

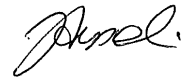
Instrument of Grant

Section 63 of the *Mining Act 1992*

I, **Jamie Tripodi, Acting Chief Executive Officer, Mining, Exploration and Geoscience** as delegate of the Minister administering the *Mining Act 1992* for the State of New South Wales, pursuant to section 63 of the *Mining Act 1992*, have determined to grant a Mining Lease in satisfaction of **Mining Lease Application 632 (Act 1992)**, as described in Schedule 1, to **Wambo Coal Pty Limited, ACN 000 668 057**, subject to the conditions:

1. prescribed in the *Mining Act 1992* and the Mining Regulation 2016; and
2. set out in Schedule 2.

SIGNED



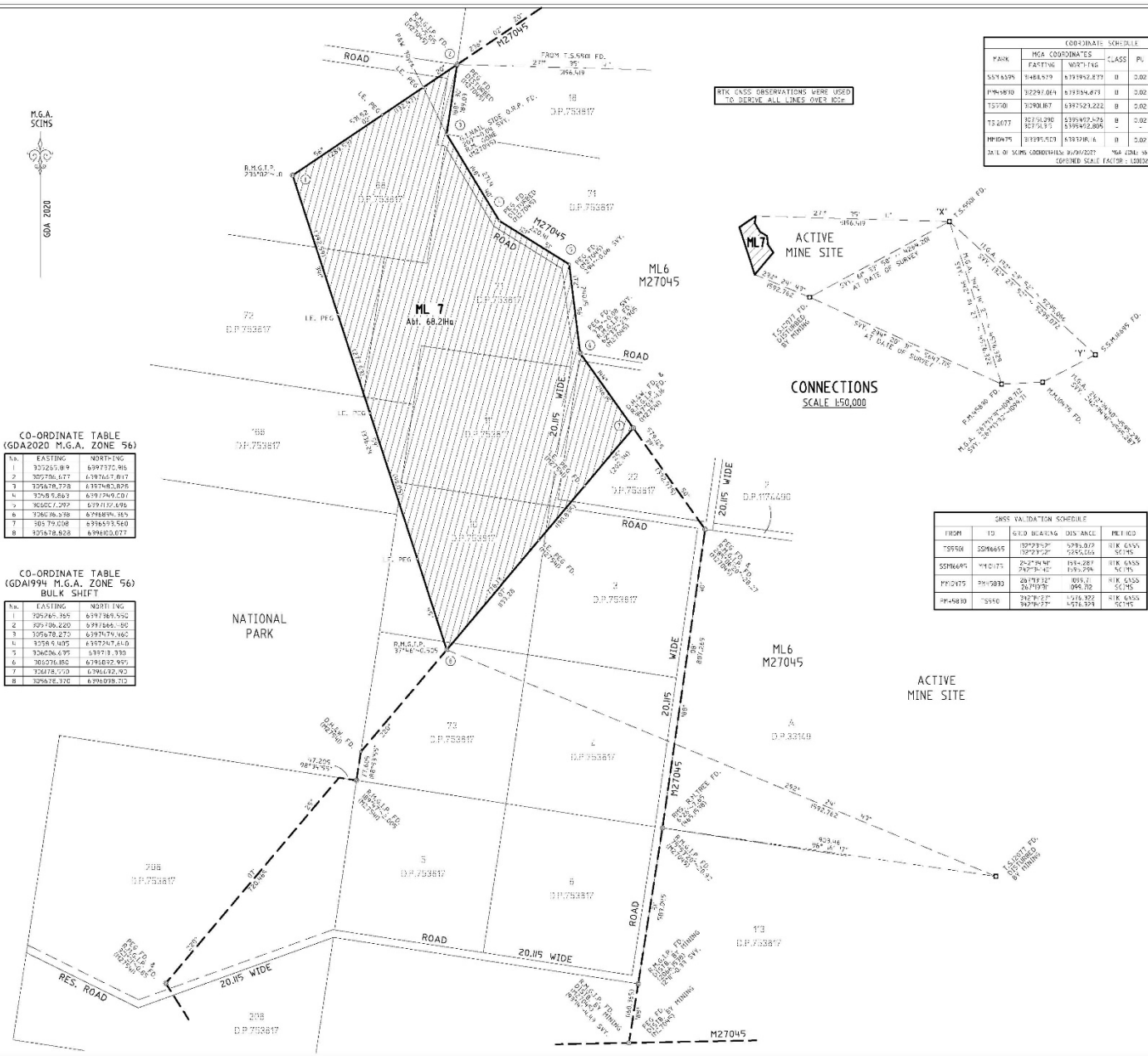
Jamie Tripodi
Acting Chief Executive Officer
Regional NSW – Mining, Exploration and Geoscience
As delegate for the Minister administering the *Mining Act 1992*
Delegation dated: 28 February 2023

Dated: 29th day of January 2024

SCHEDULE 1

Description of Lease

Mining Lease:	1873 (Act 1992)
Grant date:	29 January 2024
Term:	Twenty-one (21) years
Term ending (expiry date):	29 January 2045
Lease Holder(s):	Wambo Coal Pty Limited ACN 000 668 057
Area:	68.21 hectares
Surface Exception / Depth Restriction:	Embraces the surface and soil below thereof to a depth of 5 metres below the floor of the seam known in the Department as the Whybrow Seam
Mineral(s):	Coal
Method:	Underground
Land:	The lease area includes all land described in the attached lease plan titled M27630 and approved on 8 August 2023.



CO-ORDINATE TABLE
(GDA2020 M.G.A. ZONE 56)

Nr.	EASTING	NORTHING
1	302257.84	6292772.36
2	302276.677	6292765.817
3	302678.378	6292748.398
4	302678.683	6292748.007
5	302682.297	6292747.445
6	302678.638	6292748.365
7	302792.008	6292657.550
8	302678.628	6292657.677

CO-ORDINATE TABLE
(GDA1994 M.G.A. ZONE 56)
BULK SHIFT

Nr.	EASTING	NORTHING
1	302265.265	6292765.552
2	302276.220	6292765.000
3	302678.270	6292747.462
4	302678.405	6292747.410
5	302678.495	6292747.370
6	302678.182	6292657.455
7	302778.550	6292657.320
8	302678.232	6292657.212

COORDINATE SCHEDULE

MARK	MGA COORDINATES	CLASS	PL	MET-OD	STATE
NSY4394	314818.79	6292942.879	0	2.02	SCPS FOUND
PMH4810	32297.064	6292946.879	0	2.02	SCPS FOUND
TS1510	32900.87	6292923.222	0	2.02	SCPS FOUND
TS2017	32734.290	6292917.576	0	2.02	SCPS FOUND
PMH4810	32297.064	6292942.879	-	-	THE CLASS DISTANCE
PMH4810	32297.064	6292942.879	0	2.02	SCPS FOUND

DATE OF SCPS CORRECTION: 06/01/2022 MGA ZONE: 56 MET-OD: SCPS FOUND STATE: QLD

RTK GNSS OBSERVATIONS WERE USED TO DERIVE ALL LINES OVER 100M

CONNECTIONS
SCALE 1:50,000

GNSS VALIDATION SCHEDULE

FROM	TO	GRID BEARING	DIS. (M)	PLI (M)	RIK (M)	GNSS
TS2017	NSY4394	132°23'37"	5293.078	1245.166	615	GNSS SC195
NSY4394	PMH4810	292°36'41"	135.284	135.284	615	GNSS SC195
PMH4810	TS2017	69°19'12"	809.7	287.978	615	GNSS SC195
TS2017	NSY4394	292°36'37"	5216.322	1245.166	615	GNSS SC195

PLAN OF PORTION ML 7

PARISH: WAMBO
COUNTY: HUNTER
MAP SHEET No. 9032-1-N DOYLES CREEK
REDUCTION RATIO 1: 5,000
MINING LEASE APPLICATION No. 632 (Act1992)
MINING LEASE: SINGLETON

APPLICANTS:
WAMBO COAL PTY LIMITED & CONSTRUCTION, FORESTRY, MARITIME, MINING AND ENERGY UNION (CFMEU).
APPLICATION DIVISION: SINGLETON
MINING LEASE No.

STATUS:
METHOD: UNDERGROUND METHODS
SURFACE EXCEPTION / DEPTH RESTRICTION

EMBRACES THE SURFACE AND SOIL BELOW THEREON TO A DEPTH OF 5 METRES BELOW THE FLOOR OF THE SEAM KNOWN IN THE DEPARTMENT AS THE 'RYHOBW SEAM'.

NOTES:

Azimuth: 'X' - 'Y'

Plans used in the course of this survey / compilation
ML7045 & M2754

Survey declared on this plan for lines

L. MARTY BURNS OF SURVEY AND DRAUGHTING RESOURCES PTY LIMITED, a surveyor registered under the Survey and Information Act 2002, certifies that:
(a) the land shown in this plan was surveyed in accordance with the Surveying and Spatial Information Regulation, it is accurate and the survey was completed on 12/11/2022;
(b) the part of the land shown in this plan (Mining Lease 632) was surveyed in accordance with the Surveying and Spatial Information Regulation 2002; the part surveyed in 2018 and the strip was completed on 12/11/2022 (date of completion of survey) and the part not surveyed was completed in accordance with the Regulation;
(c) the land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2002.

Datum: Use Type: Urban/Rural
The terrain is: uneven/steep / steep-uneven/steep-uneven
Dated: 23/07/2022
Surveyor Identification No.: 383
Surveyor registered under the Surveying and Information Act 2002

Plan Investigated: F. SCHIRVO.....05/06/2023
Plan Approved: W. McDonald, 05/06/2023
Paper No.: APP-2022-01, Survey-01 1009033447
D966263610

M27630

SCHEDULE 2

Mining Lease Conditions 2021

(Version 1.3 as at October 2023)

Definitions

Words used in this mining lease have the same meaning as defined in the *Mining Act 1992* except where otherwise defined below:

Term	Definition
Act	means the <i>Mining Act 1992</i> .
Landholder	for the purposes of these conditions: <ul style="list-style-type: none">• does not include a secondary landholder• includes, in the case of exempted areas, the controlling body for the exempted area.
Minister	means the Minister administering the Act.

Note:

1. The rights and duties of the lease holder(s) are those prescribed by the *Mining Act 1992* and the Mining Regulation 2016, subject to the terms and conditions of this mining lease.
2. This mining lease does not override any obligation on the lease holder(s) to comply with the requirements of other legislation and regulatory instruments which may apply (including all relevant development approvals) unless specifically provided under the *Mining Act 1992* or other legislation or regulatory instruments.

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MINING LEASE CONDITIONS

Standard conditions

See Mining Regulation 2016, Schedule 8A, Part 2.

NOTE TO HOLDERS: The prescribed standard conditions in the Mining Regulation 2016, Schedule 8A, Part 2 apply in addition to the conditions in this Schedule 2 (but have not been replicated in this mining lease). The conditions imposed by the Mining Regulation 2016 prevail to the extent of any inconsistency with the conditions in this Schedule 2.

General conditions

1. Notice to Landholders

- (a) The lease holder must cause written notice of the grant or renewal of this mining lease to be provided to each landholder of land over which the mining lease was granted or renewed in accordance with paragraph (b).
- (b) If there are –
 - i. less than 10 landholders of the land over which the lease was granted or renewed – the notice must be provided to each landholder,
 - ii. 10 or more landholders of the land over which the lease was granted or renewed – the notice may be provided to each landholder or published in a newspaper circulating in the area where the mining lease is situated.
- (c) The notice must be provided –
 - i. for notice of the grant of the mining lease – not later than 90 days after the date on which the mining lease was granted,
 - ii. for notice of the renewal of the mining lease – not later than 90 days after the date on which the renewal of the mining lease takes effect.
- (d) The notice must include the following –
 - i. a statement that the mining lease has been granted or renewed (as relevant),
 - ii. confirmation as to whether the mining lease includes the surface of the land,
 - iii. a plan which identifies –
 - 1. the area of the land subject to the mining lease, and
 - 2. geographical and other features (such as roads, rivers, railways, towns, suburbs, or localities) that are sufficient to identify the area of the State within which the mining lease is situated.

2. Security

The lease holder is required to provide and maintain a security deposit to secure funding for the fulfilment of obligations under the mining lease, including obligations under the mining lease that may arise in the future.

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The amount of the security deposit to be provided and maintained is **\$10,000**.

3. Cooperation Agreement

The lease holder must make every reasonable attempt, and be able to demonstrate its attempts to the satisfaction of the Secretary, to enter into a cooperation agreement with the holder(s) of any overlapping authorisations issued under the *Mining Act 1992* and petroleum titles issued under the *Petroleum (Onshore) Act 1991*. The cooperation agreement should address but not be limited to:

- access arrangements
- operational interaction procedures
- dispute resolution
- information exchange
- well location
- timing of drilling
- potential resource extraction conflicts; and
- rehabilitation issues.

4. Assessable Prospecting Operations

- (a) The lease holder must not carry out any assessable prospecting operation on land over which this lease has been granted unless:
- (i) it is carried out in accordance with any necessary development consent; or
 - (ii) if development consent is not required, the prior written approval of the Minister has been obtained.
- (b) The Minister may require the lease holder to provide such information as required to assist the Minister to consider an application for approval.
- (c) An approval granted by the Minister under this condition may be granted subject to terms.
- (d) The lease holder must comply with the approval granted to the holder under this condition.

Special conditions

Nil

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Exploration Reporting

Note: Exploration Reports (Geological and Geophysical)

The lease holder must lodge reports in accordance with the requirements in section 163C of the Mining Act 1992 and clauses 59, 60 and 61 of the Mining Regulation 2016 as well as any further requirements issued by the Secretary under clause 62 of the Mining Regulation.

Guidelines for the structure, content and data format requirements for reports are set out in the Exploration Reporting: A guide for reporting on exploration and prospecting in New South Wales.

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