



Bank of Queensland Limited
 ABN 32 009 656 740
 AFSL No. 244616
 BOQ Centre
 Level 6, 100 Skyring Terrace
 Newstead Qld 4006
 GPO Box 898, Brisbane 4001
 Telephone 1300 55 72 72
 Facsimile (07) 3212 3399
 www.boq.com.au

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026791 000



St Giorgio Pty Ltd AS Trustee For
 Nardone Investments Superannuation Fund
 26 Tweedale Road
 APPLECROSS WA 6156

STATEMENT

Account Number: 23078119
 BSB: 126541
 From 01-June-2022 to 30-June-2022

Superannuation Savings Account

Account Details

St Giorgio Pty Ltd AS Trustee For
 Nardone Investments Superannuation Fund

Details as at 30-June-2022

Statement Summary

Opening Balance	\$ 330,334.90 cr
Total Credits	\$ 58,987.28 cr
Total Debits	\$ 176,085.77 dr
Credit Interest FYTD	\$ 576.95 cr
Closing Balance	\$ 213,236.41 cr

Transactions

Posting Date	Transaction Details	Debit	Credit	Balance
2022				330,334.90 cr
01-June	Opening Balance			330,334.90 cr
01-June	Direct Credit CBA Rentaikyampl		2,471.39	332,806.29 cr
01-June	Direct Credit Sharaan Zagarijune 22 Rent		2,604.33	335,410.62 cr
02-June	Tfr To Account 023070236 lb2-52249830	7,500.00		327,910.62 cr
02-June	Tfr To Account 023070236 lb2-52253810	5,333.33		322,577.29 cr
02-June	Direct Credit Anthony Proticjune 2022		3,216.89	325,794.18 cr
02-June	Direct Credit Ms Anna Rebecc A Melt		3,618.75	329,412.93 cr
07-June	Direct Credit CBA Coogee Beach Baker		3,432.61	332,845.54 cr
08-June	Direct Debit Water Corp 9000413754	2,629.53		330,216.01 cr
9-June	Direct Credit Thai Tae Thai Tae May		28.00	330,244.01 cr
14-June	Direct Credit CBA Aldente Variance		410.69	330,654.70 cr
14-June	Pay Anyone To R R Garden 736048 000668861 lb2-59985964	210.00		330,444.70 cr
16-June	Pay Anyone To Stp Essay Pty Ltd 086334 312092709 lb2-00305564	8,700.00		321,744.70 cr
16-June	Pay Anyone To Stp Essay Pty Ltd 086334 312092709 lb2-00307984	1,100.00		320,644.70 cr
20-June	Direct Credit Kemal Hassan Julyfishnchips <i>July ment</i>		2,995.71	323,640.41 cr
20-June	Direct Credit Coogee Contine NT Apr22 Antco		8,477.37	332,117.78 cr
21-June	Pay Anyone To Mtz Electrics 012209 314975484 lb2-23791196	165.00		331,952.78 cr
21-June	BPAY Bankwest Credit Card lb2-23799396 <i>City Coogee water</i>	5,750.00		326,202.78 cr
21-June	BPAY Bankwest Credit Card lb2-62448757	763.56		325,439.22 cr
22-June	Direct Credit Thai Tae Thai Tae June		3,285.00	328,724.22 cr
22-June	Pay Anyone To De Gen Cleaning 066107 010695431 lb2-62538676	1,694.77		327,029.45 cr
22-June	Pay Anyone To Irdi Legal 066000 012061918 lb2-62540476	836.00		326,193.45 cr
27-June	Direct Credit Coogee Chiro Inv 872		6,035.70	332,229.15 cr
28-June	Direct Credit Coogee Contine NT May22 Antco		8,477.37	340,706.52 cr
28-June	Direct Credit Mohsin Saleem		2,602.60	343,309.12 cr
28-June	Transfer To Other Bank <i>Railway Probe claims</i>	141,394.68		201,914.44 cr



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020829 000



St Giorgio Pty Ltd AS Trustee For
 Nardone Investments Superannuation Fund
 26 Tweedale Road
 APPLECROSS WA 6156

STATEMENT

Account Number: **23078119**
 BSB: 126541
 From 01-Apr-2022 to 30-Apr-2022

Superannuation Savings Account

Account Details

St Giorgio Pty Ltd AS Trustee For
 Nardone Investments Superannuation Fund

Details as at 30-Apr-2022

Statement Summary

Opening Balance	\$ 313,936.62 cr
Total Credits	\$ 49,102.01 cr
Total Debits	\$ 32,920.29 dr
Credit Interest FYTD	\$ 492.20 cr
Closing Balance	\$ 330,118.34 cr

Transactions

Posting Date	Transaction Details	Debit	Credit	Balance
2022				
01-Apr	Opening Balance			313,936.62 cr
01-Apr	Direct Credit CBA Rentaikyamp1		2,471.39 ✓	316,408.01 cr
04-Apr	Direct Credit Anthony Proticapril 2022		3,216.89 ✓	319,624.90 cr
04-Apr	Direct Credit Sharaan Zagariapril 22 #890		2,604.33 ✓	322,229.23 cr
04-Apr	Direct Credit Remos Quality Me Remos Quality Meat <i>March rent</i>		4,919.71 ✓	327,148.94 cr
05-Apr	Direct Credit Thai Tae Thai Tae March		3,285.05 ✓	330,433.99 cr
05-Apr	Tfr To Account 023070236 lb2-45560304	7,500.00 ✓		322,933.99 cr
05-Apr	Tfr To Account 023070236 lb2-45561624	5,333.33 ✓		317,600.66 cr
07-Apr	Pay Anyone To Degennaro Group 066107 010695431 lb2-45574044	1,562.00 ✓		316,038.66 cr
11-Apr	Direct Credit Coogee Contine NT (Rental Mnth) Antc		8,477.37 ✓	324,516.03 cr
11-Apr	Direct Credit Ms Anna Rebecc A 0179		3,551.65 ✓	328,067.68 cr
11-Apr	Direct Credit Kemal Hassan Fishnchips May		2,949.93 ✓	331,017.61 cr
12-Apr	Pay Anyone To R&tr Gardening 736048 000668861 lb2-87253513	210.00 ✓		330,807.61 cr
14-Apr	Direct Credit Remos Quality Me Remos Quality Meat		4,919.71 ✓	335,727.32 cr
19-Apr	Direct Debit Water Corp 9000413754	1,722.44 ✓		334,004.88 cr
20-Apr	Direct Credit CBA Coogee Beach Baker		3,432.61 ✓	337,437.49 cr
27-Apr	Direct Credit Coogee Chiro Inv 870 <i>May rent</i>		5,947.88 ✓	343,385.37 cr
27-Apr	Pay Anyone To Degennaro Group 066107 010695431 lb2-27307533	1,965.57 ✓		341,419.80 cr
27-Apr	BPAY Tax Office Payments lb2-25704293 <i>March BAS</i>	14,625.00 ✓		326,794.80 cr
28-Apr	Direct Credit Thai Tae Thai Tae April		3,285.05 ✓	330,079.85 cr
30-Apr	Internet Pay Anyone Fee	1.95 ✓		330,077.90 cr
30-Apr	Interest		40.44 ✓	330,118.34 cr
30-Apr	Closing Balance			330,118.34 cr
	Total Debits & Credits	32,920.29	49,102.01	



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St Giorgio Pty Ltd AS Trustee For
 Nardone Investments Superannuation Fund
 26 Tweedale Road
 APPLECROSS WA 6156

STATEMENT

Account Number: 23078119
 BSB: 126541
 From 01-Feb-2022 to 28-Feb-2022

Superannuation Savings Account

Account Details

St Giorgio Pty Ltd AS Trustee For
 Nardone Investments Superannuation Fund

Details as at 28-Feb-2022

Statement Summary

Opening Balance	\$ 294,785.08 cr
Total Credits	\$ 49,128.35 cr
Total Debits	\$ 51,511.80 dr
Credit Interest FYTD	\$ 412.77 cr
Closing Balance	\$ 292,401.63 cr

Transactions

Posting Date	Transaction Details	Debit	Credit	Balance
2022				
01-Feb	Opening Balance			294,785.08 cr
01-Feb	Pay Anyone To Mtz Electrics 012209 314975484 lb2-12006281	495.00		294,290.08 cr
02-Feb	Direct Credit Coogee Contine NT Antco <i>November rent</i>		8,138.25	302,428.33 cr
02-Feb	Direct Credit Thai Tae Thai Tae January		3,285.05	305,713.38 cr
02-Feb	Direct Credit CBA Rentaikyampl		2,471.39	308,184.77 cr
03-Feb	Direct Credit Anthony Proticfebruary 2022		3,166.87	311,351.64 cr
03-Feb	Tfr To Account 023070236 lb2-90754318	5,333.00		306,018.64 cr
03-Feb	Tfr To Account 023070236 lb2-90759118	7,500.00		298,518.64 cr
03-Feb	Direct Credit Mohsin Saleem		250.00	298,768.64 cr
04-Feb	Direct Credit Ms Anna Rebecc A Melt 0177		3,551.65	302,320.29 cr
07-Feb	Direct Credit Sharaan Zagarirent Feb 22 #888		2,604.33	304,924.62 cr
07-Feb	Pay Anyone To Oscar Proenzarepairs 126564 023242317 lb2-61358699	275.00		304,649.62 cr
10-Feb	Direct Debit Water Corp 9000413754	2,864.51		301,785.11 cr
15-Feb	BPAY Bankwest Credit Card lb2-24229441 <i>Elders insurance</i>	11,691.88		290,093.23 cr
17-Feb	Direct Credit Par Dental P Feb Cpd Rent Tony		2,761.94	292,855.17 cr
18-Feb	Direct Credit Coogee Chiro Inv 868 <i>March rent</i>		5,947.88	298,803.05 cr
21-Feb	Direct Credit Kemal Hassan Coogeeefish March		2,949.93	301,752.98 cr
21-Feb	Direct Credit Remos Quality Me Remos Quality Meat		4,919.71	306,672.69 cr
22-Feb	BPAY Bankwest Credit Card lb2-96829139 <i>workers comp insurance</i>	1,094.82		305,577.87 cr
22-Feb	BPAY City of Cockburn lb2-96840939	12,246.00		293,331.87 cr
24-Feb	Pay Anyone To Nardone F.Ly Trust 306047 000404470 <i>Railway P.de</i> lb2-05387094	8,336.99		284,994.88 cr
25-Feb	Pay Anyone To Degennaro Group 066107 010695431 lb2-13075441	1,672.00		283,322.88 cr
28-Feb	Direct Credit Par Dental P March Rent Cpd <i>March</i>		2,761.94	286,084.82 cr
28-Feb	Direct Credit Mohsin Saleem		2,602.60	288,687.42 cr
28-Feb	Direct Credit Mohsin Saleem		250.00	288,937.42 cr
28-Feb	Direct Credit CBA Coogee Beach Baker		3,432.61	292,370.03 cr
28-Feb	Internet Pay Anyone Fee	2.60		292,367.43 cr
28-Feb	Interest		34.20	292,401.63 cr

JANUARY 22

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Account Details

23078119 St Giorgio Coogee Shops - Available: \$301,785.11

Account Information

Account Name:
St Giorgio Coogee Shops

Transactions Search

Date Range The last 6 months
Start Date 12/08/2021 DD/MM/YYYY End Date 11/02/2022 DD/MM/YYYY(DD/MM/YYYY)

Transaction List Matching Search Criteria

Date	Description	Debit	Credit	Balance
04/01/2022	Direct Credit SHARAAN ZAGARI JANUARY RENT 2022		\$2,604.33	\$314,261.23
04/01/2022	Direct Credit ANTHONY PROTIC JANUARY 2022		\$3,166.87	\$311,656.90
04/01/2022	Direct Credit CBA RentAikyamPL		\$2,471.39	\$308,490.03
31/12/2021	INTEREST		\$37.81	\$306,018.64
31/12/2021	INTERNET PAY ANYONE FEE	\$3.25		\$305,980.83
31/12/2021	Direct Credit Thai Tae Thai Tae December		\$3,285.05	\$305,984.08
30/12/2021	Direct Credit REMOS QUALITY ME REMOS QUALITY MEAT		\$4,815.09	\$302,699.03
29/12/2021	Direct Credit MOHSIN SALEEM		\$2,383.34	\$297,883.94
28/12/2021	PAY ANYONE TO NardoneClassicHomes 306047 000404470 IB2-85428343	\$14,375.74		\$295,500.60
27/12/2021	PAY ANYONE TO GeGenCleaning 06 6107 010695431 IB2-51025219	\$1,699.50		\$309,876.34
24/12/2021	Direct Credit REMOS QUALITY ME REMOS QUALITY MEAT		\$4,815.09	\$311,575.84
24/12/2021	Direct Debit SYNERGY RETAIL B 256501203336	\$624.02		\$306,760.75
22/12/2021	BPAY BANKWEST CREDIT CARD IB2-60283481	\$1,285.50		\$307,384.77
21/12/2021	PAY ANYONE TO Mobiwash 062692 046663164 IB2-32899379	\$770.00		\$308,670.27
21/12/2021	BPAY LAND TAX IB2-32894699	\$2,458.95		\$309,440.27
20/12/2021	Direct Credit Coogee Chiro Inv 866		\$5,947.88	\$311,899.22
20/12/2021	Direct Credit Coogee Contine nt (rental mnth) antc		\$8,477.37	\$305,951.34
20/12/2021	Direct Credit CBA COOGEE BEACH BAKER		\$3,432.61	\$297,473.97
13/12/2021	Direct Credit KEMAL HASSAN JanFishNchips		\$2,949.93	\$294,041.36
10/12/2021	Direct Credit MS ANNA REBECCA 0175		\$3,551.65	\$291,091.43
09/12/2021	Direct Debit WATER CORP 9000413754	\$2,554.36		\$287,539.78
08/12/2021	PAY ANYONE TO R&R Gardening 73 6048 000668861 IB2-36613501	\$150.00		\$290,094.14
08/12/2021	Direct Credit Thai Tae Thai Tae November		\$3,285.05	\$290,244.14
06/12/2021	PAY ANYONE TO Oscar Proenza 12 6564 023242317 IB2-95995761	\$303.00		\$286,959.09
03/12/2021	TFR TO ACCOUNT 023070236 IB2-25728561	\$7,500.00		\$287,262.09
03/12/2021	TFR TO ACCOUNT 023070236 IB2-25726621	\$5,333.33		\$294,762.09
03/12/2021	Direct Credit SHARAAN ZAGARI DECEMBER RENT 2021		\$2,543.77	\$300,095.42
03/12/2021	Direct Credit ANTHONY PROTIC DECEMBER 2021		\$3,166.87	\$297,551.65
01/12/2021	Direct Credit CBA RentAikyamPL		\$2,471.39	\$294,384.78
30/11/2021	INTEREST		\$35.03	\$291,913.39

Please note this Transaction List is not an official statement and is subject to change.

For loan accounts, the entry described as FEE CAPITALISATION affects the balance of the loan account. The entry/entries that appear immediately before this transaction describe the fees capitalised and do not affect the balance of the loan account.



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St Giorgio Pty Ltd AS Trustee For
 Nardone Investments Superannuation Fund
 26 Tweedale Road
 APPLECROSS WA 6156

STATEMENT

Account Number: 23078119
 BSB: 126541
 From 02-Dec-2021 to 31-Dec-2021

Superannuation Savings Account

Account Details	Statement Summary
St Giorgio Pty Ltd AS Trustee For Nardone Investments Superannuation Fund	Opening Balance \$ 294,384.78 cr
Details as at 31-Dec-2021	Total Credits \$ 48,691.51 cr
	Total Debits \$ 37,057.65 dr
	Credit Interest FYTD \$ 339.67 cr
	Closing Balance \$ 306,018.64 cr

Posting Date	Transaction Details	Debit	Credit	Balance
2021				
02-Dec	Opening Balance			294,384.78 cr
03-Dec	Direct Credit Anthony Proticdecember 2021		3,166.87	297,551.65 cr
03-Dec	Direct Credit Sharaan Zagaridecember Rent 2021		2,543.77	300,095.42 cr
03-Dec	Tfr To Account 023070236 lb2-25726621	5,333.33		294,762.09 cr
03-Dec	Tfr To Account 023070236 lb2-25728561	7,500.00		287,262.09 cr
06-Dec	Pay Anyone To Oscar Proenza 126564 023242317 lb2-95995761	303.00		286,959.09 cr
08-Dec	Direct Credit Thai Tae Thai Tae November		3,285.05	290,244.14 cr
08-Dec	Pay Anyone To R&tr Gardening 736048 000668861 lb2-36613501	150.00		290,094.14 cr
09-Dec	Direct Debit Water Corp 9000413754	2,554.36		287,539.78 cr
10-Dec	Direct Credit Ms Anna Rebecc A 0175		3,551.65	291,091.43 cr
13-Dec	Direct Credit Kemal Hassan Janfishnchips January rent		2,949.93	294,041.36 cr
20-Dec	Direct Credit CBA Coogee Beach Baker		3,432.61	297,473.97 cr
20-Dec	Direct Credit Coogee Contine NT (Rental Mnth) Antc		8,477.37	305,951.34 cr
20-Dec	Direct Credit Coogee Chiro Inv 866 January rent		5,947.88	311,899.22 cr
21-Dec	BPAY Land Tax lb2-32894699	2,458.95		309,440.27 cr
21-Dec	Pay Anyone To Mobiwash 062692 046663164 lb2-32899379	770.00		308,670.27 cr
22-Dec	BPAY Bankwest Credit Card lb2-60283481 toilet papers and	1,285.50		307,384.77 cr
24-Dec	Direct Debit Synergy Retail B 256501203336	624.02		306,760.75 cr
24-Dec	Direct Credit Remos Quality Me Remos Quality Meat		4,815.09	311,575.84 cr
27-Dec	Pay Anyone To Gegencleaning 066107 010695431 lb2-51025219	1,699.50		309,876.34 cr
28-Dec	Pay Anyone To Nardoneclassichomes 306047 000404470 196 Railway P.de	14,375.74		295,500.60 cr
29-Dec	Direct Credit Mohsin Saleem		2,383.34	297,883.94 cr
30-Dec	Direct Credit Remos Quality Me Remos Quality Meat		4,815.09	302,699.03 cr
31-Dec	Direct Credit Thai Tae Thai Tae December		3,285.05	305,984.08 cr
31-Dec	Internet Pay Anyone Fee	3.25		305,980.83 cr
31-Dec	Interest		37.81	306,018.64 cr

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06/13

December BAS reached here

Your statement continues on the next page



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St Giorgio Pty Ltd AS Trustee For
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 26 Tweedale Road
 APPLECROSS WA 6156

STATEMENT

Account Number: 23078119
 BSB: 126541
 From 02-Oct-2021 to 01-Nov-2021

Superannuation Savings Account

Account Details

St Giorgio Pty Ltd AS Trustee For
 Nardone Investments Superannuation Fund

Details as at 01-Nov-2021

Statement Summary

Opening Balance	\$ 293,439.96 cr
Total Credits	\$ 1,082,131.17 cr
Total Debits	\$ 1,078,607.23 dr
Credit Interest FYTD	\$ 266.83 cr
Closing Balance	\$ 296,963.90 cr

Transactions

Posting Date	Transaction Details	Debit	Credit	Balance
2021				
02-Oct	Opening Balance			293,439.96 cr
06-Oct	Pay Anyone To Stp Midland 086334 312092709 lb2-37726901	1,300.00		292,139.96 cr
08-Oct	Direct Credit Ms Anna Rebeck A 0173 <i>October</i>		3,551.65	295,691.61 cr
11-Oct	Direct Debit Water Corp 9000413754	2,404.02		293,287.59 cr
11-Oct	Pay Anyone To Sergio Iannello 016454 499334658 lb2-54191501 <i>refund VO 59.21</i>			293,228.38 cr
11-Oct	Pay Anyone To Jessica Seebaue 066179 010760906 lb2-54193541 <i>refund VO 156.34</i>			293,072.04 cr
12-Oct	Direct Credit Coogee Chiro Inv 863 <i>September rent</i>		5,947.88	299,019.92 cr
14-Oct	Direct Credit Coogee Chiro Inv 862 <i>October rent</i>		5,947.88	304,967.80 cr
15-Oct	Direct Credit Coogee Chiro Inv 864 <i>November rent</i>		5,841.25	310,809.05 cr
18-Oct	Direct Credit CBA Coogee Beach Baker		1,000.00	311,809.05 cr
19-Oct	Direct Credit Coogee Contine NT (Rental Mnth) Antc <i>August rent</i>		8,477.37	320,286.42 cr
20-Oct	Direct Credit Kemal Hassan Nov Fishnchips		2,835.09	323,121.51 cr
20-Oct	Direct Credit CBA Coogee Beach Bake		1,000.00	324,121.51 cr
21-Oct	Direct Credit CBA Coogee Beach Baker		1,432.61	325,554.12 cr
21-Oct	Deposit Rollover From Superfund To investment Superfund		1,030,000.00	1,355,554.12 cr
21-Oct	Withdrawal <i>transferred to Casino Holdings</i> 1,030,000.00			325,554.12 cr
23-Oct	Tfr From 023109306 lb2-39670659 <i>Refund from JITA PA PTY LTD</i> 763.79			326,317.91 cr
23-Oct	BPAY Bankwest Credit Card lb2-67053164 <i>Bummins Hardware</i> 1,177.98			325,139.93 cr
25-Oct	BPAY City of Cockburn lb2-41089690	12,246.00		312,893.93 cr
25-Oct	Pay Anyone To De Gen Cleaning 066107 010695431 lb2-18864919	1,978.68		310,915.25 cr
26-Oct	Direct Credit Mohsin Saleem		2,383.34	313,298.59 cr
26-Oct	BPAY Tax Office Payments lb2-69969981 <i>CST & PAYG</i>	8,356.00		304,942.59 cr
27-Oct	Pay Anyone To Nardoneclassichomes 306047 000404470 lb2-50221990	20,000.00		284,942.59 cr
27-Oct	Pay Anyone To R&R Gardening 736048 000668861 lb2-71203544	210.00		284,732.59 cr
28-Oct	Direct Debit Synergy Retail B 251401361832	715.10		284,017.49 cr
28-Oct	Direct Credit Remos Quality Me Remos Quality Meat <i>November rent</i>		4,639.41	288,656.90 cr
31-Oct	Internet Pay Anyone Fee	3.90		288,653.00 cr
31-Oct	Interest		48.19	288,701.19 cr

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06/13

Your statement continues on the next page

Balance

Credit Interest Rates

Effective Date: 26/11/2020

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Amount	Interest Rate p.a.
\$1 - \$9,999	0.00%
\$10,000 and over	0.25%

Interest rates are subject to change. Interest is calculated on the daily closing balance and paid monthly on the last day of the month. Interest for the last day of the month will be paid in the following month.

Balances greater than \$5,000,000 are subject to approval.

The interest rates quoted above are current as at the Effective Date. If you require information about any interest rate changes that may have occurred in the period between your last statement and this statement, please contact your local BOQ branch or phone our Customer Contact Centre on 1300 55 72 72.

Statement Integrity

You should check all entries appearing on this statement for error or possible unauthorised transactions. For more information about your account, including details on how to dispute any of the transactions found on your statement, or the benefits, fees and charges, they can be found in the relevant Terms and Conditions or Fees and Charges booklets. You can also obtain the information at any BOQ branch, through our Customer Contact Centre on 1300 55 72 72 or by visiting our website boq.com.au. If you have a problem or complaint, information about our dispute resolution process is available at any branch or through the Customer Contact Centre.

SECURITY ALERT FOR PIN AND PAC HOLDERS - visit www.boq.com.au

Protect your card. Always carry it with you and never give it to anybody, including family or friends. Don't tell anyone your PIN or PAC, & don't let anyone see your PIN when using ATMs/Eftpos. Don't record your PIN on your card. Don't record your PAC in the same place as your CAN, & always disguise it. If you lose your card, or think others may know your PIN or PAC, call BOQ immediately on 1800 077 024. If you do not follow these precautions or fail to inform us quickly, you may be liable for losses in accordance with EFT Code of Conduct. For details visit www.boq.com.au

Privacy and Confidentiality

BOQ is committed to respecting the privacy of your personal information. We may also need to disclose information about you to certain organisations in connection with the establishment and administration of your accounts. The types of organisations to which we may disclose this information are our related bodies corporate, regulatory bodies and government agencies, your agents, including broker or financial adviser, credit and debt agencies, agents, contractors and professional advisers who assist us in providing our services, your referees and guarantors, your or our insurers, and organisations that carry out functions on our behalf including mailing houses, data processors, researchers and collection agents, some of which may be located outside Australia. The information we provide to other organisations will be strictly limited to what is required to provide the service or comply with the law. We are happy to answer any further questions you may have about our management of your personal information. You can contact us at any of our branches.

See rear



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 AFSL No. 244616
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St Giorgio Pty Ltd AS Trustee For
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 26 Tweedale Road
 APPLECROSS WA 6156

STATEMENT

Account Number: 23078119
 BSB: 126541
 From 02-Sep-2021 to 01-Oct-2021

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Superannuation Savings Account

Account Details	Statement Summary
St Giorgio Pty Ltd AS Trustee For Nardone Investments Superannuation Fund	Opening Balance \$ 308,787.15 cr
Details as at 01-Oct-2021	Total Credits \$ 43,538.47 cr
	Total Debits \$ 58,885.66 dr
	Credit Interest FYTD \$ 218.64 cr
	Closing Balance \$ 293,439.96 cr

Posting Date	Transaction Details	Debit	Credit	Balance
2021				
02-Sep	Opening Balance			308,787.15 cr
03-Sep	Direct Credit Thai Tae Thai Tae August		3,257.00 ✓	312,044.15 cr
07-Sep	Direct Credit Anthony Proticseptember 2021		3,166.87 ✓	315,211.02 cr
07-Sep	Pay Anyone To Irdi Legal 066000 012061918 lb2-33490930	270.00 ✓		314,941.02 cr
09-Sep	Direct Credit Ms Anna Rebecc A 0172 Melt		3,551.65 ✓	318,492.67 cr
10-Sep	Direct Credit Kemal Hassan Oct Fishnchips		2,949.93 ✓	321,442.60 cr
13-Sep	Direct Credit Coogee Contine NT Jul21 Antco		8,477.37 ✓	329,919.97 cr
13-Sep	Pay Anyone To R&tr Gardening 736048 000668861 lb2-94538119	210.00 ✓		329,709.97 cr
17-Sep	Direct Credit CBA Coogee Beach Baker		2,500.00 ✓	332,209.97 cr
22-Sep	Direct Credit CBA Coogee Beach Baker		932.61 ✓	333,142.58 cr
22-Sep	BPAY Bankwest Credit Card lb2-08327439	6,507.92 ✓		326,634.66 cr
24-Sep	Direct Credit Thai Tae Thai Tae September		3,257.00 ✓	329,891.66 cr
26-Sep	Pay Anyone To De Gen Cleaning 066107 010695431 lb2-02682959	1,672.00 ✓		328,219.66 cr
26-Sep	Pay Anyone To Nardoneclassichomes 306047 000404470 lb2-02687939	20,000.00 ✓		308,219.66 cr
27-Sep	Direct Credit Mohsin Saleem		2,383.34 ✓	310,603.00 cr
27-Sep	Pay Anyone To Nardoneclassichomes 306047 000404470 lb2-35476884	17,389.16 ✓		293,213.84 cr
30-Sep	Direct Credit Anthony Proticoctober 2021		3,166.87 ✓	296,380.71 cr
30-Sep	Direct Credit Remos Quality Me Remos Quality Meat		4,815.09 ✓	301,195.80 cr
30-Sep	Tfr To Account 023070236 lb2-44852390 Rocco Bannion	7,500.00 ✓		293,695.80 cr
30-Sep	Tfr To Account 023070236 lb2-44853830 Maria Bannion	5,333.33 ✓		288,362.47 cr
30-Sep	Internet Pay Anyone Fee	3.25 ✓		288,359.22 cr
30-Sep	Interest		65.58 ✓	288,424.80 cr
01-Oct	Direct Credit CBA Rentaikyamp1		2,471.39 ✓	290,896.19 cr
01-Oct	Direct Credit Sharaan Zagari #884 Oct Rent 2021		2,543.77 ✓	293,439.96 cr
01-Oct	Closing Balance			293,439.96 cr
	Total Debits & Credits	58,885.66	43,538.47	

BOQ

Bank of Queensland Limited
ABN 32 009 656 740
AFSL No. 244616
BOQ Centre
Level 6, 100 Skyring Terrace
Newstead Qld 4006
GPO Box 898, Brisbane 4001
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012348 000



St Giorgio Pty Ltd AS Trustee For
Nardone Investments Superannuation Fund
26 Tweedale Road
APPLECROSS WA 6156

STATEMENT

Account Number: 23078119
BSB: 126541
From 02-Aug-2021 to 01-Sep-2021



Superannuation Savings Account

Account Details

St Giorgio Pty Ltd AS Trustee For
Nardone Investments Superannuation Fund

Details as at 01-Sep-2021

Statement Summary

Opening Balance	\$ 334,129.65 cr
Total Credits	\$ 47,184.47 cr
Total Debits	\$ 72,526.97 dr
Credit Interest FYTD	\$ 153.06 cr
Closing Balance	\$ 308,787.15 cr

Transactions

Posting Date	Transaction Details	Debit	Credit	Balance
2021				
02-Aug	Opening Balance			334,129.65 cr
02-Aug	Direct Credit CBA Rentaikyempl		2,471.39	336,601.04 cr
02-Aug	Direct Credit Coogee Chiro Inv 861		5,947.88	342,548.92 cr
02-Aug	Direct Credit Remos Quality Me Remos Quality Meat		4,815.09	347,364.01 cr
02-Aug	Direct Credit Sharaan Zagariaugust 21 #882		2,543.77	349,907.78 cr
04-Aug	Tfr To Account 023070236 lb2-45794361	7,500.00		342,407.78 cr
04-Aug	Tfr To Account 023070236 lb2-45795801	5,333.33		337,074.45 cr
04-Aug	Pay Anyone To R R Garden 736048 000668861 lb2-45801061	150.00		336,924.45 cr
04-Aug	Pay Anyone To Cleanaway 064784 073428295 lb2-45805621	763.79		336,160.66 cr
09-Aug	Direct Credit Anthony Proticaugust 2021		3,166.87	339,327.53 cr
09-Aug	Direct Credit Remos Quality Me Remos Quality Meat		4,815.09	344,142.62 cr
11-Aug	Direct Debit Water Corp 9000413754	2,394.15		341,748.47 cr
13-Aug	Direct Credit Ms Anna Rebecca A 0171		3,551.65	345,300.12 cr
16-Aug	Pay Anyone To Mtz Electrics 012209 314975484 lb2-18364621	330.00		344,970.12 cr
18-Aug	Direct Credit CBA Coogee Beach Baker		3,432.61	348,402.73 cr
20-Aug	Direct Credit Thai Tae Thai Tae July		3,257.00	351,659.73 cr
20-Aug	Pay Anyone To Jims Mowing Beeliar 036019 000130192 lb2-99573121	100.00		351,559.73 cr
22-Aug	BPAY Bankwest Credit Card lb2-45616541	364.82		351,194.91 cr
22-Aug	BPAY Bankwest Credit Card lb2-45620921	305.00		350,889.91 cr
26-Aug	Direct Credit Mohsin Saleem		2,383.34	353,273.25 cr
26-Aug	Direct Credit Kemal Hassan Sept Fishnchips		2,949.93	356,223.18 cr
26-Aug	Pay Anyone To Degenclaning 066107 010695431 lb2-85117279	1,856.25		354,366.93 cr
28-Aug	Pay Anyone To Nardoneclassichomes 306047 000404470 lb2-32626219	20,000.00		334,366.93 cr
29-Aug	Pay Anyone To Nardoneclassichomes 306047 000404470 lb2-93239301	19,277.71		315,089.22 cr
30-Aug	Direct Debit Synergy Retail B 253801232798	763.39		314,325.83 cr

Belong to ITACA (circled) *Paid by mistake* (circled)

11 May 2022

Giorgio Pty Ltd ATF The Nardone Superannuation Fund Attn: Tony Nardone
26 Tweeddale Road
APPLECROSS WA 6153

Email: nardoneclassichomes@iinet.net.au

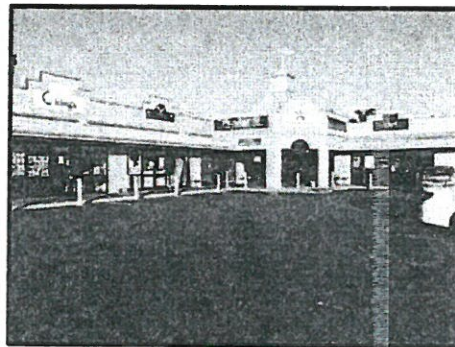
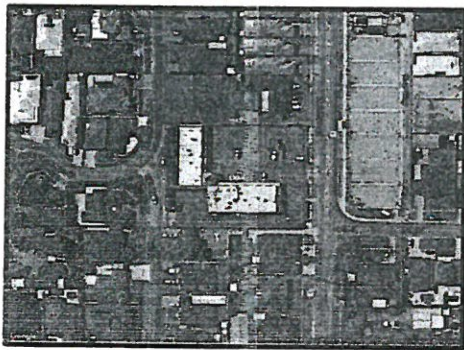
Dear Tony,

RE: PROPERTY APPRAISAL COOGEE PLAZA, 239-241 HAMILTON ROAD, COOGEE AS OF 11TH OF MAY 2022.

Based on our discussion, please find the following market appraisal for the above property as requested.

Title Details:

Lot 502, on Diagram 86169, Certificate of Title Volume 1994 Folio 147.



Brief Description:

The development comprises a single level neighbourhood retail shopping centre, located on Hamilton Road, Coogee encompassing a total. Based on the plans and schedules provided to us, the tenant mix includes Continental Deli, Fish and Chips, Thai Restaurant, Butcher, Hairdresser, Melt, Bakery, Beautician, Pizza Shop, Chiropractor and 2 additional shops.

Comments:

Being a leased premises, demand for this style of asset would be from the investment market. The demand for leased assets remains relatively stable, with the retail development appealing to medium to syndicated investors. Notwithstanding, demand for leased and vacant investments in the current market is relatively weak with the risk to the tenant covenants reflecting higher investment returns than the adopted capitalisation rate for vacant or owner occupied office units.

Capitalisation Approach:

In undertaking our approach of on a capitalisation basis, we have considered an investment approach whereby our assessment of net market income has been capitalised in perpetuity at an appropriate investment yield. We have adopted a market yield range of 5.5% and 6.0%, which we feel reflects the nature, configuration, location and anticipated tenancy profile of the asset class together with current market investment criteria.

Finite Appraisal Consideration:

Based on the available evidence, the aforementioned analysis and having regard to the characteristics of the development, we conclude that the following is representative of the market assessment (exclusive of GST);

Our assessed figure of \$6,831,773.91 reflects a net market yield of 5.75% on the current Net Passing Income of \$392,872.00.

Net Income	\$392,827.00	\$392,827.00	\$392,827.00
Yield	5.5%	5.75%	6.0%
Range	\$7,142,309.09	\$6,831,773.91	\$6,547,692.33

Yours sincerely
AGORA PROPERTY GROUP



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Yours sincerely
AGORA PROPERTY GROUP



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