

Trust Tax Return

2022

1 Jul 2021—30 Jun 2022

TFN Recorded

PART A ELECTRONIC LODGMENT DECLARATION (FORM T)

This declaration is to be completed where the tax return is to be lodged to the ATO electronically. 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 However, you cannot lodge your tax return electronically if you do not quote your TFN.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.

| Tax File Number | Name of trust | Year |
|-----------------|-------------------------|------|
| TFN Recorded | KARDINYA PROPERTY TRUST | 2022 |

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:

- the information provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

| Signature | Date |
|-----------|------|
| | |

PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)

| Client Ref | Agent Ref No. | Contact Name | Contact No. |
|------------|---------------|---------------|--------------|
| | 76696008 | Sunil Adiyodi | 08 9274 2844 |

Declaration - I declare that:

- I have prepared this tax return and/or family tax benefit tax claim in accordance with the information supplied by the taxpayer
- I have received a declaration made by the taxpayer that the information provided to me for the preparation of this document is true and correct, and
- I am authorised by the taxpayer to lodge this tax return and any applicable schedules that are attached.

| Agent's Signature | Date |
|-------------------|------|
| | |

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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 the electronic lodgment service ELS.

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. This declaration must be signed by the taxpayer 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, including any family tax benefit, will be made to the account specified.

| <u>Agent Ref No.</u> | <u>BSB Number</u> | <u>Account Number</u> | <u>Account Name</u> |
|----------------------|-------------------|-----------------------|-----------------------------|
| 76696008 | 126541 | 23109306 | ATF Kardinya Property Trust |

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

| | |
|-----------|------|
| Signature | Date |
|-----------|------|

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TRUST DETAILS**Name of Trust**

KARDINYA PROPERTY TRUST

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

77 406 693 260

CURRENT POSTAL ADDRESS

PO Box 238

Midland

State

WA

Postcode

6936

PREVIOUS POSTAL ADDRESS**State****Postcode****Country**

Australia

FULL NAME OF THE NON-INDIVIDUAL TRUSTEE TO WHOM NOTICES SHOULD BE SENT**Name of non-individual**

Itaca Pty Ltd

ABN**Contact number****YOUR BANKING INFORMATION (EFT DETAILS)****BSB Number**

126541

Account Number

23109306

Account Name

ATF Kardinya Property Trust

Financial institution name

BOQ

CONTACT DETAILS**Name**

Essay Business Services Pty Ltd

Phone number

08 92742844

Hours taken to prepare and complete this return

Trust information

FAMILY TRUST ELECTION STATUS

Select the income year of the election 2021

Family trust election revocation/variation code

INTERPOSED ENTITY ELECTION STATUS

Select the earliest income year elected 2021

Interposed entity election revocation code

TYPE OF TRUST

I - Discretionary trust - investment activities

Is this also a Charitable Trust? No

Is any tax payable by the trustee? No

Final tax return? No

Income excluding foreign income

5 BUSINESS INCOME AND EXPENSES

| Income | Primary production | Non-primary production | Totals |
|--------|--------------------|------------------------|--------|
|--------|--------------------|------------------------|--------|

Total business income

Is the trust a small business entity?

Net small business income

V

9 RENT

| | | | |
|--------------------------|---|-----------------|-------------|
| Gross rent | F | \$119,379.00 | |
| Interest deductions | G | \$0.00 | |
| Capital works deductions | X | \$0.00 | |
| Other rental deductions | H | \$57,399.00 | |
| Net rent | | (F - G - X - H) | \$61,980.00 |

11 GROSS INTEREST - INCLUDING AUSTRALIAN GOVERNMENT LOAN INTEREST J \$35.00

TFN amounts withheld from gross interest I \$0.00

15 Total of items 5 to 14 \$62,015

Deductions

18 OTHER DEDUCTIONS Q \$478.00

19 TOTAL OF ITEMS 16 TO 18 \$478.00

20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS \$61,537.00

Capital gains and foreign income

21 CAPITAL GAINS

Prior year losses brought forward

Did you have a CGT event during the year? G No

Losses carried forward

| | |
|--------------------------------------|--------|
| Net Capital Losses from Collectables | \$0.00 |
| Other Net Capital Losses | \$0.00 |

Foreign income**22 ATTRIBUTED FOREIGN INCOME**

Did you have overseas branch operations or a direct or indirect interest in a foreign trust, foreign company, controlled foreign entity or transferor trust? **S** No

24 TOTAL OF ITEMS 20 TO 23 \$61,537.00

26 TOTAL NET INCOME \$61,537.00

29 OVERSEAS TRANSACTIONS

Was the aggregate amount of your transactions or dealings with international related parties greater than \$2 million? **W** No

Thin capitalisation

Did the thin capitalisation provisions affect you? **O** No

Was any beneficiary who was not a resident of Australia at any time during the income year 'presently entitled' to a share of the income of the trust? **A** No

Transactions with specified countries **C** No

30 PERSONAL SERVICES INCOME

Does your income include an individual's personal services income? (PSI) **N** No

Key financial information

33 ALL CURRENT ASSETS **F** \$105,888.00

34 TOTAL ASSETS **G** \$2,317,617.00

35 ALL CURRENT LIABILITIES **I** \$2,599.00

36 TOTAL LIABILITIES **J** \$20,099.00

Business and professional items

56 INCOME OF THE TRUST ESTATE **A** \$0.00

Beneficiary not entitled

59 BENEFICIARY UNDER LEGAL DISABILITY WHO IS PRESENTLY ENTITLED TO INCOME FROM ANOTHER TRUST No

60 NON-RESIDENT TRUST

Is the trust a non-resident trust? No

Beneficiary – ST GIORGIO PTY LTD T/F NARDONE INVESTMENT SUPERANNUATION FUND

| | | | | |
|--|--------------|-------------------------|--|-------------|
| Tax File Number | TFN Recorded | Entity code | U | S - SMSF |
| NAME OF COMPANY / PARTNERSHIP / TRUST ETC | | | ST GIORGIO PTY LTD T/F NARDONE INVESTMENT SUPERANNUATION FUND | |
| RESIDENTIAL / BUSINESS ADDRESS | | | | |
| Address | Town/City | State | Postcode | |
| 26 Tweedale Rd | Applecross | WA | 6153 | |
| Distribution type | Percentage | Distribution Percentage | 100% | |
| Assessment calculation code | | | V | 35 |
| Inter Vivos - Resident beneficiary - A trustee | | | | |
| Share of income of the trust estate | | | W | \$0.00 |
| Credit for tax withheld – foreign resident withholding (excluding capital gains) | | | L | \$0.00 |
| Australian franking credits from a New Zealand franking company | | | N | \$0.00 |
| SHARE OF INCOME | | | | |
| Primary production | | | A | |
| PP - NCMI | | | A1 | \$0.00 |
| PP - Excluded from NCMI | | | A2 | \$0.00 |
| Non-primary production | | | B | \$61,537.00 |
| NPP - NCMI | | | B1 | \$0.00 |
| NPP - Excluded from NCMI | | | B2 | \$0.00 |
| Credit for tax withheld where ABN not quoted | | | C | \$0.00 |
| Franked distributions | | | U | \$0.00 |
| Franking credit | | | D | \$0.00 |
| TFN amounts withheld | | | E | \$0.00 |
| Share of credit for TFN amounts withheld from payments from closely held trusts | | | O | \$0.00 |
| Capital gains | | | F | \$0.00 |
| NCMI capital gains | | | F1 | \$0.00 |
| Excluded from NCMI capital gains | | | F2 | \$0.00 |

| | | |
|--|----|--------|
| Share of credit for foreign resident capital gains withholding amounts | Z | \$0.00 |
| Attributed foreign income | G | \$0.00 |
| Other assessable foreign source income | H | \$0.00 |
| Foreign income tax offset | I | \$0.00 |
| Share of national rental affordability scheme tax offset | R | \$0.00 |
| Exploration credits distributed | M | \$0.00 |
| Early stage venture capital limited partnership tax offset | T | |
| Early stage investor tax offset | J | |
| Div 6AA Eligible income | C1 | |
| SMALL BUSINESS INCOME TAX OFFSET INFORMATION | | |
| Share of net small business income | Y | \$0.00 |

Rental schedule — 134 Le Souef Drive, Kardinya WA 6163

| Address | Town/City | State | Postcode |
|--------------------|-----------|-------|----------|
| 134 Le Souef Drive | Kardinya | WA | 6163 |

| | |
|---|------------|
| Date property first earned rental income | 28/10/2020 |
| Number of weeks property was rented this year | 52 |
| The number of weeks the property was available for rent this year | 52 |
| Entity's % ownership | 100 |
| Has the loan for the property been renegotiated this year? | No |

| Acquisitions and Disposal | Date | Amount |
|---|-------------|----------------|
| Acquisition | 18 Oct 2020 | \$2,209,926.00 |
| Disposal | | |
| Capital gain/loss on sale of this property | | |
| Value of capital allowances (depreciation on plant) recouped on the sale of the property | | |
| Value of capital works deductions (special building write-off) recouped on the sale of the property | | |

Owners

| Name | TFN | Percentage |
|-------------------------|--------------|-------------|
| KARDINYA PROPERTY TRUST | TFN Recorded | 100% |
| | | 100% |

Income / Expenses

| Income | | Gross | My share |
|--------------------------|----------|---------------------|---------------------|
| Rental income | A | \$119,379.00 | \$119,379.00 |
| Gross rent | C | \$119,379.00 | \$119,379.00 |
| Expenses | | | |
| Cleaning | G | \$3,971.00 | \$3,971.00 |
| Council rates | H | \$18,011.00 | \$18,011.00 |
| Capital allowance assets | I | \$451.00 | \$451.00 |
| Gardening | J | \$409.00 | \$409.00 |
| Insurance | K | \$6,402.00 | \$6,402.00 |
| Legal fees | N | \$3,788.00 | \$3,788.00 |
| Repairs | Q | \$11,301.00 | \$11,301.00 |
| Water | U | \$11,241.00 | \$11,241.00 |
| Sundry | V | \$1,825.00 | \$1,825.00 |
| Total expenses | W | \$57,399.00 | \$57,399.00 |
| Total net rent | X | \$61,980.00 | \$61,980.00 |

Rental schedule worksheets — 134 Le Souef Drive, Kardinya WA 6163

 SUNDRY

| Description | Amount |
|--------------|-------------------|
| Electricity | \$1,825.00 |
| Total | \$1,825.00 |

Worksheets

18 OTHER DEDUCTIONS

| Name of each item of deduction | Amount |
|--------------------------------|-----------------|
| Accountancy | \$478.00 |
| Total | \$478.00 |