



RICK WRAY PTY LTD
<RICK WRAY S/F A/C>
26 PALOMAR PARADE
HARBORD NSW 2096

Date of Issue	19/12/2019
Period Start Date	01/07/2018
Period End Date	30/06/2019
Fund ID	EAIT
Investment Profile ID	400099061446
Currency	Australian Dollars

PERIODIC STATEMENT (continued)

1st July 2018 to 30th June 2019

Everest Alternative Investment Trust

Account Name: RICK WRAY PTY LTD <RICK WRAY S/F A/C>
HIN / SRN: I40060239080

Resolving Complaints

If you have a complaint, in the first instance please contact:

The Complaints Officer
Everest Alternative Investment Trust
Level 11
20 Hunter Street
Sydney NSW 2000

If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority, or AFCA. AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Website: www.afca.org.au
Email: info@afca.org.au
Telephone: 1800 931 678 (free call)
In writing to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Time limits may apply to complain to AFCA and so you should act promptly or otherwise consult the AFCA website to find out if or when the time limit relevant to your circumstances expires.

ASIC also has an information line on 1300 300 630.

Further Information

If you have any questions regarding this statement or your unit holding, please contact our Investor Services team on +61 2 8277 0000 or email info@oneinvestment.com.au.

For all investment enquiries please contact:
One Managed Investment Funds Limited
Investor Relations
T: +61 2 8277 0000
F: +61 2 8580 5700
E: info@oneinvestment.com.au

For all registry enquiries please contact:
One Registry Services Pty Ltd
T: +61 2 8188 1510
E: everest@oneregistryservices.com.au

The information on this statement is being provided solely for the benefit of the investor to whom this statement is addressed and is not intended to be relied upon by any third party. If you are not the intended recipient, please delete and destroy all copies in your possession and notify the sender that you have received this statement in error. This is not an offer to sell any securities or solicitation to buy any securities. The information being provided is estimated and unaudited. For more information or further inquiries, please contact One Registry Services Pty Limited.

One Registry Services Pty Ltd ABN 69 141 757 360
Level 11, 20 Hunter Street, Sydney NSW 2000 • P: +61 2 8188 1510 • F: +61 2 8580 5790 • www.oneregistryservices.com.au
PO Box R1479, Royal Exchange NSW 1225



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FEES AND COSTS

Indirect costs of your investment

This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment but are not charged to you directly as a fee: \$10.53 ⁽¹⁾.

⁽¹⁾ This is an estimate of the notional amount of management fees and costs allocated to your investment. It has been calculated by multiplying your average account balance over the reporting period by the indirect cost ratio for the Fund or, if relevant, the indirect cost ratio for your class of units in the Fund.

Total fees you paid

This approximate amount includes all the fees and costs which affected your investment during the period: \$13.22 ⁽²⁾.

⁽²⁾ This is an estimate of the notional amount of all fees and costs allocated to your investment during the period. It has been calculated by multiplying your average account balance over the reporting period by the total of all fees and costs of the Fund for the reporting period.

Additional Explanation of Fees and Costs

This is the approximate amount deducted from your investment or charged to you during the reporting period in respect of the following:

- (a). Incidental fees (eg cheque dishonour fees): Nil
- (b). service fees incurred by you: Nil

For information regarding whether the benefit of any tax deduction has been passed on to you in the form of a reduced fee or cost, see the Annual Tax Statement relevant to the Fund.

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INVESTMENT SUMMARY

Date	Description	Holding Balance	Ex Price	Amount
01/07/2018	Opening Value of Investment	1,500.00	\$0.0476	\$71.40
	Return on Investment			(\$10.65)
30/06/2019	Closing Value of Investment	1,500.00	\$0.0405	\$60.75

RETURN ON INVESTMENT FOR THE PERIOD

Description	Performance
Change in Exit Price of Units	(\$10.65)
Distributions	\$0.00
Return on Investment for the Period	(\$10.65)

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EXIT VALUE as at 30 June 2019

Units Held	1,500.00
Redemption Price Per Unit	\$0.0405
Value of Investment	\$60.75

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Rick Wray

From: Rick <rwra5197@bigpond.net.au>
Sent: Saturday, 14 March 2020 9:45 AM
To: Rick Wray
Subject: FW: option for Manly office

From: Rick [mailto:rwra5197@bigpond.net.au]
Sent: Monday, 24 September 2018 5:41 PM
To: 'Daryl x Salmon'
Subject: RE: option for Manly office

Hi Daryl.

That's great news, your first month on the new rate will be December.
Below is the web address for reviewing office rentals.

Cheers

Rick

<https://www.commercialpropertyguide.com.au/blog/leasing/commercial-rent-growth-spotlight-on-office-spaces-83>

From: Daryl x Salmon [mailto:Dsalmon@hrblock.com.au]
Sent: Monday, 24 September 2018 1:59 PM
To: Rick
Subject: RE: option for Manly office

Hi Rick

Good to Go at \$5000 per month for the next 3 years. I was almost certain that my national team would ask me to try for less given that the 3 year total with annual CPI rises is \$179,597 but happily they are in agreement. I couldn't see anything indicating the rises you talked about. Now that the negotiating is complete, would you send me a link for my own ongoing knowledge of rentals.

Regards
Daryl Salmon

District Manager
Sydney2 District Office
PH: 02 9422 9503
FAX: 02 9498 8007



From: Rick [mailto:rwra5197@bigpond.net.au]
Sent: Sunday, 23 September 2018 10:38 AM
To: Daryl x Salmon

Cc: rick@nbconsulting.com.au

Subject: RE: option for Manly office

External email. Consider before clicking link or attachment.

Hi Daryl.

That's not a problem, I didn't realise how quick time has gone by.

There is one item that has to be decided / negotiated... It is Item 3 of the Reference Schedule.

As you are aware last lease renewal there was a small increase. Which has not increased for the 3 years of the lease. Item 3...4% OR CPI OR As negotiated.

I have checked out the latest stats on commercial rental increases for the last few years. It appears that the rents have increased in the order of 12% in that period.

I'm proposing that the rent be increased to \$5000 per month and kept at that level till the end of the next 3 years. This is an increase of 4.4% approx.

Your thoughts.

Regards

Rick Wray

From: Daryl x Salmon [<mailto:Dsalmon@hrblock.com.au>]

Sent: Friday, 21 September 2018 1:56 PM

To: Rick (rwra5197@bigpond.net.au)

Subject: option for Manly office

Hi Rick

We would be interested in taking up the 3 year option at the Manly office however I think I am late in sending this. Would you let me know if you want to go ahead with it as if "on time" rather than looking at new lease.

Regards

Daryl

Daryl Salmon | District Manager | Sydney 2 District

Office: 02 9422 9503 | Fax : 02 9498 8007 | dsalmon@hrblock.com.au

789 Pacific Hwy, Gordon NSW 2072



[BOOK AN APPOINTMENT AT AN H&R BLOCK OFFICE](#)



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LEASE
New South Wales
Real Property Act 1900

Leave this space clear. Affix additional pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Property Leased
Folio Identifier: 3 / SP67886
Known as shop 2/31 Belgrave Street Manly NSW 2095

(B) LODGED BY

Document Collection Box	Name, Address or DX and Telephone	CODE
	Richard G Wray 26 Palomar Parade Freshwater NSW 2096	L
	Reference: <input type="text"/>	

(C) LESSOR

Richard G Wray TFN 126 963 864

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

H & R Block Limited ABN 89 064 268 800
TENANCY:

(G)

- 1. TERM** 3 Years
- 2. COMMENCING DATE** 1st December 2015
- 3. TERMINATING DATE** 30th November 2018
- With an **OPTION TO RENEW** for a period of Three (3) years set out in clause 6 of Annexe A
- With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.
- Together with and reserving the **RIGHTS** set out in clause N.A. of N.A.
- Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.
- Incorporates the provisions set out in N.A. in the Department of Lands, Land and Property Information Division as No(s). N.A.
- The **RENT** is set out in item No. 4 of Annexe A

