



**Building a better
working world**

Ernst & Young
111 Eagle Street
Brisbane QLD 4000 Australia
GPO Box 7878 Brisbane QLD 4001

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Fax: +61 7 3011 3100
ey.com/au

29 July 2020

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

ALCEON ASSEMBLY TRUST – 2020 TAXATION & ACCOUNTING SUMMARY

We write in our capacity as Chartered Accountants for Alceon Group No.44 Pty Ltd as trustee for Alceon Assembly Trust (“the Trust”).

We refer to your investment in the Trust and provide the following information which will assist in the preparation of your Income Tax Return and any Financial Report for the year ended 30 June 2020.

Investor Details

Investor Name: Panic Super Pty Ltd ATF Panic Superannuation Fund
Entity Number: 1634

Investment Summary

Unitholding as at 30 June 2020 (Ordinary Units – Partly Paid)	100,000
Capital Value of Unitholding as at 30 June 2020*	\$ 45,000.00

* Valuation Confirmation for Superannuation Funds
In the opinion of the Trustee: (1) The value of the units as at 30 June 2020 is \$0.47 per unit; and (2) It is appropriate that this value be included in the financial report of the superannuation fund.

Cash Distribution Summary

We advise that there was no cash distribution from the Trust for the year ended 30 June 2020.

Taxation and Accounting Summary

We advise that there was no taxation and accounting distribution from the Trust for the year ended 30 June 2020.

The Australian Business Number of the Trust is 21 956 776 887.

Please email Alceon.Client@alceon.com.au should you have any queries.

Yours sincerely,

Thomas Tulley
Partner



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29 July 2020

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

CARSELDINE GARDENS LIMITED – 2020 TAXATION & ACCOUNTING SUMMARY

We write in our capacity as Chartered Accountants for Carseldine Gardens Limited (“the Company”).

We refer to your investment in the Company and provide the following information which will assist in the preparation of your Income Tax Return and any Financial Report for the year ended 30 June 2020.

Investor Details

Shareholder Name: Panic Super Pty Ltd ATF Panic Superannuation Fund
Entity Number: 1634

Investment Summary

Shareholding as at 30 June 2020 (Ordinary Shares)	500,000
Capital Value of Shareholding as at 30 June 2020*	\$ -

* Valuation Confirmation for Superannuation Funds

In the opinion of the Directors: (1) The value of the shares as at 30 June 2020 is \$0.00 per share; and (2) It is appropriate that this value be included in the financial report of the superannuation fund.

Dividend Summary

We advise that there were no dividends paid from the Company for the year ended 30 June 2020.

The Australian Business Number of the Company is 17 606 191 271.

Please email Alceon.Client@alceon.com.au should you have any queries.

Yours sincerely,

Thomas Tulley
Partner



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28 August 2020

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

CARSELDINE GARDENS TRUST – 2020 TAXATION & ACCOUNTING SUMMARY

INVESTOR NAME:
PANIC SUPER PTY LTD ATF PANIC SUPERANNUATION FUND
ENTITY NUMBER: 1634

We write in our capacity as Chartered Accountants for Alceon Group No.33 Pty Ltd as trustee for Carseldine Gardens Trust ("**the Trust**").

We refer to your investment in the Trust and provide the following information which will assist in the preparation of your Income Tax Return and any Financial Report for the year ended 30 June 2020.

The Australian Business Number of the Trust is 54 925 956 606.

Please email Alceon.Client@alceon.com.au should you have any queries.

Yours sincerely,

Thomas Tulley
Partner

CARSELDINE GARDENS TRUST
REPORT 1: INVESTOR DISTRIBUTION DETAILS

Investor Details

Investor Name: Panic Super Pty Ltd ATF Panic Superannuation Fund
Entity Number: 1634

Investment Summary

Total Unitholding as at 30 June 2020 (A Class Units)	500,000
Capital Value of Unitholding as at 1 July 2019	\$ 329,113.97
Less: Return of Capital	\$ (17,793.97)
Capital Value of Unitholding as at 30 June 2020*	\$ 311,320.00

* Valuation Confirmation for Superannuation Funds

In the opinion of the Trustee: (1) The value of the units as at 30 June 2020 is not below the Capital Value of the units held; and (2) It is appropriate the Capital Value of the Unitholding as at 30 June 2020 above be included in the financial report of the superannuation fund.

Accounting and Cash Distribution Summary

2020 Accounting Income Reconciliation	
Total Cash Payment	\$ 32,692.31
Less: Return of Capital	\$ (17,793.97)
2020 Accounting Income	\$ 14,898.34

Taxation Summary

2020 Taxable Income Reconciliation	
2020 Accounting Income	\$ 14,898.34
Less: Tax Adjustments*	\$ (10,189.12)
Less: Tax-Deferred Amount	\$ (4,709.22)
2020 Taxable Income	\$ -

* This includes a CGT Concession amount that relates to the sale of the investment in the trust and is not assessable for tax purposes.

2020 Taxable Income Components	
Net Non-Primary Production Income	\$ -

CARSELDINE GARDENS TRUST
REPORT 2: TRUST ACCOUNTING AND TAX POSITION

Accounting Summary

Profit and Loss Statement

The Accounting Income of the Trust was derived as follows:

Income	\$ 3,907,395
Less: Cost of Sales	\$ (2,725,213)
Less: Expenses	\$ (794,825)
Accounting Income of the Trust	\$ 387,357

Balance Sheet

Summary of the Balance Sheet of the Trust as at 30 June 2020:

Assets	
Cash and Cash Equivalents	\$ 467,244
Other Assets	\$ 78,611
Investments	\$ 14,454,261
Total Assets	\$ 15,000,116
Liabilities	
Long Term Liabilities	\$ 6,905,795
Total Liabilities	\$ 6,905,795
NET ASSETS	\$ 8,094,321
Equity	
Issued Units (A Class)*	\$ 12,350,000
Less: Return of Capital (A Class)	\$ (4,255,680)
Issued Units (B Class)	\$ 1
TOTAL EQUITY	\$ 8,094,321

* There are 13,000,000 A Class units on issue at \$0.95 per unit.

Taxation Summary

The 2020 Taxable Income of the Trust was derived as follows:

2020 Accounting Income	\$ 387,357
Less: Tax Adjustments	\$ (264,917)
Less: Tax-Deferred Amount	\$ (122,440)
2020 Taxable Income	\$ -

23 July 2020

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

MOOROOKA RETAIL TRUST – 2020 TAXATION & ACCOUNTING SUMMARY

INVESTOR NAME:
PANIC SUPER PTY LTD ATF PANIC SUPERANNUATION FUND
ENTITY NUMBER: 1634

We write in our capacity as Chartered Accountants for Alceon Group No.54 Pty Ltd as trustee for Moorooka Retail Trust (“the Trust”).

We refer to your investment in the Trust and provide the following information which will assist in the preparation of your Income Tax Return and any Financial Report for the year ended 30 June 2020.

We confirm that the Trust was terminated in accordance with the Trust Deed effective 30 June 2020.

The Australian Business Number of the Trust is 42 923 437 204.

Please email Alceon.Client@alceon.com.au should you have any queries.

Yours faithfully,
FORDHAM BUSINESS ADVISORS PTY LTD



DARREN HILL
Partner

MOOROOKA RETAIL TRUST

REPORT 1: INVESTOR DISTRIBUTION DETAILS

Investor Details

Investor Name: Panic Super Pty Ltd ATF Panic Superannuation Fund
Entity Number: 1634

Investment Summary

Total Unitholding as at 30 June 2020 (Ordinary Units)	-
Capital Value of Unitholding as at 1 July 2019	\$ 200,000.00
Less: Return of Capital	\$ (200,000.00)
Capital Value of Unitholding as at 30 June 2020	\$ -

Accounting and Cash Distribution Summary

2020 Accounting Income Reconciliation	
Total Cash Payment	\$ 222,470.56
Less: Return of Capital	\$ (200,000.00)
Less: Distribution Receivable (2019)	\$ (1,757.29)
2020 Accounting Income	\$ 20,713.27

Taxation Summary

2020 Taxable Income Reconciliation	
2020 Accounting Income	\$ 20,713.27
Less: Tax Adjustments*	\$ (6,901.92)
2020 Taxable Income	\$ 13,811.35

* This is a CGT Concession amount that relates to the sale of the investment in the trust and is non assessable for tax purposes.

2020 Taxable Income Components	
Attributable Gain**	\$ 13,811.35
2020 Taxable Income	\$ 13,811.35

** The Attributable Gain is a net capital gain that has been calculated under the 50% discount method. We recommend that you seek independent advice as to the correct treatment of this amount taking into consideration your specific circumstances.

MOOROOKA RETAIL TRUST

REPORT 2: TRUST ACCOUNTING AND TAX POSITION

Accounting Summary

Profit and Loss Statement

The Accounting Income of the Trust was derived as follows:

Income	\$ 608,403
Less: Cost of Sales	\$ (191,790)
Less: Expenses	\$ (82,611)
Accounting Income of the Trust	\$ 334,002

Balance Sheet

Summary of the Balance Sheet of the Trust as at 30 June 2020:

Assets	
Total Assets	\$ -
Liabilities	
Total Liabilities	\$ -
NET ASSETS	\$ -
Equity	
Issued Units (Ordinary)	\$ 3,225,000
Less: Return of Capital (Ordinary)	\$ (3,225,000)
TOTAL EQUITY	\$ -

Taxation Summary

The 2020 Taxable Income of the Trust was derived as follows:

2020 Accounting Income	\$ 334,002
Less: Tax Adjustments	\$ (111,293)
2020 Taxable Income	\$ 222,709

Dear Nick,

Investing Entity: Panic Super Pty Ltd ATF Panic Superannuation Fund

We are pleased to confirm your allocation of **\$100,000** in the **Alceon Qld RE Trust No.5** (the **Trust**) and enclose the following investor documents for your reference:

1. Loan Note Deed Poll;
2. Proceeds Sharing Agreement; and
3. Personalised Subscription Agreement.

With respect to your Subscription Agreement, please refer to Schedule 1 to confirm your investor entity details and complete any blank sections in the schedule. Following this, please sign and scan a complete copy of the agreement to Alceon.Client@alceon.com.au by Wednesday 1 July 2020 and send the original to the following address:

Attn: Melanie Hedges
Alceon Group Pty Ltd
Level 26
1 O'Connell Street
SYDNEY NSW 2000

The capital call for 100% of your total commitment is required, with cleared funds due by **COB Wednesday 1 July 2020**. Your amount for the capital call is **\$100,000** and bank account details for transfer of funds are as follows:

Bank:	CBA
Account Name:	Alceon Group Pty Ltd – Client Trust Account No.5
BSB Number:	062-000
Account Number:	1499 3337
Reference:	1634
Capital Call Amount:	\$100,000

Please note: prior to Alceon issuing you Loan Notes in the Trust, Alceon must be satisfied that all appropriate identification and verification procedures in relation to you as an Investor, including satisfaction of “know your client” requirements under relevant anti-money laundering and counter-terrorism financing laws.

If you have any queries please don't hesitate to contact us.

Regards,

Alceon Team



Alceon Group Pty Ltd
Level 26 · 1 O'Connell Street · Sydney NSW 2000
Tel: 61 2 8023 4000 · Fax: 61 2 8023 4001

www.alceon.com.au

alceon.client@alceon.com.au

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4 August 2020

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

ALCEON QLD RE TRUST NO.3 – 2020 TAXATION & ACCOUNTING SUMMARY

We write in our capacity as Chartered Accountants for Alceon Group No.60 Pty Ltd as trustee for Alceon Qld RE Trust No.3 (**“the Trust”**).

We refer to your investment in the Loan Notes issued by the Trust and provide the following information which will assist in the preparation of your Income Tax Return and any Financial Report for the year ended 30 June 2020.

Investor Details

Noteholder Name: Panic Super Pty Ltd ATF Panic Superannuation Fund
Entity Number: 1634

Investment Summary

Loan Notes held as at 30 June 2020	300,000
Capital Value of Loan Notes as at 30 June 2020*	\$ 290,668.74

** Valuation Confirmation for Superannuation Funds*

In the opinion of the Trustee: (1) The value of the Loan Notes as at 30 June 2020 is not below the Capital Value of the Loan Notes held; and (2) It is appropriate the Capital Value of the Loan Notes as at 30 June 2020 above be included in the financial report of the superannuation fund.

Loan Note Tax Summary

Interest income paid in cash during the year ended 30 June 2020 \$ 43,882.47

We recommend that you seek independent advice as to the correct treatment of this amount taking into consideration your specific circumstances.

Please email Alceon.Client@alceon.com.au should you have any queries.

Yours faithfully,
FORDHAM BUSINESS ADVISORS PTY LTD



DARREN HILL
Partner

27 July 2020

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

ALCEON QLD RE TRUST NO.4 – 2020 TAXATION & ACCOUNTING SUMMARY

We write in our capacity as Chartered Accountants for Alceon Group No.60 Pty Ltd as trustee for Alceon Qld RE Trust No.4 (“the Trust”).

We refer to your investment in the Loan Notes issued by the Trust and provide the following information which will assist in the preparation of your Income Tax Return and any Financial Report for the year ended 30 June 2020.

Investor Details

Noteholder Name: Panic Super Pty Ltd ATF Panic Superannuation Fund
Entity Number: 1634

Investment Summary

Loan Notes held as at 30 June 2020	100,000
Capital Value of Loan Notes as at 30 June 2020*	\$ 59,547.02

** Valuation Confirmation for Superannuation Funds*

In the opinion of the Trustee: (1) The value of the Loan Notes as at 30 June 2020 is not below the Capital Value of the Loan Notes held; and (2) It is appropriate the Capital Value of the Loan Notes as at 30 June 2020 above be included in the financial report of the superannuation fund.

Loan Note Tax Summary

Interest income paid in cash during the year ended 30 June 2020 \$ 11,268.36

We recommend that you seek independent advice as to the correct treatment of this amount taking into consideration your specific circumstances.

Please email Alceon.Client@alceon.com.au should you have any queries.

Yours faithfully,

FORDHAM BUSINESS ADVISORS PTY LTD



DARREN HILL

Partner

14 August 2020

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

ALCEON RE TRUST NO.9 – 2020 TAXATION & ACCOUNTING SUMMARY

We write in our capacity as Chartered Accountants for Alceon Finance Pty Ltd as trustee for Alceon RE Trust No.9 (**“the Trust”**).

We refer to your investment in the Loan Notes issued by the Trust and provide the following information which will assist in the preparation of your Income Tax Return and any Financial Report for the year ended 30 June 2020.

Investor Details

Noteholder Name: Panic Super Pty Ltd ATF Panic Superannuation Fund
Entity Number: 1634

Investment Summary

Loan Notes held as at 30 June 2020	150,000
Capital Value of Loan Notes as at 30 June 2020*	\$ 150,000.00

** Valuation Confirmation for Superannuation Funds*

In the opinion of the Trustee: (1) The value of the Loan Notes as at 30 June 2020 is not below the Capital Value of the Loan Notes held; and (2) It is appropriate the Capital Value of the Loan Notes as at 30 June 2020 above be included in the financial report of the superannuation fund.

Loan Note Tax Summary

Interest income paid in cash during the year ended 30 June 2020	\$ 20,292.85
Interest income capitalised as at 30 June 2020	\$ 5,330.16
Total interest income for the year ended 30 June 2020	\$ 25,623.01

We recommend that you seek independent advice as to the correct treatment of these amounts taking into consideration your specific circumstances.

Please email Alceon.Client@alceon.com.au should you have any queries.

Yours sincerely,
Findex (Aust) Pty Ltd



Simon File
Partner

The title 'Partner' conveys that the person is a senior member within their respective division, and is among the group of persons who hold an equity interest (shareholder) in its parent entity, Findex Group Limited. The only professional service offering which is conducted by a partnership is the Crowe Australasia external audit division. All other professional services offered by Findex Group Limited are conducted by a privately owned organisation and/or its subsidiaries. Liability limited by a scheme approved under Professional Standards Legislation.