plan.

9. Statements to Participants

- 9.1 After each allotment of Shares under the Plan, the Company will forward to each Participant a statement setting out:
- (a) the number of Plan Shares held by the Participant excluding those Shares last allotted to the Participant under the Plan;
 - (b) the amount of cash dividend due and payable to that Participant in respect of that Participant's Plan Shares which has been applied towards subscription for additional Shares;
 - (c) the allotment price of the last Shares allotted to the Participant under the Plan;
 - (d) the number of Shares allotted to the Participant under the last allotment made pursuant to the Plan; and
 - (e) the Participant's total holding of Plan Shares after the allotment.

- 9.2 Statements to partially participating Shareholders need not include information as to Non-Participating Shares.

10. Securities Exchange Listing

The Company will apply for Shares allotted under the Plan to be listed for quotation on the official list of NSXA as soon as practicable after the allotment.

11. Variation of Participation

- 11.1 A Participant who wishes to increase or decrease the number of Shares subject to the Plan may at any time lodge a Plan Notice with the Company's share registry.
- 11.2 If a Plan Notice lodged pursuant to clause 11.1 decreases or increases the level of participation in the Plan to below full participation, only that number of Shares specified in the Plan Notice will be Plan Shares and no after-acquired Shares (other than Shares allotted under the Plan) will be Plan Shares.
- 11.3 If a Plan Notice lodged pursuant to clause 11.1 increases the level of participation in the Plan to full participation, all of the Shareholder's Shares as at the date of the Plan Notice and all Shares subsequently acquired by the Shareholder (including Shares allotted under the Plan) will be Plan Shares.

12. Termination of Participation

- 12.1 A Participant who wishes to terminate participation in the Plan may at any time lodge a Plan Notice with the Company's share registry.
- 12.2 If a Participant dies, participation in the Plan by the Participant will terminate upon receipt by the Company's share registry of a copy of notice of the death of the Participant.
- 12.3 The death of one of two or more joint Participants terminates the participation in the Plan of the remaining Participant or joint Participants.
- 12.4 The remaining Participant or joint Participants may (if they remain eligible to do so) recommence participation in the Plan by forwarding a duly completed and executed Plan Notice to the Company's share registry.

13. Notices

- 13.1 Any Plan Notice will only be valid if it is in writing and in such form as the Company may from time to time determine or in a particular case accept, and if it is completed and executed in the manner specified by the Company or in such other manner as the Company may approve, including in writing using the application form available from the Company's share registry, or alternatively, shareholders may provide Notice of Election/Variation online. Shareholders will be taken to have signed the Notice of Election/Variation if it is lodged online in accordance with the instructions on the Company's share registry website.
- 13.2 Any Plan Notice is effective on receipt at the Company's share registry and takes effect from the next Record Date following such receipt, and if received at the Company's share registry prior to 5.00 p.m. E.S.T. on the Election Date for a particular dividend will (subject



to these Terms and Conditions) be effective in respect of that dividend and all subsequent dividends.

- 13.3 Any notice to be served on Shareholders may be served in accordance with the provisions regarding service of notices on Shareholders contained in the Company's Constitution.

14. Limit on Subscription

The Directors may at any time by notice in writing to Participants limit the amount of dividend which may be reinvested in subscription for Shares under the Plan.

15. Modification of the Plan

- 15.1 The Directors may modify these Terms and Conditions from time to time.
- 15.2 The Directors must give Participants notice in writing of amendments to the Plan, other than amendments which are of a minor nature or of an administrative or procedural nature.

16. Suspension and Termination of the Plan

- 16.1 The Directors may suspend the operation of the Plan during a fixed period or for such period as they think fit, or terminate the Plan, by giving to Shareholders not less than two months' notice via an announcement to NSXA of their intention to do so.
- 16.2 During any period when the operation of the Plan has been suspended Plan Shares must in all respects be treated by the Company as Non-Participating Shares.
- 16.3 The Directors may reinstate the operation of the Plan at any time by giving to Shareholders not less than two months' notice via an announcement to NSXA of their intention to do so prior to the next Record Date.

17. Administration of the Plan

- 17.1 The Plan will be administered by the Directors.
- 17.2 The Directors may settle in such manner as they think expedient any difficulties, anomalies or disputes which may arise in connection with, or by reason of, the operation of the Plan, whether generally or in relation to any Participant or any Shares, and the determination of the Directors will be conclusive and binding on all Participants and other persons to whom the determination relates.
- 17.3 The Directors may delegate to any one or more persons, for such period and on such conditions as they may determine, the exercise of any of their powers or discretions arising under the Plan.

18. Equitable Claims

The Company, unless otherwise required by law, need not recognise any person as an owner of any additional Shares issued under the Plan other than the registered holder of the Plan Shares in respect of which the additional Shares were issued.



19. Taxation

Neither the Company nor its Directors, officers, employees, representatives or agents take any responsibility or assume any liability for the taxation liabilities of Participants.

20. Governing Law

The Plan, these Terms and Conditions and the operation of the Plan are governed by the law of the State of New South Wales