

Tee Squared Superannuation Fund

ABN 61 066 864 729

General Ledger Enquiry

For the year ended 30 June 2021

All Accounts

Batch	Type	Date	Reference	Narration	Qty	Debit	Credit
Account 0168 - Rental Property Income				B/Fwd from Previous Period	0	0.00	0.00
2	Journals - Cash	30/06/2021		FY21 BWA #4173 Deposits & Payments	0		2,445.93
					0		2,445.93
Closing Balance							2,445.93

MINUTES OF TRUSTEES' SPECIAL GENERAL MEETING

Tee Squared Superannuation Fund

At: 3 Benjamin Street, Sunshine Victoria 3020
On: 30 August 2021

Present: Mr Thanh Huu Tran
Ms Thao Phuong Tran
Tee Squared Super Pty Ltd
(ACN: 604 943 768)

Chairperson: Mr Thanh Huu Tran

Trusteeship: The Company act as trustee of the Tee Squared Superannuation Fund.

Minutes: The Chairperson reported that the minutes of the previous meeting had been signed as a true and correct record.

Background: On 20 March 2021 Tee Squared SMSF purchased 1 of 2 offices, being Suite 509A of a commercial strata office situated at 530 Little Collins Street Melbourne Vic 3000 ("Property") from a related party of the Fund, Tee Squared Properties Pty Ltd (ACN: 138 063 304) at fair market value per Property Valuation Report (Certified Practising Valuer).

Tee Squared Properties Pty Ltd remained the beneficial owner of the 2nd office, being Suite 509B, 530 Little Collins Street Melbourne.

The Property was purchased with an existing lease for a third party tenant, Tailor Made Pty Ltd (ACN: 061 440 711), a Japan touring company, who was there from 1 July 2018. The lease was due to expire on 30 June 2021.

Rental Agreement Update: During Covid-19, the tenant was provided with a 50% rental discount by the previous owner Tee Squared Properties Pty Ltd, and that discount was continued when the Fund purchased the Property.

On the 1 July 2021, the tenant was provided with a new lease agreement that showed the commercial property was jointly owned by the Trustee (Suite 509A) and Tee Squared Properties Pty Ltd (Suite 509B).

However, due to Covid-19 uncertainties at that time, the client requested to stay on a monthly basis with the same discounted rental amount with a view to signing a new lease subject to reopening of travel to Japan.

Rental Income Apportionment: The Trustee had apportioned the reduced monthly rental income for the 2 lots of \$1,785.76 (inclusive of GST) on the basis of the value of each lot as determined by the Property Valuation Report.

The above rental income apportionment basis will apply until a new lease agreement can be sign.

All resolutions for this meeting were made in accordance with Regulation 4.08 of the *SIS Act* and Regulations.

There being no further business the meeting then closed.

Signed as a true and correct record.



Mr Thanh Huu Tran
Chairperson