



Issue date: 15 January 2026

## Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| INSURED:                         | The BC for Mode Apartments, Windsor CTS 49662                                                                                                                                                                                                                                                                                                                                                                                                           |                |
| INTERESTED PARTY(S):             | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Classification |
| DESCRIPTION OF INSURED BUSINESS: | Residential Strata                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |
| SITUATION OF RISK:               | 30 LE GEYT STREET, WINDSOR, QLD 4030                                                                                                                                                                                                                                                                                                                                                                                                                    |                |
| SECTION 1:                       | <b><u>Property - Physical Loss, Destruction or Damage</u></b><br>Buildings - \$12,757,500.00<br>Common Contents - \$127,575.00                                                                                                                                                                                                                                                                                                                          |                |
| SECTION 2:                       | <b><u>Voluntary Workers Personal Accident</u></b><br>Accidental Death & Disablement - Insured<br>Weekly Benefits - Insured                                                                                                                                                                                                                                                                                                                              |                |
| SECTION 3:                       | <b><u>Office Bearers' Liability</u></b><br>Limit of Indemnity - \$1,000,000.00 in the aggregate Period of Insurance                                                                                                                                                                                                                                                                                                                                     |                |
| SECTION 4:                       | <b><u>Fidelity Guarantee</u></b><br>Limit - \$100,000.00 in the aggregate Period of Insurance                                                                                                                                                                                                                                                                                                                                                           |                |
| SECTION 5:                       | <b><u>Machinery Breakdown</u></b><br>Limit - \$100,000 in the aggregate Period of Insurance                                                                                                                                                                                                                                                                                                                                                             |                |
| SECTION 6:                       | <b><u>Public Liability</u></b><br>Limit of Indemnity - \$50,000,000.00 each and every Occurrence                                                                                                                                                                                                                                                                                                                                                        |                |
| SECTION 7:                       | <b><u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u></b><br><b>(a) Taxation and Audit Costs</b><br>Limit of Indemnity - \$30,000 in the aggregate Period of Insurance<br><br><b>(b) Workplace Health and Safety Breaches</b><br>Limit of Indemnity - \$150,000 in the aggregate Period of Insurance<br><br><b>(c) Legal Defence Expenses</b><br>Limit of Indemnity - \$50,000 in the aggregate Period of Insurance |                |
| POLICY NUMBER:                   | LNG-STR-20323245                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |
| PERIOD OF INSURANCE:             | 27 January 2026 expiring on 27 January 2027 at 4pm Local Standard Time                                                                                                                                                                                                                                                                                                                                                                                  |                |
| INSURER:                         | Chubb Insurance Australia Limited                                                                                                                                                                                                                                                                                                                                                                                                                       |                |

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).