



Realty Partners Superannuation Fund

ABN 27 627 361 762

Trustees: SJNJ Group Pty Ltd

Financial Statement
For the year ended 30 June 2021



Realty Partners Superannuation Fund

Reports

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Realty Partners Superannuation Fund
Statement of Financial Position
as at 30 June 2021

| | 2021 \$ | 2020 \$ |
|---|----------------------------|----------------------------|
| Assets | | |
| Investments | | |
| Direct Property | 5,092,744.50 | 5,094,942.33 |
| Other Assets | | |
| Cash At Bank | 2,670,284.58 | 2,682,396.18 |
| Receivables | - | 1,703.10 |
| Current Tax Assets | 6,320.85 | 8,796.00 |
| Total Assets | <u>7,769,349.93</u> | <u>7,787,837.61</u> |
| Liabilities | | |
| Other Creditors and Accruals | 5,500.00 | 5,500.00 |
| Other Taxes Payable | 12,158.45 | 11,204.22 |
| Total Liabilities | <u>17,658.45</u> | <u>16,704.22</u> |
| Net Assets Available to Pay Benefits | <u>7,751,691.48</u> | <u>7,771,133.39</u> |
| <i>Represented by:</i> | | |
| Liability for Accrued Benefits | | |
| Mr John Karmas | 3,752,495.29 | 3,842,255.96 |
| Mrs Mandy Karmas | 3,999,196.19 | 3,928,877.43 |
| Total Liability for Accrued Benefits | <u>7,751,691.48</u> | <u>7,771,133.39</u> |

*The accompanying notes form part of these financial statements.
This report should be read in conjunction with the accompanying compilation report.*

Realty Partners Superannuation Fund**Operating Statement****For the period 1 July 2020 to 30 June 2021**

| | 2021 | 2020 |
|---|---------------------------|--------------------------|
| | \$ | \$ |
| Income | | |
| Investment Gains | | |
| Realised Capital Gains | - | 644,948.16 |
| Investment Income | | |
| Interest | 2,617.77 | 10,077.37 |
| Rent | 334,376.80 | 329,291.00 |
| | <u>336,994.57</u> | <u>984,316.53</u> |
| Expenses | | |
| Member Payments | | |
| Lump Sums Paid | 147,270.00 | 160,200.00 |
| Pensions Paid | 74,730.00 | 139,800.00 |
| Other Expenses | | |
| Accountancy Fee | - | 4,339.50 |
| Actuarial Fee | - | 110.00 |
| Auditor Fee | - | 385.00 |
| Bank Fees | 30.00 | - |
| Depreciation | 2,777.52 | 3,234.55 |
| Property Expenses | 95,484.50 | 116,570.51 |
| Regulatory Fees | 55.00 | 267.00 |
| SMSF Supervisory Levy | 259.00 | 259.00 |
| Investment Losses | | |
| Decrease in Market Value | 15,535.31 | 24,389.94 |
| | <u>336,141.33</u> | <u>449,555.50</u> |
| Benefits Accrued as a Result of Operations before Income Tax | 853.24 | 534,761.03 |
| Income Tax | | |
| Income Tax Expense | 20,295.15 | 19,149.00 |
| | <u>20,295.15</u> | <u>19,149.00</u> |
| Benefits Accrued as a Result of Operations | <u>(19,441.91)</u> | <u>515,612.03</u> |

*The accompanying notes form part of these financial statements.
This report should be read in conjunction with the accompanying compilation report.*

Realty Partners Superannuation Fund
Notes to the Financial Statements
As at 30 June 2021

Note 1 - Statement of Significant Accounting Policies

The following significant accounting policies have been adopted in the preparation and presentation of the financial statements. They have been consistently applied in the current and previous periods unless otherwise stated to ensure the financial information satisfies the concept of relevance and reliability.

(a) Statement of Compliance

The trustees have prepared the financial statements on the basis that the superannuation fund is a non-reporting entity because the members are able to command the preparation of tailored reports so as to satisfy specifically all of their information needs and there are no other users dependent on the financial statements. The financial statements are therefore special purpose financial statements that have been prepared in accordance with the legislative requirements of the *Superannuation Industry (Supervision) Act 1993* and *Regulations 1994* and the provisions of the Trust Deed. The trustees have determined that the accounting policies adopted are appropriate to meet their needs.

(b) Basis of Preparation

The financial statements have been prepared on a cash basis using historical costs convention unless stated otherwise. For investments and financial liabilities, they are measured at market values.

The financial statements are presented in Australian dollars, which is the functional currency of the fund.

(c) Use of Accounting Estimates and Judgments

The preparation of financial statements requires the trustees to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. 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.

(d) Cash and Cash Equivalents

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

(e) Foreign Currency

Any foreign currency transactions during the financial year are brought to account using the exchange rate in effect at the date of the transaction. Foreign currency monetary items at reporting date are translated at the exchange rate existing at reporting date. Exchange differences are recognised in the operating statement in the period in which they arise.

(f) Valuation of Assets

Investment

An investment is initially recognised when as a result of past transactions or events, the Fund controls the future economic benefits expected to flow from the asset.

The investment assets are firstly recorded at cost, being the fair value of the consideration given. After initial recognition, they are measured at market value. Gains or losses arising from changes in market value are recognised on the Operating Statement in the periods in which they occur.

Market value as defined in s10 of *S/SA 1993*, in relation to an asset, means the amount that a willing buyer of the asset could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

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

As disposal costs are generally immaterial unless otherwise stated, market value approximates fair value.

Realty Partners Superannuation Fund

Notes to the Financial Statements

As at 30 June 2021

Market values for various types of investment have been determined as follows:

- i. listed securities, government and other fixed interest securities for which there is a readily available market quotation, the valuation is recorded as the last quoted sale price as at the close of business on reporting date. If the listed securities are foreign, they are also converted to Australian dollars using the exchange rate at the close of business on the reporting date;
- ii. unit trusts and managed funds are stated by reference to the unit redemption price quoted by the fund manager at the end of the reporting period;
- iii. unlisted investments are stated at the Trustees' valuation based on estimated market value at balance date; or where necessary, upon external valuers' expert opinions;
- iv. Investment properties are carried at market value and are held for the purpose of generating long-term rental yields and capital appreciation. The Trustees give consideration to the value of the investment property each financial year and revalue when a significant event occurs or when deemed appropriate. Where an external valuation has been obtained, the valuation is based on objective and supportable data and has been carried out by a property valuation service provider or qualified independent valuer as appropriate.

Financial Liabilities

The Fund initially recognises a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Financial liabilities including credit balances of hedging instruments and derivatives are measured at market values as at the reporting date. Any change in market values of the financial liabilities since the beginning of the reporting period shall be included in the profit or loss for the reporting period. As disposal costs are generally immaterial, unless otherwise stated, market value approximates fair value.

Receivables and Payables

Current assets such as accounts receivable, which are expected to be recovered within twelve months after the reporting period, are carried at nominal amounts which approximate the fair values.

Accounts payable are recognised when the Fund becomes obliged to make future payments resulting from the goods and services received, whether or not billed to the Fund and are carried at nominal amounts which are equivalent to fair values.

(g) Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is measured at the fair value of consideration received or receivable. The following recognition criteria relate to the specific items of revenue the Fund receives:

Interest

The interest revenue is recognised by the Fund on a cash receipt basis, unless the Fund chooses the accrual method and the amount can be reliably measured by reference to the principal outstanding and using the effective interest rate of the instrument calculated at the acquisition or origination date.

Dividend Revenue

The entitlement to a dividend is based on the date the shares are quoted ex-dividend; the actual dividend revenue is recognised by the Fund when it is received.

Distribution Revenue

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distributions 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.

Rental Income

Rent from investment properties is recognised by the Fund on a cash receipt basis.

Movement in market values

Changes in the market value of investments are determined as the difference between the market value at balance date or consideration received (if sold during the year) and the market value as at the prior year end or cost (if the investment was acquired during the period). All movements are recognised in the Operating Statement.

Contributions and Rollovers In

Contributions and rollovers in are recognised when the control and the benefits from the revenue have been attained and are recorded by the Fund, gross of any taxes, in the period to which they relate.

The financial report was authorised for issue on 15 December 2021 by the directors of the trustee company.

Realty Partners Superannuation Fund
Notes to the Financial Statements
As at 30 June 2021

Note 2 – 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. Changes in the Liability for Accrued Benefits are as follows:

| | Current | Previous |
|--|---------------------|---------------------|
| Liability for Accrued Benefits at beginning of period | 7,771,133.39 | 7,255,521.36 |
| Benefits Accrued during the period | 202,558.09 | 815,612.03 |
| Benefits Paid during the period | (222,000.00) | (300,000.00) |
| Liability for Accrued Benefits at end of period | 7,751,691.48 | 7,771,133.39 |

Any amount in the Unallocated Contributions account represent amounts that have been received by the fund from either the members of the fund or a third party but have not been allocated to any specific member as at the reporting date. It is the intention of the trustee to allocate any such amounts recorded as unallocated contributions within 28 days following the end of the month to specific fund member, which will increase the liability for members accrued benefits.

Note 3 – Vested Benefits

Vested benefits are benefits which 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 reporting period.

| | Current | Previous |
|---|---------------------|---------------------|
| Vested Benefits at beginning of period | 7,771,133.39 | 7,255,521.36 |
| Benefits Accrued during the period | 202,558.09 | 815,612.03 |
| Benefits Paid during the period | (222,000.00) | (300,000.00) |
| Vested Benefits at end of period | 7,751,691.48 | 7,771,133.39 |

Note 4 – Guaranteed Benefits

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

Note 5 – Funding Arrangements

No fixed funding arrangements were in place for the Fund as at year end.

Note 6A – Direct Property

| | Current | Previous |
|-------------------------------------|---------------------|---------------------|
| At market value: | | |
| 16 Baker Street, Mayfield | 595,000.00 | 595,000.00 |
| 16A Baker Street, Mayfield | 615,000.00 | 615,000.00 |
| 223 Maitland Road, Mayfield | 650,000.00 | 650,000.00 |
| 26 Bull Street, Mayfield | 875,000.00 | 875,000.00 |
| 262 Maitland Road, Mayfield | 720,000.00 | 720,000.00 |
| 61 Hanbury Street Mayfield | 735,000.00 | 735,000.00 |
| 9 Hanbury Street, Mayfield | 875,000.00 | 875,000.00 |
| Furniture and Fittings | 22,078.27 | 23,052.62 |
| Plant & Equipment 223 Maitland Road | 5,666.23 | 6,889.71 |
| | 5,092,744.50 | 5,094,942.33 |

Note 7A – Interest

| | Current | Previous |
|-----------------------------------|-----------------|------------------|
| ING Direct Business Optimiser | 1.68 | 7.53 |
| Macquarie Cash Management Account | 2,616.09 | 10,069.84 |
| | 2,617.77 | 10,077.37 |

Realty Partners Superannuation Fund
Notes to the Financial Statements
As at 30 June 2021

Note 7B – Rent

| | Current | Previous |
|-----------------------------|-------------------|-------------------|
| 156 Maitland Road, Mayfield | 0.00 | 12,270.53 |
| 158 Maitland Road, Mayfield | 0.00 | 10,837.68 |
| 16 Baker Street, Mayfield | 57,392.51 | 23,062.42 |
| 16A Baker Street, Mayfield | 44,536.09 | 25,082.86 |
| 223 Maitland Road, Mayfield | 43,147.13 | 68,146.75 |
| 26 Bull Street, Mayfield | 44,055.08 | 41,335.65 |
| 262 Maitland Road, Mayfield | 57,656.07 | 57,594.41 |
| 61 Hanbury Street Mayfield | 45,222.71 | 48,794.58 |
| 9 Hanbury Street, Mayfield | 42,367.21 | 42,166.12 |
| | 334,376.80 | 329,291.00 |

Note 8A – Realised Capital Gains

| | Current | Previous |
|-----------------------------|----------------|-------------------|
| Direct Property | | |
| 156 Maitland Road, Mayfield | 0.00 | 361,966.75 |
| 158 Maitland Road, Mayfield | 0.00 | 282,981.41 |
| | 0.00 | 644,948.16 |

Note 8B – Decrease in Market Value

| | Current | Previous |
|-----------------------------|------------------|------------------|
| Direct Property | | |
| 156 Maitland Road, Mayfield | 0.00 | 356,427.21 |
| 158 Maitland Road, Mayfield | 0.00 | 278,457.62 |
| 16 Baker Street, Mayfield | 16,016.28 | (95,000.00) |
| 16A Baker Street, Mayfield | 0.00 | (65,000.00) |
| 223 Maitland Road, Mayfield | 0.00 | (50,000.00) |
| 26 Bull Street, Mayfield | (203.93) | (173,265.34) |
| 262 Maitland Road, Mayfield | 0.00 | 80,000.00 |
| 61 Hanbury Street Mayfield | 0.00 | (135,000.00) |
| 9 Hanbury Street, Mayfield | (277.04) | (172,229.55) |
| | 15,535.31 | 24,389.94 |

Note 9 – Subsequent Events

Subsequent to the end of the financial year there have been considerable economic impacts in Australia and globally arising from the Coronavirus (COVID-19) pandemic, and Government actions to reduce the spread of the virus.

At the date of signing the financial statements the Trustees are unable to determine what financial effects the outbreak of the virus could have on the fund in the coming financial period.

No financial effects arising from the economic impacts of the virus have been included in the financial statements for the year ended 30 June 2019. The impacts may include a significant reduction in the carrying value of the SMSF assets and investments. The Trustees acknowledge their responsibility to continuously monitor the situation and evaluate this impact including whether the fund remains a going concern and its ability to pay its liabilities and future retirement benefits.

Compilation Report to the Trustees and Members of Realty Partners Superannuation Fund

ABN 27 627 361 762
For the period 1 July 2020 to 30 June 2021

On the basis of the information provided by the Trustees of Realty Partners Superannuation Fund, we have compiled the accompanying special purpose financial statements of Realty Partners Superannuation Fund for the period ended 30 June 2021, which comprise the Statement of Financial Position, Operating Statement, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1 to the financial statements.

The Responsibility of Trustees

The Trustees of Realty Partners Superannuation Fund are solely responsible for the information contained in the special purpose financial statements. The reliability, accuracy and completeness of the information and for the determination that the financial reporting framework / basis of accounting used is appropriate to meet the needs of the members and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the Trustees of Realty Partners Superannuation Fund, we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework/basis of accounting as described in Note 1 to the financial statements and **APES 315: Compilation of Financial Information**.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the financial reporting framework / basis of accounting described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of **APES 110 Code of Ethics for Professional Accountants**.

Assurance Disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion¹ on these financial statements

The special purpose financial statements were compiled exclusively for the benefit of the Trustees of the fund who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

Signature of Accountant

Dated: 15 December 2021



.....
Name of Signatory: Mr Dene Kilpatrick

Address: Unit 2
116 Tudor Street
Hamilton, NSW 2303

¹ Refer to AUASB Standards for the issuance of audit opinions and review conclusions

Realty Partners Superannuation Fund

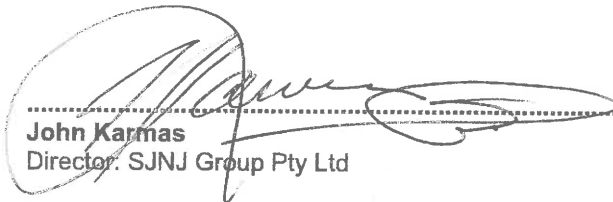
Trustee Declaration

In the opinion of the Trustees of the Realty Partners Superannuation Fund.

The Fund is not a reporting entity and this special purpose financial report should be prepared in accordance with the accounting policies described in Note 1 to these financial statements.

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2021 present fairly the financial position of the Fund at 30 June 2021 and the results of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements; and
- (ii) the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the Trust Deed; and
- (iii) the operation of the Fund has been carried out in accordance with its Trust Deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 during the year ended 30 June 2021.

Signed in accordance with a resolution of the directors of SJNJ Group Pty Ltd by:


.....
John Karmas
Director: SJNJ Group Pty Ltd

SIGN HERE

Dated:/...../.....


.....
Mandy Karmas
Director: SJNJ Group Pty Ltd

SIGN HERE

Dated:/...../.....

**MINUTES OF THE MEETING OF THE DIRECTOR(S) OF THE CORPORATE TRUSTEE SJNJ
GROUP PTY LTD ATF
REALTY PARTNERS SUPERANNUATION FUND
HELD ON/...../..... AT
71 CARRINGTON PARADE, NEW LAMBTON HEIGHTS NSW**

PRESENT

John Karmas

Mandy Karmas

**APPROVAL OF
PREVIOUS MINUTES:**

It was resolved that the minutes of the previous meeting had been signed as a true and correct record.

PAYMENT OF BENEFITS:

The trustee has ensured that any payment of benefits made from the fund meet the requirement of the fund's deed and do not breach the superannuation laws in relation to:

1. making payment to members; and
2. breaching the fund's or the member's investment strategy.

The trustees have reviewed the payment of benefits and received advice that the transfer is in accordance with the deed and the superannuation laws. As such the trustee has resolved to allow the payment of the following benefits on behalf of the members:

| Member Name/Payment Type | Amount |
|---------------------------------|---------------|
| <i>Mr John Karmas</i> | |
| Lump Sum | 147,270.00 |
| Pension | 40,930.00 |
| <i>Mrs Mandy Karmas</i> | |
| Pension | 33,800.00 |

**ALLOCATION OF NET
INCOME:**

It was resolved that the income of the fund be proportionally allocated to members based on the members' daily weighted average balances. The following amounts of income, and related amounts of tax, are to be credited to / debited from member accounts:

| | Income | Fund Tax | Conts Tax | Direct Tax |
|-------------------------|---------------|-----------------|------------------|-------------------|
| <i>Mr John Karmas</i> | | | | |
| Accumulation | 61,183.93 | 9,796.22 | 0.00 | 0.00 |
| Pension Account #5 | 19,854.78 | 0.00 | 0.00 | 0.00 |
| Pension Account #6 | 14,567.62 | 0.00 | 0.00 | 0.00 |
| Pension Account #7 | 6,325.17 | 0.00 | 0.00 | 0.00 |
| Pension Account #9 | 6,304.05 | 0.00 | 0.00 | 0.00 |
| <i>Mrs Mandy Karmas</i> | | | | |
| Accumulation | 65,825.54 | 10,498.93 | 0.00 | 0.00 |
| Pension Account #4 | 22,460.10 | 0.00 | 0.00 | 0.00 |
| Pension Account #6 | 6,634.73 | 0.00 | 0.00 | 0.00 |
| Pension Account #8 | 19,697.32 | 0.00 | 0.00 | 0.00 |

**REPORTING ENTITY
CONCEPT:**

It was resolved that, in the opinion of the trustee, the fund is not a reporting entity because it is unlikely that users exist who are unable to command the preparation of reports tailored so as to satisfy specifically all their information needs.

Therefore, the financial statements for the fund are to be prepared on the basis of the fund being a "non-reporting entity", and will therefore take the form of Special Purpose Financial Reports.

REPORTS AND STATEMENTS:

The Financial Reports consisting of Statement of Financial Position, Operating Statement and Notes to the Financial Statements, Trustee's Declaration, Compilation Report, Auditor's Report and Member Statement for the period ended 30 June 2021 were tabled for consideration at the meeting.

It was resolved that the financial statements be adopted in their present format and that the statement by the trustees attached to the financial reports be signed by the Trustees, stating that:

1. the financial statements are drawn up so as to present fairly the financial position of the fund as at 30 June 2021, the benefits accrued as a result of operations and its cash flow for the year then ended;
2. the financial statements have been prepared in accordance with the requirements of the trust deed and Australian Accounting Standards as noted in Note 1 to the Financial Statements and
3. the fund has operated substantially in accordance with the trust deed and the requirements of the *Superannuation Industry (Supervision) Act 1993 (S/ISA)*, during the year ended 30 June 2021.

INCOME TAX RETURN:

The completed Self-Managed Superannuation Fund Annual Return for the financial year ended 30 June 2021 was tabled for consideration at the meeting.

It was resolved that:

1. the particulars contained in the 2021 income tax return and the relevant records used to ascertain the taxable income, as shown, derived by the fund from all sources in and out of Australia during the year of income are true and correct and;
2. the fund satisfies the statutory requirements and conditions applicable to be classified as a 'Regulated Superannuation Fund/Complying Superannuation Fund' for the year of income and;
3. the income tax return be adopted in its present format and that the Return be signed by the Trustees.

REVIEW OF INVESTMENT STRATEGY:

The fund's investment performance for the year ended 30 June 2021 and existing investment strategy have been reviewed by the Trustees, after considering:

1. the risk involved in making, holding and realising, and the likely return from, the fund's investments having regard to its objectives and its expressed cash flow requirements;
2. the composition of the fund's investments as a whole including the extent to which the investments are diverse or involve the funds being exposed to risks from inadequate diversification;
3. the liquidity of the fund's investments having regard to its expected cash flow requirements;
4. the ability of the fund to discharge its existing and prospective liabilities;
5. whether the fund should hold a contract of insurance that provides insurance cover for members of the fund; and
6. the effect of the fund's investments on the above requirements and all matters relating to the prudential nature of the investment being continuously monitored, regularly reviewed and to make sure they adhere to fund's investment objectives and relevant legislation.

It was resolved that the aims and objectives of the investment strategy were being achieved and that the said investment strategy requires no further modification or adoption at this time.

TRUSTEE AND MEMBER STATUS:

Each of the trustee(s) confirmed that they are qualified to act as trustee(s) of the fund and that they are not disqualified persons as defined by Section 120 of the S/SA.

Each of the member(s) confirmed that they are a member of the fund and agreed to be bound by the provisions contained within the Trust Deed of the fund (and any subsequent amendments).

AUDITOR:

It was resolved that

Tony Boys
of

PO Box 3376
Rundle Mall, SA 5000

act as the auditor of the fund for the next financial year.

TAX AGENT:

It was resolved that

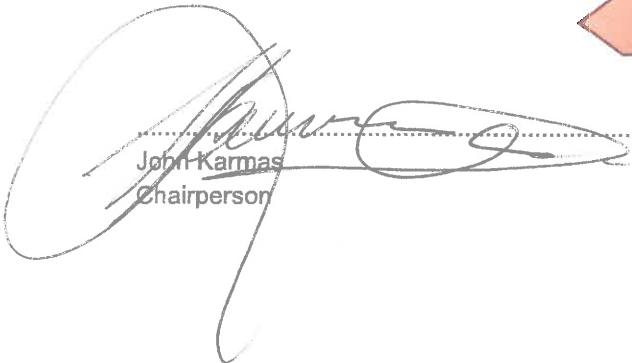
Mr Dene Kilpatrick
of
Visionary Advisors
Unit 2
116 Tudor Street
Hamilton, NSW 2303

act as the tax agent of the fund for the next financial year.

CLOSURE:

There being no further business the meeting was closed.

SIGN HERE



John Karmas
Chairperson

Dated:/...../.....

Realty Partners Superannuation Fund

Dear Trustee

Realty Partners Superannuation Fund

Audit Engagement Letter

Objectives and Scope of the Audit

You have requested that we audit the financial statements of the SMSF for the year ended 30 June 2021. We are pleased to confirm our acceptance and understanding of this engagement by means of this letter.

Our audit will be performed in accordance with Australian Auditing Standards, the *Superannuation Industry (Supervision) Act 1993* (SISA) and the *Superannuation Industry (Supervision) Regulations* (SISR) with the objective of expressing an opinion on the financial report and the fund's compliance with the specified requirements of the SISA and the SISR.

Our Responsibilities

We will conduct our audit in accordance with Australian Auditing Standards. Those Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance as to whether the financial report is free from material misstatement.

An audit involves performing audit procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. An audit also includes evaluating the appropriateness of the financial reporting framework, accounting policies used and the implementation and operation of accounting and internal control systems that are designed to prevent and detect fraud and error, as well as evaluating the overall presentation of the financial report.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, there is an unavoidable risk that some material misstatement may not be detected, even though the audit is properly planned and performed in accordance with Australian Auditing Standards.

In making our risk assessments, we consider internal control relevant to the entity's preparation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. We will, however, communicate to you in writing any significant deficiencies in internal control relevant to the audit of the financial report that we have identified during the audit.

Trustees' Responsibilities

Our audit will be conducted on the basis that the trustee(s) acknowledge and understand that they have responsibilities:

- For the preparation of the financial report that gives a true and fair view in accordance with the Australian Auditing Standards, other mandatory reporting requirements and the SIS Act and SIS Regulations is that of the trustee(s);
- For such internal control as the trustee(s) determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error; and
- To provide us with:
 - Access to all information of which the trustees are aware that is relevant to the preparation of the financial report such as records, documentation and other matters;

- Additional information that we may request from the trustees for the purpose of the audit; and
- Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from trustees written confirmation concerning representations made to us in connection with the audit.

Australian Auditing Standards require that we determine whether the financial reporting framework applied in the preparation of this special purpose of financial report is acceptable. If we determine the financial reporting framework to be unacceptable, we will not be able to undertake the audit engagement unless the framework is amended and then determined to be acceptable.

If a qualified audit report is to be issued following the completion of our audit, we will advise the details to you in a timely manner and prior to the issue of our report.

Audit of SIS Compliance

For the year ended 30 June 2021, we are required to form an opinion in respect of compliance with certain aspects of SIS. Our report must refer to the following sections and regulations:

Sections: 17A, 35AE, 35B, 35C(2), 52, 62, 65, 66, 67, 67A, 67B, 82-85, 103, 104, 104A, 105, 109, 126K

Regulations: 1.06(9A), 4.09, 4.09A, 5.03, 5.08, 6.17, 7.04, 8.02B, 13.12, 13.13, 13.14, 13.18AA, 13.22C

Report on Significant Matters

Under section 129 of the SISA we are required to report to you in writing. If during the course of, or in connection with, our audit, we become aware of any contravention of the Act or Regulations which we believe has occurred, is occurring or may occur.

We are also required to report to the ATO, as regulator, any contravention of the SISA and the SISR, where we believe the contravention may affect the interests of the members of beneficiaries of the fund.

In addition, we are also required under section 130 to report to you if we believe the superannuation fund may be, or may be about to become, in an unsatisfactory financial position. If we are not satisfied with your response as trustee(s) as to the action taken to rectify the situation or we receive no response, we are obliged to report the matter to the ATO.

A failure on the part of the trustee to rectify these breaches to the satisfaction of the ATO may result in significant penalties to the trustee and the fund itself.

In addition to our report on the financial statements, we will also report to you any material weaknesses in the fund's system of accounting and internal control which come to our notice during the course of our audit.

Quality Control

The conduct of our audit in accordance Australian Auditing Standards means that information acquired by us in the course of our audit is subject to strict confidentiality requirements. Information will not be disclosed by us to other parties except as required or allowed for by law or professional standards, or with your expressed consent.

Our audit files may, however, be subject to review as part of the quality control review program of Regulators and or Professional Bodies which monitors compliance with professional standards by its members.

We advise you that by signing this letter you acknowledge that, if requested, our audit files relating to this audit will be made available under this program. Should this occur, we will advise you. The same strict confidentiality requirements apply under this program as apply to us as your auditor.

Independence/Conflict of Interest

We have established policies and procedures designed to ensure our independence, including policies on holding financial interests in the superannuation fund and other related parties, rotation of audit partners, business relationships, employment relationships, and the provision of non-audit services in accordance with professional statement APES 110 – Code of Ethics for Professional Accountants.

Outsourced Services

We do not use any outsourced services in overseas locations when conducting client assignments.

Data Storage

We use data storage located in the office but it may be replicated to other locations.

Accepting our services as part of this engagement agreement indicates your acceptance of the use of outsourced services, cloud hosted software and outsourced data storage under the conditions outlined above.

Limitation of Liability

Our firm’s liability to you or any other user of the audit report is limited by a Scheme approved under Professional Standards Legislation.

Other

We would appreciate acknowledgement of terms and conditions set out in this letter. Please note that this letter will be effective for future years unless the terms of the engagement are altered by future correspondence.

Please sign and return the attached copy of this letter to indicate that it is in accordance with your understanding of the arrangements for our audit of the financial report.

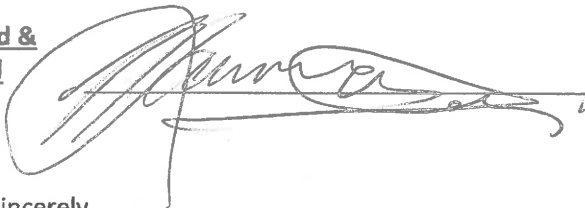
If you have any queries in relation to this please contact me.

To: MR ANTHONY BOYS

I hereby confirm your appointment as Auditor under the above terms of engagement.

For and on behalf of SJNJ Group Pty Ltd as trustee for the Realty Partners Superannuation Fund

Signed &
Dated



Yours sincerely

ANTHONY BOYS – REGISTERED COMPANY AUDITOR

DATED:

Signed document to be returned to P.O. Box 3376 Rundle Mall 5000

ANTHONY BOYS
PO BOX 3376,
RUNDLE MALL 5000

Dear Anthony,

Realty Partners Superannuation Fund
Superannuation Fund Management/Trustee Representation Letter

In connection with your audit examination of the financial report of Realty Partners Superannuation Fund for the year ended 30 June 2021, hereby confirm, at your request that to best of our knowledge and belief, the following representation relating to the accounts are correct.

Financial Report

We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter, for the preparation of the financial report.

The management/trustee have determined that the fund is not a reporting entity for the year ended 30 June 2021 and that the requirement to apply Australian Accounting Standards and other mandatory reporting requirements do not apply to the fund. Accordingly, the financial report prepared is a special purpose financial report, which is for distribution to members of the fund and to satisfy the requirement of the SISA and the SISR, and to confirm that the financial report is free of material misstatements, including omissions.

Sole Purpose

The fund has been maintained for the sole purpose of providing superannuation benefits to its members and their dependents.

Superannuation Fund Books/Records/Minutes

- (a) We have made available to you all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit.
- (b) We have made available to you Minutes of all trustee(s)' meetings and the Trust Deed.
- (c) We have established and maintained an adequate internal control structure to facilitate the preparation of reliable financial statements, and adequate financial records have been maintained. There are no material transactions that have not been properly recorded in the accounting records underlying the financial statements.
- (d) We have no plans or intentions that may materially affect the carrying values, or classification, of assets and liabilities.
- (e) Records maintained during the period were in accordance with the Australian Taxation Office requirements.

Asset Form

The assets of the superannuation fund are being held in a form suitable for the benefit of the members of the fund, and have been held in accordance with the fund's investment strategy.

Ownership and Pledging of Assets

The superannuation fund has satisfactory title to all assets disclosed in the Statement of Financial Position. Investments are registered in the name of the trustee(s).

No assets of the superannuation fund have been pledged to secure liabilities of the superannuation fund or of others.

Investments

- (a) We have considered the requirement of generally accepted accounting standards in regards to impairment of assets when assessing the impairment of assets and in ensuring that no assets are stated in excess of their recoverable amount.
- (b) There are no commitments, fixed or contingent, for the purchase or sale of long-term investments that have not been disclosed in the financial statements.
- (c) The investment strategy has been determined with due regard to risk, return, liquidity, diversity and the insurance needs of fund members, and the assets of the fund are in line with this strategy.
- (d) All investments are acquired, maintained and disposed of on an arm's length basis.

Trust Deed

The superannuation fund is being conducted in accordance with its Trust Deed.

Superannuation Industry (Supervision) Act and Regulations

- (a) The fund meets the definition of a self-managed superannuation fund under the SISA.
- (b) The fund has been conducted in accordance with the SISA, the SISR and its governing rules at all times during the year. Also there were no amendments to the governing rules during the year, except as notified to you.
- (c) The fund is being conducted in accordance with the SISA and the SISR, in particular the relevant requirements of the following provisions:

Sections: 17A, 35AE, 35B, 35C(2), 62, 65, 66, 67,67A, 67B, 82-85, 103, 104, 104A, 105, 109, 126K

Regulations: 1.06(9A), 4.09, 4.09A, 5.03, 5.08, 6.17, 7.04, 8.02B, 13.12, 13.13, 13.14, 13.18AA
- (d) The trustee(s) have been nominated and may only be removed in such manner and circumstances as are allowed in the Trust Deed.
- (e) The trustees are not disqualified persons under s126K of the SISA.
- (f) Any vacancy among the trustee(s) is filled in accordance with the Trust Deed.
- (g) The trustee(s) have complied with all trustee standards set out in SISR and the covenant prescribed by section 52 of the SISA.
- (h) The trustee(s) have complied with all investment standards set out in the SISA and the SISR.
- (i) Information retention obligations have been complied with.

- (j) All contributions accepted and benefits paid have been in accordance with the governing rules of the fund and relevant provisions of the SISA and the SISR.

There are no breaches or possible breaches of the SIS legislation whose effects should be considered for disclosure in the financial report or to the Australian Taxation Office.

Commitments

- (a) There are no material commitments for construction or acquisition of property, plant and equipment to acquire other non-current assets, such as investments or intangibles, other than those disclosed in the financial report.
- (b) There were no commitments for purchase or sale of securities or assets or any options given by the fund including options over share capital.

Taxation

- (a) We have calculated income tax expense, current tax liability, deferred tax liability and deferred tax asset according to the definitions of taxable income and allowable deductions. We have calculated and recognised all other applicable taxes according to the relevant tax legislation.
- (b) There are no activities that invoke the anti-avoidance provisions of any applicable tax legislation.

Borrowings

The trustees have not borrowed money on behalf of the superannuation fund with the exception of borrowings which were allowable under the SIS Act and the SIS Regulations.

Related Parties

- (a) The fund has not made any loans to, or provided financial assistance to members of the fund or their relatives.
- (b) No asset has been acquired from a member or related party other than as permitted under the SISA and the SISR.
- (c) Related party transactions and related amounts receivable or payable have been properly disclosed in the financial statements.

Accounting Misstatement Detected by Audit

There has been no misstatement noted by audit during the course of the current year audit.

Insurance

The superannuation fund has an established procedure whereby an officer reviews at least annually the adequacy of insurance cover on all assets and insurable risks where relevant. This review has been performed and where it is considered appropriate, assets and insurable risks of the superannuation fund are adequately covered by insurance.

Accounting Estimates

We confirm the significant assumptions used in making accounting estimates are reasonable.

Fair Value Measurements and Disclosures

We confirm that significant assumptions used in fair value measurements and disclosures are reasonable and appropriately reflect our intent and ability to carry out specific courses of action on behalf of the fund.

Going Concern

In the opinion of the trustees there are reasonable grounds to believe that the superannuation fund will be able to:

- Pay its debts as and when they fall due.
- Continue as a going concern for the foreseeable future.

We, therefore, confirm that the going concern basis is appropriate for the financial report.

Events after Balance Sheet Date

We are not aware of any events that have occurred between the financial reporting date to the date of this letter that we need to disclose or recognise in the financial report.

Comparative Information

We confirm that there have been no restatements made to correct a material misstatement in the prior period financial report that affects the comparative information.

Fraud and Error

- (a) There has been no:
 - (i) Fraud, error, or non-compliance with laws and regulations involving management or employees who have a significant role in the internal control structure.
 - (ii) Fraud, error, or non-compliance with laws and regulations that could have a material effect on the financial report.
 - (iii) Communication from regulatory agencies concerning non-compliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial report.
- (b) The superannuation fund has disclosed to the auditor all significant facts relating to any frauds or suspected frauds known to management that may have affected the superannuation fund.
- (c) The superannuation fund has disclosed to the auditor the results of its assessment of the risk that the financial report may be materially misstated as a result of fraud.

Legal Matters

We confirm that all matters that may result in legal action against the fund or the trustees in respect of the fund, have been discussed with a solicitor and brought to the attention of the auditor so that a solicitor's representation letter may be obtained.

General

- (a) Neither the superannuation fund nor any Trustees have any plans or intentions that may materially affect the book value or classification of assets and liabilities at balance sheet date.
- (b) The superannuation fund accepts responsibility for the implementation and operations of accounting and internal control systems that are designed to prevent and detect fraud and error. We have established and maintained adequate internal control to facilitate the

preparation of a reliable financial report, and adequate financial records have been maintained. There are no material transactions that have not been properly recorded in the accounting records underlying the financial report.


- (c) There are no violations or possible violations of laws or regulations whose effects should be considered for disclosure in the financial report or as a basis for recording an expense.
- (d) The superannuation fund has complied with all aspects of contractual agreements that would have a material effect on the financial report in the event of non-compliance.

We understand that your examination was made in accordance with the Australian Auditing Standards and was, therefore, designed primarily for the purpose of expressing an opinion on the financial report of the fund taken as a whole, and that your tests of the financial records and other auditing procedures were limited to those which you considered necessary for that purpose.

Additional Matters


There are no additional matters.

Signed by the Directors of SJNJ Group Pty Ltd as Trustee for the Realty Partners Superannuation Fund



John Karmas (Director)

SIGN HERE



Mandy Karmas (Director)

SIGN HERE

SELF-MANAGED SUPERANNUATION FUND INDEPENDENT AUDITOR'S REPORT

Approved SMSF auditor details

Name: Anthony William Boys

Business name: SUPER AUDITS

Business postal address: Box 3376 RUNDLE MALL 5000

SMSF auditor number (SAN): 100014140

Self-managed superannuation fund details

Self-managed superannuation fund (SMSF) name Realty Partners Superannuation Fund

Australian business number (ABN) or tax file number (TFN): 27 627 361 762

Address C/- Unit 2, 116 Tudor Street HAMILTON NSW 2303

Year of income being audited 1 July 2020 – 30 June 2021

To the SMSF trustees

To the trustees of Realty Partners Superannuation Fund



**AUDITING
DUE DILIGENCE
FORENSIC ACCOUNTING**

Part A: Financial audit

Opinion

I have audited the special purpose financial report of Realty Partners Superannuation Fund comprising; the Profit & Loss Statement for the financial year ending 30 June 2021, the Balance Sheet as at 30 June 2021 and the Notes to and forming part of the Accounts for the year ended 30 June 2021 of Realty Partners Superannuation Fund for the year ended 30 June 2021.

In my opinion, the financial report, presents fairly, in all material respects, in accordance with the accounting policies described in the notes to the financial report, the financial position of the fund at 30 June 2021 and the results of its operations for the year then ended.

Basis for Opinion

My audit has been conducted in accordance with Australian Auditing Standards¹. My responsibilities under those standards are further described in the Approved SMSF Auditor's Responsibilities for the Audit of the Financial Report section of this report. I am independent of the SMSF in accordance with the auditor independence requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards) (the Code) that are relevant to this audit and as required by the Superannuation Industry (Supervision) Regulations 1994 (SISR). I have also fulfilled my other ethical responsibilities in accordance with the Code. In particular, neither myself, my firm or my network firm assumed a management responsibility for the fund. My firm did not prepare the financial statements for the fund but it was only a routine or mechanical service and appropriate safeguards were applied). Where my firm provided any other non-assurance services to the fund, we are satisfied that those services were not prohibited under the Code and any independence threats arising have been eliminated or reduced to an acceptable level by the application of safeguards.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of Matter - Basis of accounting

I draw attention to note 1 of the financial report, which describes the basis of accounting. The financial report has been prepared to assist Realty Partners Superannuation Fund meet the requirements of the SMSF's governing rules, the Superannuation Industry (Supervision) Act 1993 (SISA) and the SISR. As a result, the financial report may not be suitable for other purposes and should not be distributed to parties other than the trustees. My opinion is not modified in respect of this matter.

¹The Australian Auditing Standards issued by the Auditing and Assurance Standards Board.



Responsibilities of SMSF trustees for the financial report

Each SMSF trustee (individual trustee or director of the corporate trustee) is responsible for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the SMSF's governing rules, the SISA and the SISR. Each trustee is also responsible for such internal controls as they determine are necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the trustees are responsible for assessing the fund's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the trustees intend to wind-up the fund, or have no realistic alternative but to do so. The going concern basis of accounting is appropriate when it is reasonably foreseeable that the fund will be able to meet its liabilities as they fall due.

Each SMSF trustee is responsible for overseeing the fund's financial reporting process.

Approved SMSF auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of trustees taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, I exercise professional judgment and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the fund's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in the auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I have communicated with the trustees and or the trustee's authorised representative regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during the audit.

Part B: Compliance engagement

Opinion

I have undertaken a reasonable assurance engagement on Realty Partners Superannuation Fund's compliance, in all material respects, with applicable provisions of the SISA and the SISR as listed below ("the listed provisions") for the year ended 30 June 2021.

Sections: 17A, 34, 35AE, 35B, 35C (2), 35 (D) (1), 52 (2), 62, 65, 66, 67,67A, 67B, 82-85, 103, 104, 104A, 105, 109, 126K

Regulations: 1.06(9A), 4.09, 4.09A, 5.03, 5.08, 6.17, 7.04, 8.02B, 13.12, 13.13, 13.14, 13.18AA 13.22 (B and C)

In my opinion, each trustee of Realty Partners Superannuation Fund has complied, in all material respects, with the listed provisions, for the year ended 30 June 2021

Basis for Opinion

I have conducted my engagement in accordance with Standard on Assurance Engagements ASAE 3100 Compliance Engagements issued by the Auditing and Assurance Standards Board.

I believe that the evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Independence and quality control

I have complied with the independence and other ethical requirements relating to assurance engagements and applied Auditing Standards ASQC 1 Quality Control for Firms that Perform Audits and Reviews of Financial Reports and Other Financial Information, and Other Assurance Engagements in undertaking this assurance engagement. In particular, neither myself, my firm or my network firm assumed a management responsibility for the fund. Where my firm provided any other non-assurance services to the fund, we are satisfied that those

services were not prohibited under the Code and any independence threats arising have been eliminated or reduced to an acceptable level by the application of safeguards.

SMSF trustees' responsibilities

Each SMSF trustee is responsible for complying with the listed provisions and for the identification of risks that threaten compliance with the listed provisions, controls which will mitigate those risks and monitoring ongoing compliance.

Approved SMSF auditor's responsibilities

My responsibility is to express an opinion on the trustees' compliance, in all material respects, with the listed provisions for the year ended 30 June 2021. ASAE 3100 Compliance Engagements requires that I plan and perform my procedures to obtain reasonable assurance about whether the trustee(s) has / have complied, in all material respects, with the listed provisions for the year ended 30 June 2021.

An assurance engagement to report on the trustees' compliance with the listed provisions involves performing procedures to obtain evidence about the compliance activity and controls implemented to meet the compliance requirements. The procedures selected depend on my judgement, including the identification and assessment of risks of material non-compliance.

My procedures included examination, on a test basis, of evidence supporting compliance with those requirements of the listed provisions for the year ended 30 June 2021.

These tests have not been performed continuously throughout the period, were not designed to detect all instances of non-compliance and have not covered any other provisions of the SISA and the SISR apart from those specified.

Inherent limitations

Due to the inherent limitations of an assurance engagement, together with the internal control structure it is possible that fraud, error, or non-compliance with the listed provisions may occur and not be detected.

A reasonable assurance engagement for the year ended 30 June 2021 does not provide assurance on whether compliance with the listed provisions will continue in the future.

SMSF Auditor: A.W. Boys



SMSF Auditor's signature

SMSF Auditor's signature
Date: 07 December 2021



The Trustees
Realty Partners Superannuation Fund
C/- Unit 2, 116 Tudor Street,
HAMILTON NSW 2303

A.W. Boys
Box 3376
Rundle Mall 5000
07 December 2021

Dear Trustees,

I have completed the audit of the Realty Partners Superannuation Fund for the financial year ending 30 June 2021. The Trustees have complied in all material respects with the *Superannuation Industry (Supervision) Act 1993* and Regulations. ***The trustees are obliged to obtain market values of the real property assets and report those market values in the financial statements of the Fund every year in accordance with Regulation 8.02B. In addition, the trustees are obliged to adhere to the recent LCR 2021 / 2, as well as section 109 of the SIS Act when undertaking any related party transactions. Further, the trustees are requested to minute all nonstandard significant events and transactions in the AGM minutes of the Fund.***


The Trustees are required to maintain the financial records of the Fund for a minimum of five years and the minutes of meetings are to be retained for ten years.

It is recommended that the trustees review their Investment Strategy annually to ensure the strategy meets the objectives of the members having regard to risk, return, liquidity and diversification of investments. Further, the trustees should determine whether the Fund should hold a contract of insurance that provides insurance cover for one or more members of the Fund.

Thank you for your professionalism and full cooperation throughout the audit process.

Should you have any queries regarding any of the above please contact me on 0410 712708.

Yours sincerely



SMSF Auditor's signature

Tony Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor 67793



TAX INVOICE

Supplier: Super Audits

Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 9 December 2021

Recipient: Realty Partners Super Fund

Address: C/- Unit 2, 116 Tudor Street HAMILTON NSW 2303

Description of Services

Statutory audit of the Realty Partners Super Fund for the financial year ending 30 June 2021.

Fee: \$400.00

GST: \$40.00

Total: \$440.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.



Appendix 1 – Explanation of listed sections and regulations in compliance engagement

This appendix is included to assist with the meaning of the legislation and regulations listed above

| Section or Regulation | Explanation |
|-----------------------|---|
| S17A | The fund must meet the definition of an SMSF |
| S35AE | The trustees must keep and maintain accounting records for a minimum of five years |
| S35B | The trustees must prepare, sign and retain accounts and statements |
| S35C(2) | The trustees must provide the auditor with the necessary documents to complete the audit in a timely and professional manner; and within 14 days of a written request from the auditor |
| S62 | The fund must be maintained for the sole purpose of providing benefits to any or all of the following: <ul style="list-style-type: none"> • fund members upon their retirement • fund members upon reaching a prescribed age • the dependants of a fund member in the case of the member's death before retirement |
| S65 | The trustees must not loan monies or provide financial assistance to any member or relative at any time during the financial year |
| S66 | The trustees must not acquire any assets (not listed as an exception) from any member or related party of the fund |
| S67 | The trustees of the fund must not borrow any money or maintain an existing borrowing (not listed as an exception) |
| S67A & 67B | The fund must comply with the limited recourse borrowing arrangement rules when borrowing to purchase single acquirable asset or replacement assets (not listed as an exception to the borrowing rules) |

| | |
|-------------------|--|
| | |
| S82-85 | The trustees must comply with the in-house asset rules |
| S103 | The trustees must keep minutes of all meetings and retain the minutes for a minimum of 10 years |
| S104 | The trustees must keep up to date records of all trustee or director of corporate trustee changes and trustee consents for a minimum of 10 years |
| S104A | Trustees who became a trustee on or after 1 July 2007 must sign and retain a trustee declaration |
| S105 | The trustees must ensure that copies of all member or beneficiary reports are kept for a minimum of 10 years |
| S109 | All investment transactions must be made and maintained at arms- length – that is, purchase, sale price and income from an asset reflects a true market value/rate of return |
| S126K | A disqualified person cannot be a trustee, investment manager or custodian of a superannuation fund |
| Sub Reg 1.06 (9A) | Pension payments must be made at least annually, and must be at least the amount calculated under Schedule 7 |
| Reg 4.09 | Trustees must formulate, regularly review and give effect to an investment strategy for the fund |
| Reg 4.09A | The assets of the SMSF must be held separately from any assets held by the trustee personally or by a standard employer sponsor or an associate of the standard employer sponsor |
| Reg 5.03 | Investment returns must be allocated to members in a manner that is fair and reasonable |
| Reg 5.08 | Member minimum benefits must be maintained in the fund until transferred, rolled over, allotted (to the member's spouse) or cashed out in a permitted fashion |
| Reg 6.17 | Payments of member benefits must be made in accordance with Part 6 or Part 7A of the regulations and be permitted by the trust deed |

| | |
|-------------|---|
| Reg 7.04 | Contributions can only be accepted in accordance with the applicable rules for the year being audited |
| Reg 8.02B | When preparing accounts and statements required by subsection 35B(1) of SISA, an asset must be valued at its market value |
| Reg 13.12 | Trustees must not recognise an assignment of a super interest of a member or beneficiary |
| Reg 13.13 | Trustees must not recognise a charge over or in relation to a member's benefits |
| Reg 13.14 | Trustees must not give a charge over, or in relation to, an asset of the fund |
| Reg 13.18AA | Investments in collectables and personal use assets must be maintained in accordance with prescribed rules |

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Consolidated Member Benefit Totals

| Period | Member Account Details |
|----------------------------|---|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member | Number: KARMAJ0 |
| Mr John Karmas | Date of Birth: 7 August 1947 Date Joined Fund: 15 May 1981 Eligible Service Date: 15 May 1981 |
| | Tax File Number Held: Yes |

*Note: this report provides a consolidated view of the Member's interests in the SMSF
Refer to the Member Benefit Statements produced for each member account for further details*

Your Accounts

| | |
|--|----------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | |
| Accumulation | 2,204,729.97 |
| Pension Account #5 | 691,010.04 |
| Pension Account #6 | 506,990.50 |
| Pension Account #7 | 220,131.37 |
| Pension Account #9 | 219,394.08 |
| Total as at 1 Jul 2020 | <u>3,842,255.96</u> |

| | |
|---|----------------------------|
| Withdrawal Benefit as at 30 Jun 2021 | |
| Accumulation | 2,108,847.68 |
| Pension Account #5 | 693,584.82 |
| Pension Account #6 | 508,888.12 |
| Pension Account #7 | 220,956.54 |
| Pension Account #9 | 220,218.13 |
| Total as at 30 Jun 2021 | <u>3,752,495.29</u> |

Your Tax Components

| | |
|-------------------|--------------|
| Tax Free | 1,222,719.86 |
| Taxable - Taxed | 2,529,775.43 |
| Taxable - Untaxed | - |

Your Preservation Components

| | |
|----------------------------|--------------|
| Preserved | - |
| Restricted Non Preserved | - |
| Unrestricted Non Preserved | 3,752,495.29 |

Your Insurance Benefits

No insurance details have been recorded

Your Beneficiaries

Non Lapsing Binding Death Nomination*

100% Mandy Karmas

* Nomination in effect from **1 July 2016**

For Enquiries:

mail Realty Partners Superannuation Fund, 71 Carrington Parade, New Lambton Heights NSW 2305

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Member Benefit Statement

| Period | Member Account Details |
|-----------------------------------|--|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member Number: KARMAJ0 | Date of Birth: 7 August 1947 |
| Mr John Karmas | Date Joined Fund: 15 May 1981 |
| Accumulation Account | Eligible Service Date: 15 May 1981 |
| Accumulation | Tax File Number Held: Yes |
| | Account Start Date: 15 May 1981 |

| Your Account Summary | |
|---|----------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | 2,204,729.97 |
| <u>Increases to your account:</u> | |
| Share Of Net Fund Income | 61,183.93 |
| <u>Total Increases</u> | <u>61,183.93</u> |
| <u>Decreases to your account:</u> | |
| Lump Sum Cash Payments | 147,270.00 |
| Tax on Net Fund Income | 9,796.22 |
| <u>Total Decreases</u> | <u>157,066.22</u> |
| Withdrawal Benefit as at 30 Jun 2021 | <u>2,108,847.68</u> |

| Your Tax Components | | |
|----------------------------|-----------|--------------|
| Tax Free | 12.9275 % | 272,620.80 |
| Taxable - Taxed | | 1,836,226.88 |
| Taxable - Untaxed | | - |

| Your Preservation Components | |
|-------------------------------------|--------------|
| Preserved | - |
| Restricted Non Preserved | - |
| Unrestricted Non Preserved | 2,108,847.68 |

| Your Insurance Benefits | |
|---|--|
| No insurance details have been recorded | |

| Your Beneficiaries | |
|--|--|
| Non Lapsing Binding Death Nomination* | |
| 100% Mandy Karmas | |
| * Nomination in effect from 1 July 2016 | |

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Member Benefit Statement

| Period | Member Account Details |
|-----------------------------------|--|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member Number: KARMAJ0 | Date of Birth: 7 August 1947 |
| Mr John Karmas | Date Joined Fund: 15 May 1981 |
| Pension Account | Eligible Service Date: 15 May 1981 |
| Pension Account #5 | Tax File Number Held: Yes |
| | Account Start Date: 1 July 2016 |

| Your Account Summary | |
|---|--------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | 691,010.04 |
| <i><u>Increases to your account:</u></i> | |
| Share Of Net Fund Income | 19,854.78 |
| <i><u>Total Increases</u></i> | <u>19,854.78</u> |
| <i><u>Decreases to your account:</u></i> | |
| Pension Payments | 17,280.00 |
| <i><u>Total Decreases</u></i> | <u>17,280.00</u> |
| Withdrawal Benefit as at 30 Jun 2021 | <u>693,584.82</u> |

| Your Tax Components | | |
|---------------------|-----------|------------|
| Tax Free | 14.8880 % | 103,260.59 |
| Taxable - Taxed | | 590,324.23 |
| Taxable - Untaxed | | - |

| Your Preservation Components | |
|------------------------------|------------|
| Preserved | - |
| Restricted Non Preserved | - |
| Unrestricted Non Preserved | 693,584.82 |

| Your Insurance Benefits | |
|---|--|
| No insurance details have been recorded | |

Your Beneficiaries

Mandy Karmas has been selected as the Reversionary Beneficiary for this Pension Account.

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Member Benefit Statement

| Period | Member Account Details |
|-----------------------------------|--|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member Number: KARMAJ0 | Date of Birth: 7 August 1947 |
| Mr John Karmas | Date Joined Fund: 15 May 1981 |
| Pension Account | Eligible Service Date: 15 May 1981 |
| Pension Account #6 | Tax File Number Held: Yes |
| | Account Start Date: 1 July 2016 |

| Your Account Summary | |
|---|--------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | 506,990.50 |
| <i><u>Increases to your account:</u></i> | |
| Share Of Net Fund Income | 14,567.62 |
| <i><u>Total Increases</u></i> | <u>14,567.62</u> |
| <i><u>Decreases to your account:</u></i> | |
| Pension Payments | 12,670.00 |
| <i><u>Total Decreases</u></i> | <u>12,670.00</u> |
| Withdrawal Benefit as at 30 Jun 2021 | <u>508,888.12</u> |

| Your Tax Components | | |
|---------------------|-----------|------------|
| Tax Free | 79.7437 % | 405,806.20 |
| Taxable - Taxed | | 103,081.92 |
| Taxable - Untaxed | | - |

| Your Preservation Components | |
|------------------------------|------------|
| Preserved | - |
| Restricted Non Preserved | - |
| Unrestricted Non Preserved | 508,888.12 |

| Your Insurance Benefits | |
|---|--|
| No insurance details have been recorded | |

Your Beneficiaries

Mandy Karmas has been selected as the Reversionary Beneficiary for this Pension Account.

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Member Benefit Statement

| Period | Member Account Details |
|-----------------------------------|--|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member Number: KARMAJ0 | Date of Birth: 7 August 1947 |
| Mr John Karmas | Date Joined Fund: 15 May 1981 |
| Pension Account | Eligible Service Date: 15 May 1981 |
| Pension Account #7 | Tax File Number Held: Yes |
| | Account Start Date: 1 July 2016 |

| Your Account Summary | |
|---|--------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | 220,131.37 |
| <i><u>Increases to your account:</u></i> | |
| Share Of Net Fund Income | 6,325.17 |
| <i><u>Total Increases</u></i> | <u>6,325.17</u> |
| <i><u>Decreases to your account:</u></i> | |
| Pension Payments | 5,500.00 |
| <i><u>Total Decreases</u></i> | <u>5,500.00</u> |
| Withdrawal Benefit as at 30 Jun 2021 | <u>220,956.54</u> |

| Your Tax Components | | |
|------------------------------|-----------|------------|
| Tax Free | 99.9425 % | 220,829.60 |
| Taxable - Taxed | | 126.94 |
| Taxable - Untaxed | | - |
| Your Preservation Components | | |
| Preserved | | - |
| Restricted Non Preserved | | - |
| Unrestricted Non Preserved | | 220,956.54 |

| Your Insurance Benefits | |
|---|--|
| No insurance details have been recorded | |

Your Beneficiaries
Mandy Karmas has been selected as the Reversionary Beneficiary for this Pension Account.

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Member Benefit Statement

| Period | Member Account Details |
|-----------------------------------|--|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member Number: KARMAJ0 | Date of Birth: 7 August 1947 |
| Mr John Karmas | Date Joined Fund: 15 May 1981 |
| Pension Account | Eligible Service Date: 15 May 1981 |
| Pension Account #9 | Tax File Number Held: Yes |
| | Account Start Date: 2 June 2017 |

| Your Account Summary | |
|---|--------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | 219,394.08 |
| <i><u>Increases to your account:</u></i> | |
| Share Of Net Fund Income | 6,304.05 |
| <i><u>Total Increases</u></i> | <u>6,304.05</u> |
| <i><u>Decreases to your account:</u></i> | |
| Pension Payments | 5,480.00 |
| <i><u>Total Decreases</u></i> | <u>5,480.00</u> |
| Withdrawal Benefit as at 30 Jun 2021 | <u>220,218.13</u> |

| Your Tax Components | | |
|------------------------------|-----------|------------|
| Tax Free | 99.9930 % | 220,202.67 |
| Taxable - Taxed | | 15.46 |
| Taxable - Untaxed | | - |
| Your Preservation Components | | |
| Preserved | | - |
| Restricted Non Preserved | | - |
| Unrestricted Non Preserved | | 220,218.13 |

| Your Insurance Benefits | |
|---|--|
| No insurance details have been recorded | |

Your Beneficiaries
Mandy Karmas has been selected as the Reversionary Beneficiary for this Pension Account.

Trustee

The Trustee of the Fund is as follows:

SJNJ Group Pty Ltd

The directors of the Trustee company are:

John Karmas and
Mandy Karmas

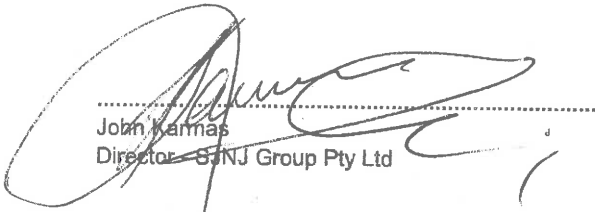
Availability of Other Fund Information

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustee.

Trustee Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. While every effort has been made by the Trustee to ensure the accuracy and completeness of this statement, the Trustee does not accept any liability for any errors, omissions or misprints.

Signed on behalf of the Trustee of the Fund


.....
John Karmas
Director - SJNJ Group Pty Ltd

SIGN HERE


.....
Mandy Karmas
Director - SJNJ Group Pty Ltd

SIGN HERE

Statement Date: 30 June 2021

For Enquiries:

mail Realty Partners Superannuation Fund, 71 Carrington Parade, New Lambton Heights NSW 2305

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Consolidated Member Benefit Totals

| Period | Member Account Details |
|----------------------------|--|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member | Number: KARMAM0 |
| Mrs Mandy Karmas | Date of Birth: 6 September 1955 Date Joined Fund: 15 May 1981 Eligible Service Date: 15 May 1981 |
| | Tax File Number Held: Yes |

*Note: this report provides a consolidated view of the Member's interests in the SMSF
Refer to the Member Benefit Statements produced for each member account for further details*

Your Accounts

| | |
|--|----------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | |
| Accumulation | 2,239,140.92 |
| Pension Account #4 | 777,947.92 |
| Pension Account #6 | 229,531.46 |
| Pension Account #8 | 682,257.13 |
| Total as at 1 Jul 2020 | <u>3,928,877.43</u> |

| | |
|---|----------------------------|
| Withdrawal Benefit as at 30 Jun 2021 | |
| Accumulation | 2,294,467.53 |
| Pension Account #4 | 784,848.02 |
| Pension Account #6 | 231,576.19 |
| Pension Account #8 | 688,304.45 |
| Total as at 30 Jun 2021 | <u>3,999,196.19</u> |

Your Tax Components

| | |
|-------------------|--------------|
| Tax Free | 2,259,772.96 |
| Taxable - Taxed | 1,739,423.23 |
| Taxable - Untaxed | - |

Your Preservation Components

| | |
|----------------------------|--------------|
| Preserved | - |
| Restricted Non Preserved | - |
| Unrestricted Non Preserved | 3,999,196.19 |

Your Insurance Benefits

No insurance details have been recorded

Your Beneficiaries

Non Lapsing Binding Death Nomination*

100% John Karmas

* Nomination in effect from 1 July 2016

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Member Benefit Statement

| Period | Member Account Details |
|---|--|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member Number: KARMAM0 | Date of Birth: 6 September 1955 |
| Mrs Mandy Karmas | Date Joined Fund: 15 May 1981 |
| Accumulation Account | Eligible Service Date: 15 May 1981 |
| Accumulation | Tax File Number Held: Yes |
| | Account Start Date: 15 May 1981 |

| Your Account Summary | |
|---|----------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | 2,239,140.92 |
| <i><u>Increases to your account:</u></i> | |
| Share Of Net Fund Income | 65,825.54 |
| <i><u>Total Increases</u></i> | <u>65,825.54</u> |
| <i><u>Decreases to your account:</u></i> | |
| Tax on Net Fund Income | 10,498.93 |
| <i><u>Total Decreases</u></i> | <u>10,498.93</u> |
| Withdrawal Benefit as at 30 Jun 2021 | <u>2,294,467.53</u> |

| Your Tax Components | | |
|-------------------------------------|-----------|--------------|
| Tax Free | 42.0183 % | 964,095.88 |
| Taxable - Taxed | | 1,330,371.65 |
| Taxable - Untaxed | | - |
| Your Preservation Components | | |
| Preserved | | - |
| Restricted Non Preserved | | - |
| Unrestricted Non Preserved | | 2,294,467.53 |

| Your Insurance Benefits | |
|---|--|
| No insurance details have been recorded | |

| Your Beneficiaries | |
|--|--|
| Non Lapsing Binding Death Nomination* | |
| 100% John Karmas | |
| * Nomination in effect from 1 July 2016 | |

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Member Benefit Statement

| Period | Member Account Details |
|-----------------------------------|--|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member Number: KARMAM0 | Date of Birth: 6 September 1955 |
| Mrs Mandy Karmas | Date Joined Fund: 15 May 1981 |
| Pension Account | Eligible Service Date: 15 May 1981 |
| Pension Account #4 | Tax File Number Held: Yes |
| | Account Start Date: 1 July 2016 |

| Your Account Summary | |
|---|--------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | 777,947.92 |
| <i><u>Increases to your account:</u></i> | |
| Share Of Net Fund Income | 22,460.10 |
| <i><u>Total Increases</u></i> | <u>22,460.10</u> |
| <i><u>Decreases to your account:</u></i> | |
| Pension Payments | 15,560.00 |
| <i><u>Total Decreases</u></i> | <u>15,560.00</u> |
| Withdrawal Benefit as at 30 Jun 2021 | <u>784,848.02</u> |

| Your Tax Components | | |
|---------------------|-----------|------------|
| Tax Free | 47.9045 % | 375,977.79 |
| Taxable - Taxed | | 408,870.23 |
| Taxable - Untaxed | | - |

| Your Preservation Components | |
|------------------------------|------------|
| Preserved | - |
| Restricted Non Preserved | - |
| Unrestricted Non Preserved | 784,848.02 |

| Your Insurance Benefits | |
|---|--|
| No insurance details have been recorded | |

Your Beneficiaries

John Karmas has been selected as the Reversionary Beneficiary for this Pension Account.

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Member Benefit Statement

| Period | Member Account Details |
|-----------------------------------|--|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member Number: KARMAM0 | Date of Birth: 6 September 1955 Date Joined Fund: 15 May 1981 Eligible Service Date: 15 May 1981 |
| Mrs Mandy Karmas | Tax File Number Held: Yes |
| Pension Account | Account Start Date: 1 July 2016 |
| Pension Account #6 | |

| Your Account Summary | |
|---|--------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | 229,531.46 |
| <i><u>Increases to your account:</u></i> | |
| Share Of Net Fund Income | 6,634.73 |
| <i><u>Total Increases</u></i> | <u>6,634.73</u> |
| <i><u>Decreases to your account:</u></i> | |
| Pension Payments | 4,590.00 |
| <i><u>Total Decreases</u></i> | <u>4,590.00</u> |
| Withdrawal Benefit as at 30 Jun 2021 | <u>231,576.19</u> |

| Your Tax Components | | |
|---------------------|-----------|------------|
| Tax Free | 99.9426 % | 231,443.17 |
| Taxable - Taxed | | 133.02 |
| Taxable - Untaxed | | - |

| Your Preservation Components | |
|------------------------------|------------|
| Preserved | - |
| Restricted Non Preserved | - |
| Unrestricted Non Preserved | 231,576.19 |

| Your Insurance Benefits | |
|---|--|
| No insurance details have been recorded | |

Your Beneficiaries

John Karmas has been selected as the Reversionary Beneficiary for this Pension Account.

Realty Partners Superannuation Fund
(ABN: 27 627 361 762)

Member Benefit Statement

| Period | Member Account Details |
|-----------------------------------|--|
| 1 July 2020 - 30 June 2021 | Residential Address: 71 Carrington Parade New Lambton Heights, NSW 2305 |
| Member Number: KARMAM0 | Date of Birth: 6 September 1955 |
| Mrs Mandy Karmas | Date Joined Fund: 15 May 1981 |
| Pension Account | Eligible Service Date: 15 May 1981 |
| Pension Account #8 | Tax File Number Held: Yes |
| | Account Start Date: 2 June 2017 |

| Your Account Summary | |
|---|--------------------------|
| Withdrawal Benefit as at 1 Jul 2020 | 682,257.13 |
| <i><u>Increases to your account:</u></i> | |
| Share Of Net Fund Income | 19,697.32 |
| <i><u>Total Increases</u></i> | <u>19,697.32</u> |
| <i><u>Decreases to your account:</u></i> | |
| Pension Payments | 13,650.00 |
| <i><u>Total Decreases</u></i> | <u>13,650.00</u> |
| Withdrawal Benefit as at 30 Jun 2021 | <u>688,304.45</u> |

| Your Tax Components | | |
|------------------------------|-----------|------------|
| Tax Free | 99.9930 % | 688,256.12 |
| Taxable - Taxed | | 48.33 |
| Taxable - Untaxed | | - |
| Your Preservation Components | | |
| Preserved | | - |
| Restricted Non Preserved | | - |
| Unrestricted Non Preserved | | 688,304.45 |

| Your Insurance Benefits | |
|---|--|
| No insurance details have been recorded | |

Your Beneficiaries
John Karmas has been selected as the Reversionary Beneficiary for this Pension Account.

Trustee

The Trustee of the Fund is as follows:

SJNJ Group Pty Ltd

The directors of the Trustee company are:

John Karmas and
Mandy Karmas

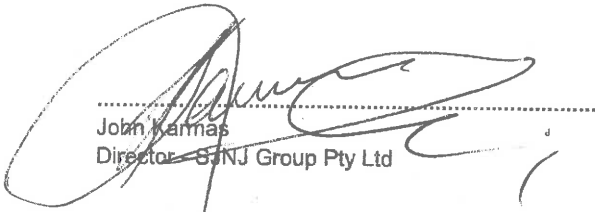
Availability of Other Fund Information

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustee.

Trustee Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. While every effort has been made by the Trustee to ensure the accuracy and completeness of this statement, the Trustee does not accept any liability for any errors, omissions or misprints.

Signed on behalf of the Trustee of the Fund


.....
John Karmas
Director - SJNJ Group Pty Ltd

SIGN HERE


.....
Mandy Karmas
Director - SJNJ Group Pty Ltd

SIGN HERE

Statement Date: 30 June 2021

For Enquiries:

mail Realty Partners Superannuation Fund, 71 Carrington Parade, New Lambton Heights NSW 2305

Realty Partners Superannuation Fund
Investment Summary as at 30 June 2021

| Investment | Units | Average Cost Price | Market Price | Accounting Cost | Market Value | Unrealised Accounting Gain/(Loss) | Accounting Gain/(Loss) (%) | Portfolio Weight (%) |
|-------------------------------------|---------|--------------------|--------------|---------------------|---------------------|-----------------------------------|----------------------------|----------------------|
| Bank | | | | | | | | |
| ING Direct Business Optimiser | | | | 1,100.56 | 1,100.56 | | | 0.01% |
| Macquarie Cash Management Account | | | | 2,669,184.02 | 2,669,184.02 | | | 34.38% |
| | | | | 2,670,284.58 | 2,670,284.58 | | | 34.40% |
| Property Direct Market | | | | | | | | |
| 16 Baker Street, Mayfield | 1.00000 | 128,929.6600 | 595,000.0000 | 128,929.66 | 595,000.00 | 466,070.34 | 361.49% | 7.66% |
| 16A Baker Street, Mayfield | 1.00000 | 94,626.0000 | 615,000.0000 | 94,626.00 | 615,000.00 | 520,374.00 | 549.93% | 7.92% |
| 223 Maitland Road, Mayfield | 1.00000 | 579,290.8500 | 650,000.0000 | 579,290.85 | 650,000.00 | 70,709.15 | 12.21% | 8.37% |
| 26 Bull Street, Mayfield | 1.00000 | 132,676.9600 | 875,000.0000 | 132,676.96 | 875,000.00 | 742,323.04 | 559.50% | 11.27% |
| 262 Maitland Road, Mayfield | 1.00000 | 334,788.0400 | 720,000.0000 | 334,788.04 | 720,000.00 | 385,211.96 | 115.06% | 9.27% |
| 61 Hanbury Street Mayfield | 1.00000 | 513,060.6600 | 735,000.0000 | 513,060.66 | 735,000.00 | 221,939.34 | 43.26% | 9.47% |
| 9 Hanbury Street, Mayfield | 1.00000 | 468,211.0300 | 875,000.0000 | 468,211.03 | 875,000.00 | 406,788.97 | 86.88% | 11.27% |
| Furniture and Fittings | 1.00000 | 54,322.2000 | 54,322.2000 | 54,322.20 | 22,078.27 | (32,243.93) | (59.36)% | 0.28% |
| Plant & Equipment 223 Maitland Road | 1.00000 | 23,591.0000 | 23,591.0000 | 23,591.00 | 5,666.23 | (17,924.77) | (75.98)% | 0.07% |
| | | | | 2,329,496.40 | 5,092,744.50 | 2,763,248.10 | 118.62% | 65.60% |
| | | | | 4,999,780.98 | 7,763,029.08 | 2,763,248.10 | 55.27% | 100.00% |

The accounting cost is the original cost base adjusted by any subsequent capital call/improvement or capital return transactions. In many cases, it is not the same as the adjusted or reduced cost base, or the reset cost base resulting from the CGT relief. To view the tax cost base and unrealised gain/(loss) for tax purposes refer to the Unrealised Capital Gains Report or change the report parameter to tax cost base.

Electronic lodgment declaration (Form MS)

(for self-managed superannuation funds)

Part A: Taxpayer's declaration

This declaration is to be completed where the tax return is to be lodged via an approved ATO electronic channel. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to ato.gov.au/privacy

The Australian Business Register

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this tax return to maintain the integrity of the register.

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information – it outlines our commitment to safeguarding your details.

Electronic funds transfer – direct debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.

Tax file number

Fund name

Realty Partners Superannuation Fund

Year of return

2021

I authorise my tax agent to electronically transmit this tax return via an approved ATO electronic channel.

Important: Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration

I declare that:

- all of the information I have provided to the agent for the preparation of this document is true and correct
- I authorise the agent to give this document to the Commissioner of Taxation

Signature of trustee or director



SIGN HERE

Date

23/12/2021

Part B: Electronic funds transfer consent

This declaration is to be completed when an electronic funds transfer (EFT) of a refund is requested and the tax return is being lodged through an approved ATO electronic channel.

This declaration must be signed by the partner, trustee, director or public officer prior to the EFT details being transmitted to the Tax Office. If you elect for an EFT, all details below must be completed.

Important:

Care should be taken when completing EFT details as the payment of any refund will be made to the account specified.

Agent's reference number

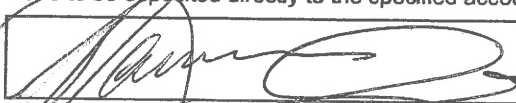
25300299

Account name

Sinj Group Pty Ltd ATF Realty Partners Superannuation Fund

I authorise the refund to be deposited directly to the specified account.

Signature of trustee or director



SIGN HERE

Date

23/12/2021

Part D: Tax agent's certificate (shared facility users only)

Declaration: I declare that:

- I have prepared this tax return in accordance with the information supplied by the trustees;
- I have received a declaration by the trustees that the information provided to me for the preparation of this tax return is true and correct, and;
- I am authorised by the trustees to lodge this tax return, including any applicable schedules.

Signature of tax agent



Date



Agent's contact name

MR Dene Kilpatrick

Agent's phone

02 49267100

Agent's reference

25300299

Client's reference

KARM0107

Self-managed superannuation fund annual return **2021**

Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2021* (NAT 71287).

- ! The *Self-managed superannuation fund annual return instructions 2021* (NAT 71606) (the instructions) can assist you to complete this annual return.
- The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT 3036).

To complete this annual return

- Print clearly, using a BLACK pen only.
- Use BLOCK LETTERS and print one character per box.

S M I T H S T

- Place X in ALL applicable boxes.

- Postal address for annual returns:

Australian Taxation Office
GPO Box 9845
[insert the name and postcode
of your capital city]

Section A: Fund information

1 **Tax file number (TFN)**

➤ To assist processing, write the fund's TFN at the top of pages 3, 5, 7 and 9.

- ! The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

2 **Name of self-managed superannuation fund (SMSF)**

Realty Partners Superannuation Fund

3 **Australian business number (ABN)** (if applicable)

4 **Current postal address**

Unit 2

116 Tudor Street

Suburb/town

Hamilton

State/territory

NSW

Postcode

2303

5 **Annual return status**

Is this an amendment to the SMSF's 2021 return?

A No Yes

Is this the first required return for a newly registered SMSF?

B No Yes

Fund's tax file number (TFN) *****

6 SMSF auditor

Auditor's name

Title: MR

Family name

Boys

First given name

Tony

Other given names

SMSF Auditor Number

100014140

Auditor's phone number

04

10712708

Postal address

PO Box 3376

Suburb/town

Rundle Mall

State/territory

SA

Postcode

5000

Date audit was completed **A**

| | | |
|-----|-------|------|
| Day | Month | Year |
| 7 | 12 | 2021 |

Was Part A of the audit report qualified?

B No Yes

Was Part B of the audit report qualified?

C No Yes

If Part B of the audit report was qualified, have the reported issues been rectified?

D No Yes **7 Electronic funds transfer (EFT)**

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number 182222

Fund account number 112695838

Fund account name

Sjnj Group Pty Ltd ATF Realty Partners Superannuation Fund

I would like my tax refunds made to this account. Go to C.**B Financial institution account details for tax refunds**

This account is used for tax refunds. You can provide a tax agent account here.

BSB number

Account number

Account name

C Electronic service address alias

Provide the electronic service address alias (ESA) issued by your SMSF messaging provider. (For example, SMSFdataESAAlias). See instructions for more information.

smsfdataflow

Fund's tax file number (TFN) *****

- 8 Status of SMSF** Australian superannuation fund **A** No Yes Fund benefit structure **B** **A** Code
- Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? **C** No Yes

9 Was the fund wound up during the income year?

- No Yes If yes, provide the date on which the fund was wound up Day Month Year Have all tax lodgment and payment obligations been met? No Yes

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year?

- To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label **A**.

No Go to Section B: Income.Yes Exempt current pension income amount **A** \$ 144907 ~~00~~

Which method did you use to calculate your exempt current pension income?

Segregated assets method **B** Unsegregated assets method **C** Was an actuarial certificate obtained? **D** Yes

Did the fund have any other income that was assessable?

E Yes Go to Section B: Income.No Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do **not** complete Section B: Income.)

- If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement.

Section B: Income

Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the **entire year**, there was **no** other income that was assessable, and you **have not** realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

11 Income

Did you have a capital gains tax (CGT) event during the year?

G No Yes

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2021*.

Have you applied an exemption or rollover?

M No Yes

Code

Net capital gain **A** \$ -00

Gross rent and other leasing and hiring income **B** \$ -00

Gross interest **C** \$ -00

Forestry managed investment scheme income **X** \$ -00

| | | | | |
|----------------------|---|--------------------|--|-------------------------------|
| Gross foreign income | D1 \$ <input type="text" value="0"/> -00 | Net foreign income | D \$ <input type="text" value="0"/> -00 | Loss <input type="checkbox"/> |
|----------------------|---|--------------------|--|-------------------------------|

Australian franking credits from a New Zealand company **E** \$ -00

Transfers from foreign funds **F** \$ -00

Number

Gross payments where ABN not quoted **H** \$ -00

Gross distribution from partnerships **I** \$ -00

Loss

*Unfranked dividend amount **J** \$ -00

*Franked dividend amount **K** \$ -00

*Dividend franking credit **L** \$ -00

*Gross trust distributions **M** \$ -00

Code

| | |
|--|---|
| Calculation of assessable contributions | |
| Assessable employer contributions | R1 \$ <input type="text" value="0"/> -00 |
| plus Assessable personal contributions | R2 \$ <input type="text" value="0"/> -00 |
| plus **No-TFN-quoted contributions <i>(an amount must be included even if it is zero)</i> | R3 \$ <input type="text" value="0"/> -00 |
| less Transfer of liability to life insurance company or PST | R6 \$ <input type="text"/> -00 |
| Assessable contributions (R1 plus R2 plus R3 less R6) | R \$ <input type="text" value="0"/> -00 |

| | |
|---|---|
| Calculation of non-arm's length income | |
| *Net non-arm's length private company dividends | U1 \$ <input type="text" value="0"/> -00 |
| plus *Net non-arm's length trust distributions | U2 \$ <input type="text" value="0"/> -00 |
| plus *Net other non-arm's length income | U3 \$ <input type="text" value="0"/> -00 |
| Net non-arm's length income <i>(subject to 45% tax rate)</i> (U1 plus U2 plus U3) | U \$ <input type="text" value="0"/> -00 |

*Other income **S** \$ -00

*Assessable income due to changed tax status of fund **T** \$ -00

Code

#This is a mandatory label.

*If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

| | | |
|--|---|-------------------------------|
| GROSS INCOME <i>(Sum of labels A to U)</i> | W \$ <input type="text" value="336993"/> -00 | Loss <input type="checkbox"/> |
|--|---|-------------------------------|

Exempt current pension income **Y** \$ -00

| | | |
|---|---|-------------------------------|
| TOTAL ASSESSABLE INCOME (W less Y) | V \$ <input type="text" value="192086"/> -00 | Loss <input type="checkbox"/> |
|---|---|-------------------------------|

Fund's tax file number (TFN)

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

| | DEDUCTIONS | | NON-DEDUCTIBLE EXPENSES | |
|--|------------|---|-------------------------------------|---|
| Interest expenses within Australia | A1 | \$ <input type="text" value="0"/> -00 | A2 | \$ <input type="text" value="0"/> -00 |
| Interest expenses overseas | B1 | \$ <input type="text" value="0"/> -00 | B2 | \$ <input type="text" value="0"/> -00 |
| Capital works expenditure | D1 | \$ <input type="text" value="469"/> -00 | D2 | \$ <input type="text" value="354"/> -00 |
| Decline in value of depreciating assets | E1 | \$ <input type="text" value="1583"/> -00 | E2 | \$ <input type="text" value="1194"/> -00 |
| Insurance premiums – members | F1 | \$ <input type="text" value="0"/> -00 | F2 | \$ <input type="text" value="0"/> -00 |
| SMSF auditor fee | H1 | \$ <input type="text" value="0"/> -00 | H2 | \$ <input type="text" value="0"/> -00 |
| Investment expenses | I1 | \$ <input type="text" value="54443"/> -00 | I2 | \$ <input type="text" value="41071"/> -00 |
| Management and administration expenses | J1 | \$ <input type="text" value="31"/> -00 | J2 | \$ <input type="text" value="23"/> -00 |
| Forestry managed investment scheme expense | U1 | \$ <input type="text" value="0"/> -00 | U2 | \$ <input type="text" value="0"/> -00 |
| Other amounts | L1 | \$ <input type="text" value="259"/> -00 | L2 | \$ <input type="text" value="0"/> -00 |
| | | | Code <input type="text" value="0"/> | Code <input type="text"/> |
| Tax losses deducted | M1 | \$ <input type="text" value="0"/> -00 | | |

TOTAL DEDUCTIONS
N \$ -00
 (Total **A1** to **M1**)

TOTAL NON-DEDUCTIBLE EXPENSES
Y \$ -00
 (Total **A2** to **L2**)

#TAXABLE INCOME OR LOSS
O \$ -00 Loss
 (TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)

TOTAL SMSF EXPENSES
Z \$ -00
 (N plus Y)

#This is a mandatory label.

Fund's tax file number (TFN)

Section D: Income tax calculation statement

#Important:

Section B label **R3**, Section C label **O** and Section D labels **A, T1, J, T5** and **I** are mandatory. If you leave these labels blank, you will have specified a zero amount.

13 Calculation statement

Please refer to the *Self-managed superannuation fund annual return instructions 2021* on how to complete the calculation statement.

#Taxable income **A** \$ **-00**
(an amount must be included even if it is zero)

#Tax on taxable income **T1** \$
(an amount must be included even if it is zero)

#Tax on no-TFN-quoted contributions **J** \$
(an amount must be included even if it is zero)

Gross tax **B** \$
(T1 plus J)

Foreign income tax offset **C1** \$

Rebates and tax offsets **C2** \$

Non-refundable non-carry forward tax offsets **C** \$
(C1 plus C2)

SUBTOTAL 1 **T2** \$
(B less C – cannot be less than zero)

Early stage venture capital limited partnership tax offset **D1** \$

Early stage venture capital limited partnership tax offset carried forward from previous year **D2** \$

Early stage investor tax offset **D3** \$

Early stage investor tax offset carried forward from previous year **D4** \$

Non-refundable carry forward tax offsets **D** \$
(D1 plus D2 plus D3 plus D4)

SUBTOTAL 2 **T3** \$
(T2 less D – cannot be less than zero)

Complying fund's franking credits tax offset **E1** \$

No-TFN tax offset **E2** \$

National rental affordability scheme tax offset **E3** \$

Exploration credit tax offset **E4** \$

Refundable tax offsets **E** \$
(E1 plus E2 plus E3 plus E4)

#TAX PAYABLE **T5** \$
(T3 less E – cannot be less than zero)

Section 102AAM interest charge **G** \$

Fund's tax file number (TFN)

| | |
|--|---|
| <p>Credit for interest on early payments – amount of interest</p> <p>H1 \$ <input type="text"/></p> <p>Credit for tax withheld – foreign resident withholding (excluding capital gains)</p> <p>H2 \$ <input type="text"/></p> <p>Credit for tax withheld – where ABN or TFN not quoted (non-individual)</p> <p>H3 \$ <input type="text" value="0"/></p> <p>Credit for TFN amounts withheld from payments from closely held trusts</p> <p>H5 \$ <input type="text"/></p> <p>Credit for interest on no-TFN tax offset</p> <p>H6 \$ <input type="text"/></p> <p>Credit for foreign resident capital gains withholding amounts</p> <p>H8 \$ <input type="text"/></p> | <p>Eligible credits</p> <p>H \$ <input type="text" value="0"/></p> <p><i>(H1 plus H2 plus H3 plus H5 plus H6 plus H8)</i></p> |
|--|---|

| | |
|---|--|
| <p>#Tax offset refunds (Remainder of refundable tax offsets)</p> | <p>I \$ <input type="text" value="0"/></p> <p><i>(unused amount from label E – an amount must be included even if it is zero)</i></p> |
|---|--|

PAYG instalments raised

K \$

Supervisory levy

L \$

Supervisory levy adjustment for wound up funds

M \$

Supervisory levy adjustment for new funds

N \$

| | |
|---|--|
| <p>AMOUNT DUE OR REFUNDABLE A positive amount at S is what you owe, while a negative amount is refundable to you.</p> | <p>S \$ <input type="text" value="-6061.85"/></p> <p><i>(T5 plus G less H less I less K plus L less M plus N)</i></p> |
|---|--|

#This is a mandatory label.

Section E: Losses

14 Losses

! If total loss is greater than \$100,000, complete and attach a *Losses schedule 2021*.

| | |
|---|---|
| <p>Tax losses carried forward to later income years</p> | <p>U \$ <input type="text" value="0"/> 00</p> |
| <p>Net capital losses carried forward to later income years</p> | <p>V \$ <input type="text" value="0"/> 00</p> |

Fund's tax file number (TFN)

Section F: Member information

MEMBER 1

Title:

Family name

First given name Other given names

Member's TFN Date of birth (Day Month Year)

Contributions

OPENING ACCOUNT BALANCE \$

! Refer to instructions for completing these labels.

Employer contributions **A** \$

ABN of principal employer **A1**

Personal contributions **B** \$

CGT small business retirement exemption **C** \$

CGT small business 15-year exemption amount **D** \$

Personal injury election **E** \$

Spouse and child contributions **F** \$

Other third party contributions **G** \$

Proceeds from primary residence disposal **H** \$

Receipt date **H1** (Day Month Year)

Assessable foreign superannuation fund amount **I** \$

Non-assessable foreign superannuation fund amount **J** \$

Transfer from reserve: assessable amount **K** \$

Transfer from reserve: non-assessable amount **L** \$

Contributions from non-complying funds and previously non-complying funds **T** \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts) **M** \$

TOTAL CONTRIBUTIONS N \$ (Sum of labels **A** to **M**)

Other transactions

Accumulation phase account balance **S1** \$

Retirement phase account balance - Non CDBIS **S2** \$

Retirement phase account balance - CDBIS **S3** \$

Allocated earnings or losses **O** \$ Loss

Inward rollovers and transfers **P** \$

Outward rollovers and transfers **Q** \$

Lump Sum payments **R1** \$ Code

Income stream payments **R2** \$ Code

TRIS Count **CLOSING ACCOUNT BALANCE S** \$ (**S1 plus S2 plus S3**)

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

Outstanding limited recourse borrowing arrangement amount **Y** \$

Fund's tax file number (TFN) *****

MEMBER 2

Title: MRS

Family name: Karmas

First given name: Mandy Other given names:

Member's TFN: ***** Date of birth: 6/09/1955

Contributions OPENING ACCOUNT BALANCE \$ 3928877.43

Refer to instructions for completing these labels.

Employer contributions A \$ 0

ABN of principal employer A1

Personal contributions B \$ 0

CGT small business retirement exemption C \$ 0

CGT small business 15-year exemption amount D \$ 0

Personal injury election E \$ 0

Spouse and child contributions F \$ 0

Other third party contributions G \$ 0

Proceeds from primary residence disposal H \$ 0

Receipt date H1

Assessable foreign superannuation fund amount I \$ 0

Non-assessable foreign superannuation fund amount J \$ 0

Transfer from reserve: assessable amount K \$ 0

Transfer from reserve: non-assessable amount L \$ 0

Contributions from non-complying funds and previously non-complying funds T \$ 0

Any other contributions (including Super Co-contributions and Low Income Super Amounts) M \$ 0

TOTAL CONTRIBUTIONS N \$ 0 (Sum of labels A to M)

Other transactions

Accumulation phase account balance S1 \$ 2294467.53

Retirement phase account balance - Non CDBIS S2 \$ 1704728.66

Retirement phase account balance - CDBIS S3 \$ 0

0 TRIS Count

Allocated earnings or losses O \$ 104118.76

Inward rollovers and transfers P \$ 0

Outward rollovers and transfers Q \$ 0

Lump Sum payments R1 \$

Income stream payments R2 \$ 33800

Loss

Code

Code M

CLOSING ACCOUNT BALANCE S \$ 3999196.19 (S1 plus S2 plus S3)

Accumulation phase value X1 \$

Retirement phase value X2 \$

Outstanding limited recourse borrowing arrangement amount Y \$

Fund's tax file number (TFN) *****

Section H: **Assets and liabilities**

15 ASSETS

15a Australian managed investments

Listed trusts **A** \$ -00

Unlisted trusts **B** \$ -00

Insurance policy **C** \$ -00

Other managed investments **D** \$ -00

15b Australian direct investments

Cash and term deposits **E** \$ -00

Debt securities **F** \$ -00

Loans **G** \$ -00

Listed shares **H** \$ -00

Unlisted shares **I** \$ -00

Limited recourse borrowing arrangements **J** \$ -00

Non-residential real property **K** \$ -00

Residential real property **L** \$ -00

Collectables and personal use assets **M** \$ -00

Other assets **O** \$ -00

Limited recourse borrowing arrangements

Australian residential real property **J1** \$ -00

Australian non-residential real property **J2** \$ -00

Overseas real property **J3** \$ -00

Australian shares **J4** \$ -00

Overseas shares **J5** \$ -00

Other **J6** \$ -00

Property count **J7**

15c Other investments

Crypto-Currency **N** \$ -00

15d Overseas direct investments

Overseas shares **P** \$ -00

Overseas non-residential real property **Q** \$ -00

Overseas residential real property **R** \$ -00

Overseas managed investments **S** \$ -00

Other overseas assets **T** \$ -00

TOTAL AUSTRALIAN AND OVERSEAS ASSETS **U** \$ -00
 (Sum of labels **A** to **T**)

15e In-house assets

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year? **A** No Yes \$ -00

Fund's tax file number (TFN) **15f Limited recourse borrowing arrangements**

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** No Yes

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** No Yes

16 LIABILITIES

| | | | | |
|--|--|-----|------------|--|
| Borrowings for limited recourse borrowing arrangements | V1 \$ <input type="text" value=""/> | -00 | | |
| Permissible temporary borrowings | V2 \$ <input type="text" value=""/> | -00 | | |
| Other borrowings | V3 \$ <input type="text" value=""/> | -00 | Borrowings | V \$ <input type="text" value="0"/> |
| | | | | -00 |
| Total member closing account balances (total of all CLOSING ACCOUNT BALANCE s from Sections F and G) | W \$ <input type="text" value="7751691"/> | -00 | | |
| Reserve accounts | X \$ <input type="text" value="0"/> | -00 | | |
| Other liabilities | Y \$ <input type="text" value="17658"/> | -00 | | |
| TOTAL LIABILITIES | Z \$ <input type="text" value="7769349"/> | -00 | | |

Section I: Taxation of financial arrangements**17 Taxation of financial arrangements (TOFA)**Total TOFA gains **H** \$ -00Total TOFA losses **I** \$ -00**Section J: Other information****Family trust election status**

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2020–21 income year, write **2021**). **A**

If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2021*. **B**

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2021* for each election. **C**

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2021*. **D**

Section K: **Declarations**

⊖ Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

Important

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date Day / Month / Year

Preferred trustee or director contact details:

Title:

Family name

First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return Hrs

! The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this annual return to maintain the integrity of the register. For further information, refer to the instructions.

TAX AGENT'S DECLARATION:

I declare that the *Self-managed superannuation fund annual return 2021* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date Day / Month / Year

Tax agent's contact details

Title:

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number

22 March 2021

Realty Partners Superannuation Fund
C/- Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

Dear John

**Realty Partners Superannuation Fund
Lump Sum Withdrawal**

I wish to make a Lump Sum withdrawal of \$57,270.00 from my accumulation account.


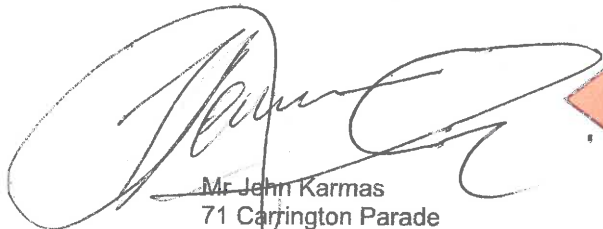
I confirm that I have met the Condition of Release of Withdrawal Of Unrestricted Amount.

I understand that the current balance of my accumulation account is approximately \$2,214,745.34. The lump sum is comprised of the following components:

| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$57,270.00 |
| Tax Free | \$0.00 |

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely



Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

**MINUTES OF THE MEETING OF THE DIRECTOR(S) OF THE CORPORATE TRUSTEE
SJNJ GROUP PTY LTD ATF
REALTY PARTNERS SUPERANNUATION FUND
HELD ON 22 MARCH 2021 AT
71 CARRINGTON PARADE, NEW LAMBTON HEIGHTS NSW**

PRESENT: John Karmas
Mandy Karmas

LUMP SUM WITHDRAWAL: The Fund acknowledges the receipt from Mr John Karmas requesting the payment of a Lump Sum of \$57,270.00 from the accumulation balance, which consisted of the following components:

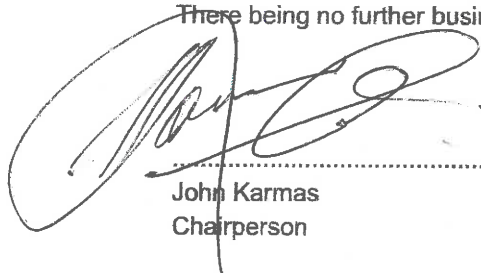
| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$57,270.00 |
| Tax Free | \$0.00 |

CONDITION OF RELEASE: IT WAS RESOLVED that the member has satisfied the Condition of Release of Withdrawal Of Unrestricted Amount and the benefits as requested be paid forthwith.

REVIEW OF TRUST DEED: IT WAS RESOLVED that the payment of benefits a lump sum was allowed under the fund's trust deed.

PAPERWORK: IT WAS RESOLVED to request the fund's administrator to attend to the completion of the following paperwork where required to give effect to the lump sum payment:
Register the fund for PAYG withholding tax for the purpose of withholding any relevant amounts from the lump sum if required;
and
A PAYG Payment Summary – superannuation lump sum form will be completed and forwarded to the member.

CLOSURE: There being no further business the meeting was closed.



John Karmas
Chairperson

SIGN HERE

Dated: 22.3.2021

22 March 2021

Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

Dear John

**Realty Partners Superannuation Fund
Lump Sum Payment**

We confirm that your request for a Lump Sum payment has been completed.

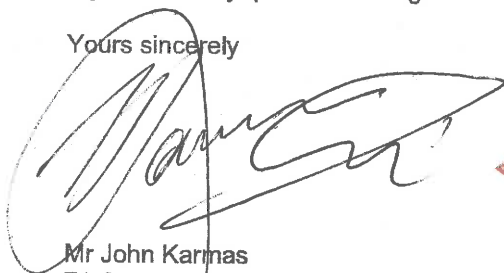
An amount of \$57,270.00 has been paid as per your release instructions. This is comprised of the following components:

| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$57,270.00 |
| Tax Free | \$0.00 |

An interim Member Statement is attached to confirm the balance of your account after this transaction.

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely



SIGN HERE

Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

20 May 2021

Realty Partners Superannuation Fund
C/- Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

Dear John

**Realty Partners Superannuation Fund
Lump Sum Withdrawal**

I wish to make a Lump Sum withdrawal of \$90,000.00 from my accumulation account.

I confirm that I have met the Condition of Release of Withdrawal Of Unrestricted Amount.

I understand that the current balance of my accumulation account is approximately \$2,157,538.00. The lump sum is comprised of the following components:

| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$90,000.00 |
| Tax Free | \$0.00 |

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely



SIGN HERE

Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

MINUTES OF THE MEETING OF THE DIRECTOR(S) OF THE CORPORATE TRUSTEE
SJNJ GROUP PTY LTD ATF
REALTY PARTNERS SUPERANNUATION FUND
HELD ON 20 MAY 2021 AT
71 CARRINGTON PARADE, NEW LAMBTON HEIGHTS NSW

PRESENT: John Karmas
Mandy Karmas

LUMP SUM WITHDRAWAL: The Fund acknowledges the receipt from Mr John Karmas requesting the payment of a Lump Sum of \$90,000.00 from the accumulation balance, which consisted of the following components:

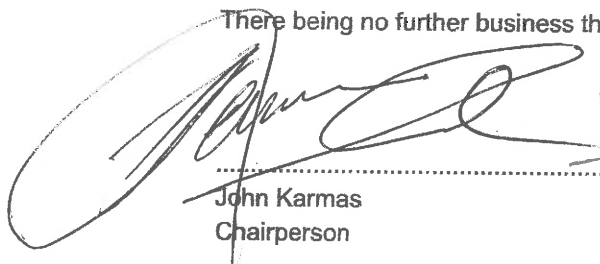
| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$90,000.00 |
| Tax Free | \$0.00 |

CONDITION OF RELEASE: IT WAS RESOLVED that the member has satisfied the Condition of Release of Withdrawal Of Unrestricted Amount and the benefits as requested be paid forthwith.

REVIEW OF TRUST DEED: IT WAS RESOLVED that the payment of benefits a lump sum was allowed under the fund's trust deed.

PAPERWORK: IT WAS RESOLVED to request the fund's administrator to attend to the completion of the following paperwork where required to give effect to the lump sum payment:
Register the fund for PAYG withholding tax for the purpose of withholding any relevant amounts from the lump sum if required;
and
A PAYG Payment Summary – superannuation lump sum form will be completed and forwarded to the member.

CLOSURE: There being no further business the meeting was closed.



.....
John Karmas
Chairperson

SIGN HERE

Dated: 20/5/2021

20 May 2021

Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

Dear John

**Realty Partners Superannuation Fund
Lump Sum Payment**

We confirm that your request for a Lump Sum payment has been completed.

An amount of \$90,000.00 has been paid as per your release instructions. This is comprised of the following components:

| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$90,000.00 |
| Tax Free | \$0.00 |

An interim Member Statement is attached to confirm the balance of your account after this transaction.

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely



SIGN HERE

Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

22 March 2021

Realty Partners Superannuation Fund
C/- Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

Dear John

**Realty Partners Superannuation Fund
Lump Sum Withdrawal**

I wish to make a Lump Sum withdrawal of \$57,270.00 from my accumulation account.

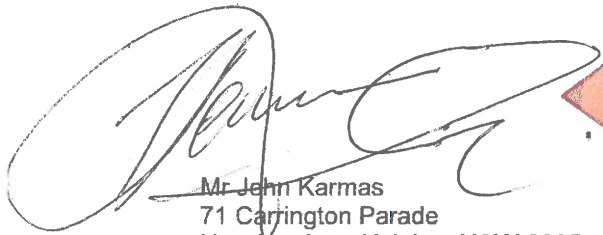
I confirm that I have met the Condition of Release of Withdrawal Of Unrestricted Amount.

I understand that the current balance of my accumulation account is approximately \$2,214,745.34. The lump sum is comprised of the following components:

| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$57,270.00 |
| Tax Free | \$0.00 |

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely



SIGN HERE

Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

**MINUTES OF THE MEETING OF THE DIRECTOR(S) OF THE CORPORATE TRUSTEE
SJNJ GROUP PTY LTD ATF
REALTY PARTNERS SUPERANNUATION FUND
HELD ON 22 MARCH 2021 AT
71 CARRINGTON PARADE, NEW LAMBTON HEIGHTS NSW**

PRESENT: John Karmas
Mandy Karmas

LUMP SUM WITHDRAWAL: The Fund acknowledges the receipt from Mr John Karmas requesting the payment of a Lump Sum of \$57,270.00 from the accumulation balance, which consisted of the following components:

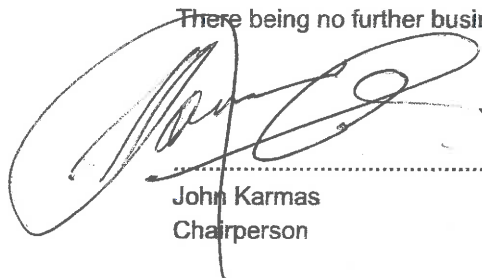
| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$57,270.00 |
| Tax Free | \$0.00 |

CONDITION OF RELEASE: IT WAS RESOLVED that the member has satisfied the Condition of Release of Withdrawal Of Unrestricted Amount and the benefits as requested be paid forthwith.

REVIEW OF TRUST DEED: IT WAS RESOLVED that the payment of benefits a lump sum was allowed under the fund's trust deed.

PAPERWORK: IT WAS RESOLVED to request the fund's administrator to attend to the completion of the following paperwork where required to give effect to the lump sum payment:
Register the fund for PAYG withholding tax for the purpose of withholding any relevant amounts from the lump sum if required;
and
A PAYG Payment Summary – superannuation lump sum form will be completed and forwarded to the member.

CLOSURE: There being no further business the meeting was closed.



John Karmas
Chairperson

SIGN HERE

Dated: 22/3/2021

22 March 2021

Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

Dear John

**Realty Partners Superannuation Fund
Lump Sum Payment**

We confirm that your request for a Lump Sum payment has been completed.

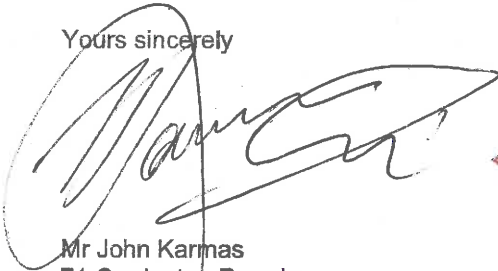
An amount of \$57,270.00 has been paid as per your release instructions. This is comprised of the following components:

| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$57,270.00 |
| Tax Free | \$0.00 |

An interim Member Statement is attached to confirm the balance of your account after this transaction.

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely



SIGN HERE

Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

20 May 2021

Realty Partners Superannuation Fund
C/- Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

Dear John

**Realty Partners Superannuation Fund
Lump Sum Withdrawal**

I wish to make a Lump Sum withdrawal of \$90,000.00 from my accumulation account.

I confirm that I have met the Condition of Release of Withdrawal Of Unrestricted Amount.

I understand that the current balance of my accumulation account is approximately \$2,157,538.00. The lump sum is comprised of the following components:

| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$90,000.00 |
| Tax Free | \$0.00 |

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely



A handwritten signature in black ink, appearing to read 'John Karmas', is written over a large, faint watermark of the signature. To the right of the signature is a red arrow-shaped graphic pointing left, containing the text 'SIGN HERE' in white capital letters.

Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

**MINUTES OF THE MEETING OF THE DIRECTOR(S) OF THE CORPORATE TRUSTEE
SJNJ GROUP PTY LTD ATF
REALTY PARTNERS SUPERANNUATION FUND
HELD ON 20 MAY 2021 AT
71 CARRINGTON PARADE, NEW LAMBTON HEIGHTS NSW**

PRESENT: John Karmas
Mandy Karmas

LUMP SUM WITHDRAWAL: The Fund acknowledges the receipt from Mr John Karmas requesting the payment of a Lump Sum of \$90,000.00 from the accumulation balance, which consisted of the following components:

| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$90,000.00 |
| Tax Free | \$0.00 |

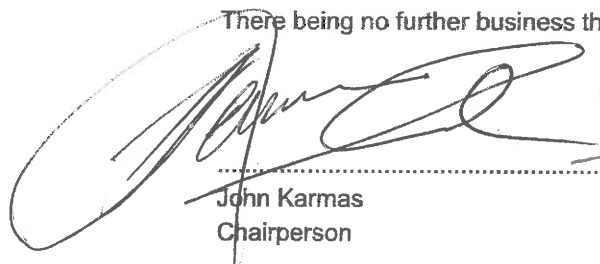
CONDITION OF RELEASE: IT WAS RESOLVED that the member has satisfied the Condition of Release of Withdrawal Of Unrestricted Amount and the benefits as requested be paid forthwith.

REVIEW OF TRUST DEED: IT WAS RESOLVED that the payment of benefits a lump sum was allowed under the fund's trust deed.

PAPERWORK: IT WAS RESOLVED to request the fund's administrator to attend to the completion of the following paperwork where required to give effect to the lump sum payment:

- Register the fund for PAYG withholding tax for the purpose of withholding any relevant amounts from the lump sum if required;
- and
- A PAYG Payment Summary – superannuation lump sum form will be completed and forwarded to the member.

CLOSURE: There being no further business the meeting was closed.


.....
John Karmas
Chairperson

SIGN HERE

Dated: 20/5/2021

20 May 2021

Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305

Dear John

**Realty Partners Superannuation Fund
Lump Sum Payment**

We confirm that your request for a Lump Sum payment has been completed.


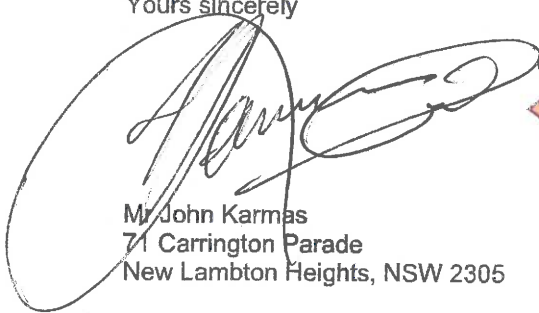
An amount of \$90,000.00 has been paid as per your release instructions. This is comprised of the following components:

| | |
|--------------------------|-------------|
| Taxable – Taxed Element: | \$90,000.00 |
| Tax Free | \$0.00 |

An interim Member Statement is attached to confirm the balance of your account after this transaction.

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely



Mr John Karmas
71 Carrington Parade
New Lambton Heights, NSW 2305