

Important information: If your quarterly report is received by mail, consider switching to email delivery. Please log on to Investor Centre at <https://www-au.computershare.com/Investor> to update your details and add your email address. If you require any assistance please contact Emma Birkhead on 08 9420 1111.

Syndicate update

During the June 2022 quarter, the design verification process for the reimbursable Melbourne Water (MW) outfall drainage works achieved MW's in-principle agreement. Significant design amendments were brought about by an increased level to the water table. Design verification is continuing, including supporting advice from geotechnical, water quality and aquatic vegetation specialists. This will be submitted to MW in the September 2022 quarter.

Continued consultation with MW regarding design has delayed construction commencement, which has consequently delayed the forecast syndicate wind up from FY25 to FY26. The team continues to seek to optimise approval, project and construction timeframes and is highly engaged with MW to achieve this.



Council sporting fields adjacent to outfall drainage works

Residual asset maintenance obligations continue to be fulfilled and bank guarantees repatriated in a timely manner.

Financial update

The next dividend and capital return payments are subject to finalising the cost of the downstream drainage solution with MW.

Future dividends and capital returns will be periodically paid subject to drainage reimbursements due from MW and available working capital, until the Syndicate wind up has commenced. It is anticipated that the remaining total of dividends and capital to be returned will range from \$0.12 to \$0.15 per share. Please note that this is an estimate only and may be impacted by a number of factors including, but not limited to, the final costs of the downstream drainage solution, the reimbursements to be received from MW, the timing of the return of outstanding bank guarantees and the amount of other costs to be incurred in the administration of the Syndicate.

| Payments to investors (per share) | |
|-----------------------------------|--------|
| Dividends paid to date pre-tax | \$2.68 |
| Dividends paid to date post-tax | \$1.91 |
| Capital returns paid to date | \$0.80 |
| Forecast next dividend | 2022+ |
| Forecast next capital return | 2022+ |

Financial performance

| | June 2022 quarter | March 2022 quarter |
|---------------------------------------|-------------------|--------------------|
| Unaudited NTA – statutory (per share) | \$0.20 | \$0.20 |
| Unaudited NTA – valuation (per share) | \$0.20 | \$0.20 |

Capital management

In June 2022, the Bank guarantees facility limit was reduced to \$75,000. The Syndicate will extend the facility expiry date beyond 31 October 2022 if required.

| | |
|------------------------------------|-----------------|
| Bank borrowings as at 30 June 2022 | Nil |
| Bank guarantees as at 30 June 2022 | \$64,796 |
| Bank facility limit | \$75,000 |
| Bank facility expiry date | 31 October 2022 |

Investors' contact

For investor enquiries please contact Emma Birkhead on 08 9420 1111 or send an email to peet.syndicates@peet.com.au.

The above unaudited quarterly report is provided for general information only and should not be relied upon for decision-making purposes. Whilst every care has been taken with the preparation of this information, which is believed to be correct, neither the Syndicate, nor Peet Limited, nor any of their Directors or employees accept any responsibility whatsoever in any way to any person in respect of such information including any errors and omissions however caused.

Investor Centre

Recent Activity

Dividends & Payments

Transaction History

Statements & Documents

Dividends & Payments

Dividend & Payments Details

[View all Dividends & Payments](#)

Important Note

Important Note

This is a summary only. If you require information to complete your personal taxation return please refer to the individual Payment Advices or Annual Taxation statements which can be located in the Statements & Documents tab above.

If a conversion of your Securities from Issuer Sponsored to CHESS or vice versa has occurred, the history displayed here will only show activity since that conversion took place.

If you require information which predates the oldest information displayed, as only a certain amount of data is retained on our system, this can be obtained by accessing the full site.

PEET BOTANIC VILLAGE SYNDICATE LIMITED

IAN MAXWELL HANNAH + FRANCES MARY MEADLEY <MAFRA SUPERANNUATION FUND A/C>
C*****2740

Summary

| | |
|-----------------------|---------------------|
| Class | ORDINARY FULLY PAID |
| Payment Date | 3/12/2021 |
| Record Date | 24/11/2021 |
| Payment Type | Dividend |
| Payment Rate | \$0.05 |
| Shares on Record Date | 10000 |
| Payment Method | Direct Credit |
| Payment Reference | 00800313 |
| Gross Amount | \$500.00 |
| Total Taxes | \$0.00 |
| Deduction Amount | \$0.00 |
| Net Amount | \$500.00 |

Taxes and Fees

| | |
|------------------|----------|
| Franked Amount | \$500.00 |
| Unfranked Amount | \$0.00 |
| Franking Credit | \$166.67 |
| Withholding Tax | \$0.00 |

Investor Centre

[Recent Activity](#)

Dividends & Payments

[Transaction History](#)

[Statements & Documents](#)

Dividends & Payments

Dividend & Payments Details

[View all Dividends & Payments](#)

Important Note

Important Note

This is a summary only. If you require information to complete your personal taxation return please refer to the Individual Payment Advices or Annual Taxation statements which can be located in the Statements & Documents tab above.

If a conversion of your Securities from Issuer Sponsored to CHESS or vice versa has occurred, the history displayed here will only show activity since that conversion took place.

If you require information which predates the oldest information displayed, as only a certain amount of data is retained on our system, this can be obtained by accessing the full site.

PEET BOTANIC VILLAGE SYNDICATE LIMITED

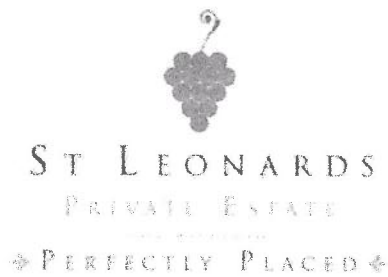
IAN MAXWELL HANNAH + FRANCES MARY MEADLEY <MAFRA SUPERANNUATION FUND A/C>
C*****2740

Summary

| | |
|-------------------|---------------------|
| Class | ORDINARY FULLY PAID |
| Payment Date | 3/12/2021 |
| Record Date | 24/11/2021 |
| Payment Type | Capital Payment |
| Payment Method | Direct Credit |
| Payment Reference | 00800313 |
| Gross Amount | \$1,000.00 |
| Deduction Amount | \$0.00 |
| Net Amount | \$1,000.00 |

[Terms and Conditions](#)

[Privacy Policy](#)



St Leonards Estate Pty Ltd
ABN 68 112 622 438

C/- Little Consulting Pty Ltd
ATF LG Assets Management
237 Toorak Road
SOUTH YARRA VIC 3141
Telephone: (03) 9825 9800
www.little.com.au

LITTLE

Please find below confirmation of your holding in St Leonards Estate Pty Ltd as at 30 June 2022.

| Holding Name | Security Reference Number: |
|--------------------------|-----------------------------------|
| DROMANA HOLDINGS PTY LTD | SLE014 |

| Number of Securities | |
|------------------------------------|-----------|
| Closing Balance as at 30 June 2022 | 2,464,293 |

| Description | |
|--------------------|--|
| Fully Paid Shares | |

| Net Tangible Asset | |
|--|----------|
| Net Tangible Asset (NTA) per share at 30 June 2022 | \$0.6887 |

Please note as no income or return of capital has been paid, no taxation statements will be issued.

Audited financial statements for the year ending 30 June 2022 are included with this statement.



St Leonards Estate Pty Ltd

ACN/ARBN: 112 622 438

Incorporated in Western Australia on 24/01/2005 under the Corporations Act 2001 (Cth)

Registered Office:

237 Toorak Road, South Yarra, VIC 3141

Dividend Statement

Ian Maxwell Hannah & Frances Mary Meadley
ATF MAFRA Superannuation Fund
PO Box 5137
ROCKINGHAM BEACH WA 6969

Notification of 2021 Final Dividend – Paid on 30/09/2021
Payment method: Paid in Cash

Share type: ORDINARY SHARES
Number of Shares: 9,700
Date Declared: 21/05/2021
Amount Per Share: \$0.034514283
Date Dividend Paid: 30/09/2021

| Dividend | Franking Rate | Franked Percentage | Imputed Credit | Amount Paid |
|----------|---------------|--------------------|----------------|-------------|
| Franked | 30.00% | 100.00% | \$117.63 f | \$334.79 f |

19 December 2022

Max Hannah
PO Box 5137
ROCKINGHAM BEACH WA 6169

Southern River Property Syndicate
ABN 45172382521
Annual Holding Statement for Financial Year Ended 30th June 2022

This statement is required by law for information purposes only and requires no action by investors or their advisors.

| | |
|------------------------|--|
| Investor Name: | Ian Maxwell Hannah Frances Mary Meadley |
| Account Number: | 6601 |

Transaction Summary

| Date | Transaction Type | \$ Amount | Unit Price | No of Units | Unit Balance |
|----------------------------|------------------------------------|------------|------------|-------------|--------------|
| 30 th June 2022 | Distribution .15c Paid Units | \$1,500.00 | .40c | 10,000 | 10,000 |
| 30 th June 2022 | Distribution Bonus .15c Paid Units | \$1,080.00 | .15c | 7,200 | 7,200 |

Fees and Costs Summary

Fees deducted directly from your account

This amount has been deducted directly from your account. (reflected in the transactions listed on this statement). **\$0.00**

Fees and costs deducted from your investment

This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment and that are not reflected as transactions listed on this statement or in the Additional explanation of fees and costs. **\$110.00**
(.011c)

Total fees and costs you paid

This approximate amount includes all the fees and costs that affected your investment during the period. **\$110.00**

Additional explanation of fees and costs

(a) details of incidental fees, such as cheque dishonour fees, that were incurred by the product holder during the period;

(b) details of any service fees that may have been incurred by the product holder; and

(c) for a collective investment product that is subject to tax—whether the benefit of any tax deduction has been passed on to the investor in the form of a reduced fee or cost. **\$0.00**

Should you have any queries, please contact kerry@appianproperties.com.

Harold G Shrigley & Associates

Chartered Accountants

A.B.N. 24 897 116 724

PRINCIPAL: HG SHRIGLEY FCA

Telephone: (08) 6311 8060
Mobile: 0417 179 891
Email: hgshrigley@iprimus.com.au

POSTAL ADDRESS:
PO Box 2127
KARDINYA WA 6163
40 Johanson Promenade,
MURDOCH WA 6150

T A X I N V O I C E

13th April, 2022

Invoice No. S/F3-4/22

The Trustees
Mafra Superannuation Fund
PO Box 5137
Rockingham Beach WA 6969

EFT
3.5.22

For Professional Services

Auditing books of account and financial statements for the year ended 30th June, 2022, and reporting to the Trustees thereon.

| | |
|---------|----------|
| Our fee | \$625.00 |
| GST | 62.50 |
| | ----- |
| | \$687.50 |
| | ===== |

Payment submitted



Paid \$687.50 to Harold Shrigley

066-121 1013 4533

Receipt no

N242027352490

From

CDIA

067-187 1126 0304

Description

Mafra Supa

Reference

Inv. 13 April

On

Wed 20 Apr 2022 at 12:11 PM (Syd/Melb)

Pay faster. Set a default account to pay from and we'll automatically choose it when you make payments.

[Set default account](#)

The Trustees
Mafra Superannuation Fund
7A Fisher Street
Rockingham WA 6168

28th March, 2022

Harold G Shrigley & Associates,
PO Box 2127,
Kardinya WA 6163

Dear Sirs,

in connection with your examination of the financial statements of Mafra Superannuation Fund at 30th June, 2021, and for the year then ended, the following representations are made which are true to the best of our knowledge and belief.

Accounting Policies

All the significant accounting policies of the fund are adequately described in Note 1 to the accounts and are consistent with the policies adopted last year.

Fund Books/Records/Minutes

All financial books, records and related data have been made available to you, including minutes of the trustees' meetings, the Trust Deed and Fund Rules.

Asset Form

The assets of the fund are being held in a form suitable for the benefit of the members of the fund.

Ownership and Pledging of Assets

- (a) The fund has satisfactory title to all assets appearing in the balance sheet. Investments are registered in the name of Mafra Superannuation Fund.
- (b) No assets of the fund have been pledged to secure liabilities of the fund or of others.

Investments

- (a) Investments are carried in the books at their net market value. Such amounts are considered reasonable in the light of present circumstances.
- (b) There are no commitments, fixed or contingent, for the purchase or sale of long-term investments that have not been disclosed in the accounts.
- (c) Investments are in accordance with the investment strategy, and are acquired, maintained and disposed of on an arm's length basis.
- (d) Consideration has been given to risk, return, liquidity and diversification in determining the fund's investment strategy.

Governing Rules

The fund is being conducted in accordance with its governing rules.

Legislative Requirements

The fund is being conducted in accordance with the *Superannuation Industry (Supervision) Act 1993*, the *Superannuation Industry (Supervision) Regulations and Corporations Act 2001* and Regulations.

Trustee Covenants

The Trustees have complied with all the Trustee Covenants set out in section 52 of the *Superannuation Industry (Supervision) Act 1993*.

Subsequent Events

No events or transactions have occurred since 30th June, 2021, or are pending, which would have a material effect upon the fund's state of affairs at the date, or which are of such significance in relation to the fund's affairs as to require mention in notes to the financial statements in order to ensure they are not misleading as to the state of affairs or its gains or losses or movement in members' funds.

Fraud & Error

1. The trustees accept responsibility for the implementation and operations of accounting and internal control systems that are designed to prevent and detect fraud and error.
2. The trustees believe the effects of those uncorrected financial report misstatements aggregated by the auditor during the audit are immaterial, both individually and in the aggregate, to the financial report taken as a whole (please attach a summary of such items).
3. The trustees have disclosed to the auditor all significant facts relating to any frauds or suspected frauds known to management that may have affected the entity.
4. The trustees have 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.

Sole Purpose Test

The Fund is maintained for the sole purpose of providing benefits for each member for their retirement, death, termination of employment or ill health.

Outstanding Legal Action

The trustees confirm that there is no outstanding legal action or claims against the Fund.

There have been no communications from the Australian Taxation Office concerning a contravention of SIS which has occurred, is occurring or is about to occur.

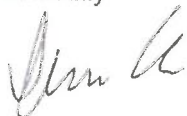
Trustees Not Disqualified

No disqualified person acts as a director of the trustee company or an individual trustee.

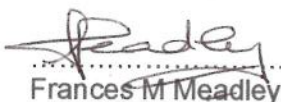
Borrowings

The Fund has not borrowed any money or maintained any borrowings during the period, with the exception of borrowings which were allowable under SISA.

Yours faithfully



.....
Ian M Hannah



.....
Frances M Meadley

As trustees for Mafra Superannuation Fund

19 December 2022

Max Hannah
PO Box 5137
ROCKINGHAM BEACH WA 6969

**Henley Brook Property Syndicate
Ordinary Fully Paid Units
ABN 83848124457**

Annual Holding Statement for Financial Year Ended 2022

This statement is required by law for information purposes only and requires no action by investors or their advisors.

| | |
|------------------------|--|
| Investor Name: | Ian Maxwell Hannah Frances Mary Meadley |
| Account Number: | 3707 |

Transaction Summary

| Date | Transaction Type | \$ Amount | Unit Price | No of Units | Unit Balance |
|----------------------------|-------------------------|------------------|-------------------|--------------------|---------------------|
| 30 th June 2022 | Closing Balance | \$13,600.00 | 1.36 | 10,000 | 10,000 |

Fees and Costs Summary

Fees deducted directly from your account

This amount has been deducted directly from your account. (reflected in the transactions listed on this statement). **\$0.00**

Fees and costs deducted from your investment

This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment and that are not reflected as transactions listed on this statement or in the Additional explanation of fees and costs. **\$130.00
(.013c)**

Total fees and costs you paid

This approximate amount includes all the fees and costs that affected your investment during the period. **\$130.00**

Additional explanation of fees and costs

(a) details of incidental fees, such as cheque dishonour fees, that were incurred by the product holder during the period;

(b) details of any service fees that may have been incurred by the product holder; and

(c) for a collective investment product that is subject to tax—whether the benefit of any tax deduction has been passed on to the investor in the form of a reduced fee or cost. **\$0.00**

Should you have any queries, please contact kerry@appianproperties.com.