

7 April 2026

Zurich Australian Insurance Properties Pty Ltd
C / James Hallows, Senior Project Manager
Suite 201, 157 Walker Street
North Sydney 2060

RE: Submission for Mixed-use development at 5 Blue Street North Sydney NSW 2060 – Affordable Co-Living (SSD-86270706)

This letter confirms that Bridge Housing Limited (ABN; 55 760 055 094; Registration Number: R4538140610), trading as HomeGround Real Estate Sydney, agrees, in principle, to manage affordable co-living accommodation, for a minimum period of 15 years on behalf of Zurich Australian Insurance Properties Pty Ltd, to satisfy 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 and 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 the affordable co-living accommodation will:

- be retained in single ownership by the owner,
- be managed by HomeGround Real Estate Sydney as affordable co-living housing, and
- be operated in accordance with the NSW Affordable Housing Ministerial Guidelines, the Housing SEPP, and any final conditions of consent imposed by the Department of Planning, Housing and Infrastructure.

This agreement will come into force upon formal handover of the completed dwellings to HomeGround Real Estate Sydney following practical completion and the issue of the Occupation Certificate.

Kind Regards,

Anastasiya Kozak

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