

30 September 2025

Manly Property Group No.2 Pty Ltd ATF Manly Unit Trust No.2
C / Dare Property Group
todd@darepropertygroup.com.au

**RE: Submission for Affordable Housing Uplift, Mixed Use Residential
Development at 27 East Esplanade Manly NSW 2095**

This letter confirms that Bridge Housing Pty Ltd TA HomeGround Sydney agrees to manage 2 affordable housing apartments for at least 15 years to fulfil the requirements of Section 21, Division 1, Part 2, Chapter 2 of the Housing SEPP.

HomeGround Real Estate Sydney is a not-for-profit real estate agency, a social enterprise of Bridge Housing Limited, a registered Tier 1 community housing provider within the meaning of the Community Housing Providers National Law (NSW).

We confirm that all properties will be managed in accordance with the NSW Affordable Housing Guidelines and any final development conditions from the Department of Planning, Housing and Infrastructure. The agreement will come into force once HomeGround Real Estate Sydney receives formal handover of the property post construction.

Kind Regards,

Anastasiya Kozak

Anastasiya Kozak

Bridge Housing TA HomeGround Real Estate, Sydney | Licensee - Manager