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Financial statements and reports for the year ended  
18 May 2022

WELLINGTON ROAD SUPERANNUATION FUND

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Prepared for: Ekokos Pty Ltd

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WELLINGTON ROAD SUPERANNUATION FUND

**Statement of Financial Position**

As at 18 May 2022

|  | Note | 2022<br>\$          | 2021<br>\$          |
|--|------|---------------------|---------------------|
| <b>Assets</b>  |      |                     |                     |
| <b>Investments</b>   |      |                     |                     |
| Real Estate Properties (Australian - Non Residential)                      | 2    | 3,700,000.00        | 2,000,000.00        |
| <b>Total Investments</b>   |      | <u>3,700,000.00</u> | <u>2,000,000.00</u> |
| <b>Other Assets</b>  |      |                     |                     |
| CBA Premium Business A/c   |      | 341,578.71          | 0.00                |
| <b>Total Other Assets</b>  |      | <u>341,578.71</u>   | <u>0.00</u>         |
| <b>Total Assets</b>  |      | <u>4,041,578.71</u> | <u>2,000,000.00</u> |
| Less:  |      |                     |                     |
| <b>Liabilities</b>   |      |                     |                     |
| GST Payable  |      | 9,074.84            | 0.00                |
| Sundry Creditors   |      | 0.38                | 0.00                |
| <b>Total Liabilities</b>   |      | <u>9,075.22</u>     | <u>0.00</u>         |
| <b>Net assets available to pay benefits</b>                                |      | <u>4,032,503.49</u> | <u>2,000,000.00</u> |
| Represented by:  |      |                     |                     |
| <b>Liability for accrued benefits allocated to members' accounts</b>       | 4, 5 |                     |                     |
| Economidis, Jennifer - Accumulation  |      | 535,508.69          | 0.00                |
| Economidis, Jennifer - Pension (Account Based Pension)                     |      | 1,523,699.38        | 0.00                |
| Economidis, Jennifer - Pension (Reversionary Pension)                      |      | 1,960,054.80        | 0.00                |
| <b>Total Liability for accrued benefits allocated to members' accounts</b> |      | <u>4,019,262.87</u> | <u>0.00</u>         |
| Statement of Financial Position Does Not Balance                           |      | 13,240.62           | 2,000,000.00        |
| Consisting of  |      |                     |                     |
| Current year profit/loss not allocated to members                          |      | 21,251.37           | 0.00                |
| Investment Movement Data Clearing Account                                  |      | 0.00                | 0.00                |

**WELLINGTON ROAD SUPERANNUATION FUND****Operating Statement**

For the year ended 18 May 2022

|   | Note | 2022              | 2021        |
|---|------|-------------------|-------------|
|   |      | \$                | \$          |
| <b>Income</b>   |      |                   |             |
| <b>Investment Income</b>  |      |                   |             |
| Property Income   | 7    | 201,944.18        | 0.00        |
| <b>Total Income</b>   |      | <u>201,944.18</u> | <u>0.00</u> |
| <b>Expenses</b>   |      |                   |             |
| Accountancy Fees  |      | 3,193.75          | 0.00        |
| ATO Supervisory Levy  |      | 518.00            | 0.00        |
| Auditor's Remuneration  |      | 660.00            | 0.00        |
| Bank Charges  |      | 9.00              | 0.00        |
| General Expenses - Non Deductible                                   |      | 3,630.00          | 0.00        |
| Property Expenses - Council Rates                                   |      | 24,663.80         | 0.00        |
| Property Expenses - Insurance Premium                               |      | 3,132.68          | 0.00        |
| Property Expenses - Land Tax  |      | 46,500.00         | 0.00        |
| Property Expenses - Water Rates                                     |      | 1,238.21          | 0.00        |
|   |      | <u>83,545.44</u>  | <u>0.00</u> |
| <b>Member Payments</b>  |      |                   |             |
| Pensions Paid   |      | 14,000.00         | 0.00        |
| <b>Total Expenses</b>   |      | <u>97,545.44</u>  | <u>0.00</u> |
| <b>Benefits accrued as a result of operations before income tax</b> |      |                   |             |
|   |      | <u>104,398.74</u> | <u>0.00</u> |
| Income Tax Expense  | 8    | 0.00              | 0.00        |
| <b>Benefits accrued as a result of operations</b>                   |      | <u>104,398.74</u> | <u>0.00</u> |

## WELLINGTON ROAD SUPERANNUATION FUND

# Notes to the Financial Statements

For the year ended 18 May 2022

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### Note 1: Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the superannuation fund is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations, the trust deed of the fund and the needs of members.

The financial statements have been prepared on a cash basis and are based on historical costs, except for investments which have been measured at market value.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

The financial statements were authorised for issue by the Director(s).

#### a. Measurement of Investments

The fund initially recognises:

- (i) an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered to be the date on which control of the future economic benefits attributable to the asset passes to the fund; and
- (ii) a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the fund have been measured at market value, which refers to the amount that a willing buyer could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

- that the buyer and the seller deal with each other at arm's length in relation to the sale;
- that the sale occurred after proper marketing of the asset; and
- that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

Market value has been determined as follows:

- (i) shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- (ii) units in managed funds by reference to the unit redemption price at the end of the reporting period;
- (iii) fixed-interest securities by reference to the redemption price at the end of the reporting period;
- (iv) unlisted investments are stated at trustees' assessment based on estimated market value at balance date or where necessary, an external valuer's opinion; and
- (v) investment properties at the trustees' assessment of the market value or where necessary a qualified independent valuer's opinion at the end of reporting period.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the end of the reporting period. The trustees have determined that the gross values of the fund's financial liabilities is equivalent to their market values. Any remeasurement changes in the gross values of non-current financial liabilities (including liabilities for members' accrued benefits) are recognised in the operating statement in the periods in which they occur.

#### b. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand and at call, deposits with banks and short-term, highly liquid investments that are readily convertible to cash and subject to an insignificant risk of change in value.

#### c. Revenue

Revenue is recognised at the fair value of the consideration received or receivable.

##### Interest revenue

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised upon receipt.

## WELLINGTON ROAD SUPERANNUATION FUND

# Notes to the Financial Statements

For the year ended 18 May 2022

### Dividend revenue

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

### Rental revenue

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

### Distribution revenue

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distribution and if not received at the end of the reporting period, are reflected in the statement of financial position as a receivable at market value.

### Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and determined as the difference between the market value at year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if acquired during the period).

### d. Liability for Accrued Benefits

The liability for accrued benefits represents the fund's present obligation to pay benefits to members and beneficiaries, and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period.

### e. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

### f. Critical Accounting Estimates and Judgements

The preparation of financial statements requires the trustees to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

### Note 2: Real Estate Properties (Australian - Non Residential)

|                                   | 2022<br>\$   | 2021<br>\$   |
|-----------------------------------|--------------|--------------|
| 67 Wellington Road, East Brisbane | 3,700,000.00 | 2,000,000.00 |
|                                   | 3,700,000.00 | 2,000,000.00 |

### Note 4: Liability for Accrued Benefits

## WELLINGTON ROAD SUPERANNUATION FUND

# Notes to the Financial Statements

For the year ended 18 May 2022

|   | 2022<br>\$   | 2021<br>\$ |
|---|--------------|------------|
| Liability for accrued benefits at beginning of year | 3,928,104.75 | 0.00       |
| Benefits accrued as a result of operations          | 104,398.74   | 0.00       |
| Current year member movements                       | (13,240.62)  | 0.00       |
| Liability for accrued benefits at end of year       | 4,019,262.87 | 0.00       |

### Note 5: Vested Benefits

Vested benefits are benefits that are not conditional upon continued membership of the fund (or any factor other than resignation from the plan) and include benefits which members were entitled to receive had they terminated their fund membership as at the end of the reporting period.

|                 | 2022<br>\$   | 2021<br>\$ |
|-----------------|--------------|------------|
| Vested Benefits | 4,019,262.87 | 0.00       |

### Note 6: Guaranteed Benefits

No guarantees have been made in respect of any part of the liability for accrued benefits.

### Note 7: Rental Income

|                                   | 2022<br>\$ | 2021<br>\$ |
|-----------------------------------|------------|------------|
| 67 Wellington Road, East Brisbane | 201,944.18 | 0.00       |
|                                   | 201,944.18 | 0.00       |

### Note 8: Income Tax Expense

|  | 2022<br>\$ | 2021<br>\$ |
|--|------------|------------|
| The components of tax expense comprise |            |            |

The prima facie tax on benefits accrued before income tax is reconciled to the income tax as follows:

|  |      |      |
|--|------|------|
| Prima facie tax payable on benefits accrued before income tax at 15% | 0.00 | 0.00 |
| Less:  |      |      |
| Tax effect of:   |      |      |

WELLINGTON ROAD SUPERANNUATION FUND

**Notes to the Financial Statements**

For the year ended 18 May 2022

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Add:

Tax effect of:

|                  |             |      |
|------------------|-------------|------|
| Pension Payments | 24,816.00   | 0.00 |
| Rounding         | (24,816.00) | 0.00 |

Less credits:

|                       |             |             |
|-----------------------|-------------|-------------|
| Current Tax or Refund | <u>0.00</u> | <u>0.00</u> |
|-----------------------|-------------|-------------|



# WELLINGTON ROAD SUPERANNUATION FUND

## Members Statement

Jennifer Bethel Economidis  
638 Boston Road  
Chandler, Queensland, 4155, Australia

### Your Details

|                            |                    |                          |            |
|----------------------------|--------------------|--------------------------|------------|
| Date of Birth :            | Provided           | Nominated Beneficiaries: | N/A        |
| Age:                       | 69                 | Nomination Type:         | N/A        |
| Tax File Number:           | Provided           | Vested Benefits:         | 535,508.69 |
| Date Joined Fund:          | 26/05/1993         | Total Death Benefit:     | 535,508.69 |
| Service Period Start Date: | 26/05/1993         |                          |            |
| Date Left Fund:            |                    |                          |            |
| Member Code:               | ECOJEN00001A       |                          |            |
| Account Start Date:        | 26/05/1993         |                          |            |
| Account Phase:             | Accumulation Phase |                          |            |
| Account Description:       | Accumulation       |                          |            |

### Your Balance

Total Benefits 535,508.69

#### Preservation Components

Preserved  
Unrestricted Non Preserved 535,508.69  
Restricted Non Preserved

#### Tax Components

Tax Free 29,796.03  
Taxable 505,712.66

### Your Detailed Account Summary

|  | This Year  |
|--|------------|
| Opening balance at 01/07/2021                        |            |
| <u>Increases to Member account during the period</u> |            |
| Employer Contributions                               |            |
| Personal Contributions (Concessional)                |            |
| Personal Contributions (Non Concessional)            |            |
| Government Co-Contributions                          |            |
| Other Contributions                                  |            |
| Proceeds of Insurance Policies                       |            |
| Transfers In   |            |
| Net Earnings   |            |
| Internal Transfer In                                 | 535,508.69 |
| <u>Decreases to Member account during the period</u> |            |
| Pensions Paid  |            |
| Contributions Tax                                    |            |
| Income Tax   |            |
| No TFN Excess Contributions Tax                      |            |
| Excess Contributions Tax                             |            |
| Refund Excess Contributions                          |            |
| Division 293 Tax                                     |            |
| Insurance Policy Premiums Paid                       |            |
| Management Fees                                      |            |
| Member Expenses                                      |            |
| Benefits Paid/Transfers Out                          |            |
| Superannuation Surcharge Tax                         |            |
| Internal Transfer Out                                |            |
| Closing balance at 18/05/2022                        | 535,508.69 |

**WELLINGTON ROAD SUPERANNUATION FUND**

**Members Statement**

Jennifer Bethel Economidis  
 638 Boston Road  
 Chandler, Queensland, 4155, Australia

**Your Details**

|                            |                       |                          |              |
|----------------------------|-----------------------|--------------------------|--------------|
| Date of Birth :            | Provided              | Nominated Beneficiaries: | N/A          |
| Age:                       | 69                    | Nomination Type:         | N/A          |
| Tax File Number:           | Provided              | Vested Benefits:         | 1,523,699.38 |
| Date Joined Fund:          | 26/05/1993            | Total Death Benefit:     | 1,523,699.38 |
| Service Period Start Date: | 26/05/1993            |                          |              |
| Date Left Fund:            |                       |                          |              |
| Member Code:               | ECOJEN00002P          |                          |              |
| Account Start Date:        | 30/06/2021            |                          |              |
| Account Phase:             | Retirement Phase      |                          |              |
| Account Description:       | Account Based Pension |                          |              |

**Your Balance**

|                                |              |
|--------------------------------|--------------|
| <b>Total Benefits</b>          | 1,523,699.38 |
| <u>Preservation Components</u> |              |
| Preserved                      |              |
| Unrestricted Non Preserved     | 1,523,699.38 |
| Restricted Non Preserved       |              |
| <u>Tax Components</u>          |              |
| Tax Free (5.56%)               | 84,779.56    |
| Taxable                        | 1,438,919.82 |

**Your Detailed Account Summary**

|  | This Year    |
|--|--------------|
| Opening balance at 01/07/2021                        | 2,019,251.44 |
| <u>Increases to Member account during the period</u> |              |
| Employer Contributions                               |              |
| Personal Contributions (Concessional)                |              |
| Personal Contributions (Non Concessional)            |              |
| Government Co-Contributions                          |              |
| Other Contributions                                  |              |
| Proceeds of Insurance Policies                       |              |
| Transfers In   |              |
| Net Earnings   | 53,956.63    |
| Internal Transfer In                                 |              |
| <u>Decreases to Member account during the period</u> |              |
| Pensions Paid  | 14,000.00    |
| Contributions Tax                                    |              |
| Income Tax   |              |
| No TFN Excess Contributions Tax                      |              |
| Excess Contributions Tax                             |              |
| Refund Excess Contributions                          |              |
| Division 293 Tax                                     |              |
| Insurance Policy Premiums Paid                       |              |
| Management Fees                                      |              |
| Member Expenses                                      |              |
| Benefits Paid/Transfers Out                          |              |
| Superannuation Surcharge Tax                         |              |
| Internal Transfer Out                                | 535,508.69   |
| Closing balance at 18/05/2022                        | 1,523,699.38 |

# WELLINGTON ROAD SUPERANNUATION FUND

## Members Statement

Jennifer Bethel Economidis  
638 Boston Road  
Chandler, Queensland, 4155, Australia

### Your Details

|                            |                      |                          |              |
|----------------------------|----------------------|--------------------------|--------------|
| Date of Birth :            | Provided             | Nominated Beneficiaries: | N/A          |
| Age:                       | 69                   | Nomination Type:         | N/A          |
| Tax File Number:           | Provided             | Vested Benefits:         | 1,960,054.80 |
| Date Joined Fund:          | 26/05/1993           | Total Death Benefit:     | 1,960,054.80 |
| Service Period Start Date: | 26/05/1993           |                          |              |
| Date Left Fund:            |                      |                          |              |
| Member Code:               | ECOJEN00003P         |                          |              |
| Account Start Date:        | 30/06/2021           |                          |              |
| Account Phase:             | Retirement Phase     |                          |              |
| Account Description:       | Reversionary Pension |                          |              |

### Your Balance

Total Benefits 1,960,054.80

#### Preservation Components

Preserved  
Unrestricted Non Preserved 1,960,054.80  
Restricted Non Preserved

#### Tax Components

Tax Free (23.21%) 454,910.87  
Taxable 1,505,143.93

### Your Detailed Account Summary

|  | This Year    |
|--|--------------|
| Opening balance at 01/07/2021                        | 1,908,853.31 |
| <u>Increases to Member account during the period</u> |              |
| Employer Contributions                               |              |
| Personal Contributions (Concessional)                |              |
| Personal Contributions (Non Concessional)            |              |
| Government Co-Contributions                          |              |
| Other Contributions                                  |              |
| Proceeds of Insurance Policies                       |              |
| Transfers In   |              |
| Net Earnings   | 51,201.49    |
| Internal Transfer In                                 |              |
| <u>Decreases to Member account during the period</u> |              |
| Pensions Paid  |              |
| Contributions Tax                                    |              |
| Income Tax   |              |
| No TFN Excess Contributions Tax                      |              |
| Excess Contributions Tax                             |              |
| Refund Excess Contributions                          |              |
| Division 293 Tax                                     |              |
| Insurance Policy Premiums Paid                       |              |
| Management Fees                                      |              |
| Member Expenses                                      |              |
| Benefits Paid/Transfers Out                          |              |
| Superannuation Surcharge Tax                         |              |
| Internal Transfer Out                                |              |
| Closing balance at 18/05/2022                        | 1,960,054.80 |

**WELLINGTON ROAD SUPERANNUATION FUND**  
**Investment Summary Report**

As at 18 May 2022

| Investment   | Units | Market Price <sup>1</sup> | Market Value        | Average Cost | Accounting Cost     | Unrealised Gain/(Loss) | Gain/(Loss)%    | Portfolio Weight% |
|--|-------|---------------------------|---------------------|--------------|---------------------|------------------------|-----------------|-------------------|
| <b>Cash/Bank Accounts</b>                                    |       |                           |                     |              |                     |                        |                 |                   |
| CBA Premium Business A/c                                     |       | 341,578.710000            | 341,578.71          | 341,578.71   | 341,578.71          |                        |                 | 8.45 %            |
|  |       |                           | <b>341,578.71</b>   |              | <b>341,578.71</b>   |                        |                 | <b>8.45 %</b>     |
| <b>Real Estate Properties (Australian - Non Residential)</b> |       |                           |                     |              |                     |                        |                 |                   |
| ECOJ001 67 Wellington Road, East Brisbane                    | 1.00  | 3,700,000.000000*         | 3,700,000.00        | 1,700,000.00 | 1,700,000.00        | 2,000,000.00           | 117.65 %        | 91.55 %           |
|  |       |                           | <b>3,700,000.00</b> |              | <b>1,700,000.00</b> | <b>2,000,000.00</b>    | <b>117.65 %</b> | <b>91.55 %</b>    |
|  |       |                           | <b>4,041,578.71</b> |              | <b>2,041,578.71</b> | <b>2,000,000.00</b>    | <b>97.96 %</b>  | <b>100.00 %</b>   |

<sup>1</sup>Market Prices as at Reporting Date. Note: Where prices unavailable, system will use last known price

\* Investments using last known price

| <u>Investment</u>                 | <u>Market Price</u> | <u>Market Price Date</u> |
|-----------------------------------|---------------------|--------------------------|
| 67 Wellington Road, East Brisbane | 3700000.000000      | 30/06/2021               |

WELLINGTON ROAD SUPERANNUATION FUND

Investment Income Report

As at 18 May 2022

| Investment   | Total Income      | Franked | Unfranked | Interest/ Other | Franking Credits | Foreign Income | Foreign Credits * 1 | Assessable Income (Excl. Capital Gains) * 2 | TFN Credits | Other Deductions | Distributed Capital Gains | Non-Assessable Payments |
|--|-------------------|---------|-----------|-----------------|------------------|----------------|---------------------|---|-------------|------------------|---------------------------|-------------------------|
| <b>Real Estate Properties (Australian - Non Residential)</b> |                   |         |           |                 |                  |                |                     |   |             |                  |                           |                         |
| ECOJ001 67 Wellington Road, East Brisbane                    | 201,944.18        |         |           |                 |                  |                |                     | 201,944.18                                  |             |                  |                           |                         |
|  | <b>201,944.18</b> |         |           |                 |                  |                |                     | <b>201,944.18</b>                           |             |                  |                           |                         |
|  | <b>201,944.18</b> |         |           |                 |                  |                |                     | <b>201,944.18</b>                           |             |                  |                           |                         |

Assessable Income (Excl. Capital Gains) **201,944.18**

Net Capital Gain **0.00**

**Total Assessable Income 201,944.18**

\* 1 Includes foreign credits from foreign capital gains.

\* 2 Assessable Income in the SMSF Annual Return will be different as capital gains and losses from disposals of assets have not been included.

For a breakdown of Distributed Capital Gains and Non-Assessable Payments refer to Distributions Reconciliation Report.

WELLINGTON ROAD SUPERANNUATION FUND

Statement of Taxable Income

For the year ended 18 May 2022

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|  | 2022                        |
|--|-----------------------------|
|  | \$                          |
| Benefits accrued as a result of operations | 0.00                        |
| <b>Add</b>                                 |                             |
| Pension Payments                           | 165,440.00                  |
|  | <u>165,440.00</u>           |
| <b>Taxable Income or Loss</b>              | <u>                    </u> |
| Income Tax on Taxable Income or Loss       | 0.00                        |
|  | <u>                    </u> |
| <b>CURRENT TAX OR REFUND</b>               | <u>0.00</u>                 |
| Supervisory Levy                           | 259.00                      |
| <b>AMOUNT DUE OR REFUNDABLE</b>            | <u>259.00</u>               |

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Cannot generate Realised Capital Gains report. Realised Capital Gains has no data to prepare