

Private and Confidential

Collective Capital

**2021 Investment
Summary & Tax
Statements**

Collective Capital

PRIVATE & CONFIDENTIAL

Katherine Watts
20 Cove Avenue
PORTSEA VIC 3944

Registered Office

Collective Capital Investments Pty Ltd
1270 High Street
ARMADALE VIC 3143

Dear Katherine,

Re: 2021 Tax Information
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We are pleased to provide you with your 2021 tax documentation for investments held and managed by Collective Capital. Included in these documents will be an Investment Summary and a Fund Tax Statement if it applies to your investment. A brief overview of these items is provided below:

Investment Summary

This statement gives an overall summary and valuation of your investments held as at 30 June 2021 as well as providing the returns that have been generated and paid to you during the 2021 financial year. It also provides information that compares both the current value of the property and net equity value of the fund versus their corresponding values at both 30 June 2020 and original acquisition. This will enable you to see how we have performed over your Investment journey with us.

Fund Tax Statement

This statement provides all details associated with the distributions you have received during the year as well as the split between assessable and non-assessable income for each fund. You will only receive the tax statement if it applies to the fund(s) you have invested in.

We would like to express our gratitude for your support of Collective Capital over the past financial year in what can only be described as an extremely challenging period for us all.

Should you or your tax advisors have any queries in relation to the documentation please let us know.

Kind regards,



Dale O'Dwyer
Director
Collective Capital Investments Pty Ltd

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Nicholas Thompson
Director
Collective Capital Investments Pty Ltd

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The above commentary has been prepared for general information only and should not be relied upon as taxation advice. Each unitholders circumstances are different and we recommend you seek professional advice in relation to the documentation provided to you.

Collective Capital

Collective Capital Investment Summary

FY2021

This investment summary has been prepared for information purposes only and provides an overall summary of your investments and returns with Collective Capital for the year ended 30 June 2021.

Investing Entity
ABN/ACN/TFN

Watts Superannuation Fund
42 443 079 393

Master File Number CC006

YOUR INVESTMENT AND EARNINGS RETURNS

Fund Details			Investment Value					Investment Earnings		
Fund Name	Units Held	% Held	Initial Investment Value	FY2020 Investment Value	FY2021 Investment Value	% Change vs Initial	% Change vs FY2020	FY2021 Earnings	FY2021 Earnings %	Total Return % vs FY2020
Collective Capital QLD Unit Trust	150,000	2.07%	\$150,000	\$124,759	\$161,628	7.75%	29.55%	\$13,055	8.70%	38.26%
Collective Capital Malvern Investment Fund*	100,000	1.12%	\$100,000	\$90,747	\$97,258	-2.74%	7.18%	\$2,542	2.54%	9.72%
Collective Capital Collingwood Investment Fund	100,000	2.86%	\$100,000	\$84,296	\$100,000	0.00%	18.63%	\$0	0.00%	18.63%
Collective Capital Frankston Investment Fund**	150,000	1.10%	\$150,000	\$129,839	\$168,537	12.36%	29.81%	\$7,619	6.71%	36.51%
Total	500,000		\$500,000	\$429,640	\$527,423	5.48%	22.76%	\$23,216	4.49%	25.78%

Notes

* The Collective Capital Malvern Investment Fund paid two distributions during the FY2021 year with the inaugural payment being made on the 31st March 2021 and a subsequent payment being made on the 30th June 2021. The annualized or per annum percentage rate of these distributions was 5.08% however in calculating the 'FY2021 Earnings %' in the above table, we have adopted the rate based on actual payments made to you which equates to a lower return percentage of only 2.54%.

** The Collective Capital Frankston Investment Fund commenced trading on the 1st Sep 2020 after settlement of the property and as a result, only three distributions were paid during the FY2021 year. In calculating the 'FY2021 Earnings %' in the table above we have adopted the annualized or per annum rate of these distributions on the assumption the property was held for the full financial year.

Collective Capital

Collective Capital Investment Summary

FY2021

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TOTAL PROPERTY AND NET EQUITY VALUATIONS

Fund Details		Building Valuation					Equity Valuation				
Fund Name	Acquisition Date	Acquisition Price	FY2020 Valuation	FY2021 Valuation	% Change vs Acquisition	% Change vs FY2020	Acquisition Equity	FY2020 Equity	FY2021 Equity	% Change vs Acquisition	% Change vs FY2020
Collective Capital QLD Unit Trust	1-Aug-19	\$14.70m	\$15.00m	\$16.8m	14.29%	12.00%	\$7.25m	\$6.03m	\$7.81m	7.75%	29.55%
Collective Capital Malvern Investment Fund	20-Dec-19	\$13.00m	\$15.40m	\$17.40m	33.85%	12.99%	\$8.90m	\$8.07m	\$8.66m	-2.74%	7.18%
Collective Capital Collingwood Investment Fund	4-May-20	\$2.30m	\$2.30m	\$3.50m	52.17%	52.17%	\$3.50m	\$2.95m	\$3.50m	0.00%	18.63%
Collective Capital Frankston Investment Fund	31-Aug-20	\$18.19m	\$18.19m	\$24.00m	31.94%	31.94%	\$13.675m	\$11.84m	\$15.36m	12.36%	29.81%

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Collective Capital QLD Unit Trust 2021 Tax Statement

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1270 High Street
ARMADALE VIC 3143

This Tax Statement has been prepared to assist you with completion of your Australian Income Tax Return for the year ended 30 June 2021.

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Fund	Collective Capital QLD Unit Trust	ABN 15 637 345 892	
Investing Entity	Watts Superannuation Fund	Master File Number	CC006
ABN/ACN/TFN	42 443 079 393	ID Number	Q106

DISTRIBUTIONS PAID IN THE 2021 FINANCIAL YEAR

Date	Amount
September 2020	\$2,125
November 2020	\$2,125
January 2021	\$2,125
March 2021	\$2,125
May 2021	\$2,125
Sub-Total Cash Distributions Paid	\$10,625
Accounting Distribution Owing*	\$2,430
Total Distributions Paid	\$13,055

Components	Amount	Tax Return Label
Non-Primary Production Income	\$6,039	Note 1
Non-Assessable Amount	\$7,016	Note 2
Total Distributions Paid	\$13,055	

Notes

*Additional cash distribution to be paid in the September 2021 distribution payment.

1. This component comprises interest and other assessable income that must be included in your tax return. Depending on the type of entity which has invested in the Fund, this amount is to be shown in the tax return as follows: Individual: Item 13, Label U; Company: Item 6, Label E; Trust: Item 8, Label R; SMSF: Item 11, Label M.

2. This component of the distribution is not assessable to you as income and is not required to be included in your tax return. You are required to decrease the Capital Gains Tax ("CGT") cost base of your units in the Trust by your share of the distributions paid to you that have not been included in your assessable income. For the current year, the amount by which the CGT cost base of your units should decrease by is shown at this item on your Tax Statement.

The Fund has been established as an Australian Unit Trust. As such, the taxation of the Fund's Income is subject to the trust taxation provisions in Division 6 of Part III of the Income Tax Assessment Act 1936 (ITAA36). All unitholders will be presently entitled to all of the 'trust income' at the end of the year. The Trustee has made the determination to distribute the Income of the Fund as referenced by accounting Income.

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Collective Capital Malvern Investment Fund 2021 Tax Statement

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Fund	Collective Capital Malvern Investment Fund	ABN 44 972 341 703	
Investing Entity	Watts Superannuation Fund	Master File Number	CC006
ABN/ACN/TFN	42 443 079 393	ID Number	M106

DISTRIBUTIONS PAID IN THE 2021 FINANCIAL YEAR

Date	Amount
September 2020	\$0
December 2020	\$0
March 2021	\$1,271
June 2021	\$1,271
Sub-Total Cash Distributions Paid	\$2,542
Accounting Distribution Owing	\$0
Total Distributions Paid	\$2,542

Components	Amount	Tax Return Label
Non-Primary Production Income	\$0	Note 1
Non-Assessable Amount	\$2,542	Note 2
Total Distributions Paid	\$2,542	

Notes

1. This component comprises interest and other assessable income that must be included in your tax return. Depending on the type of entity which has invested in the Fund, this amount is to be shown in the tax return as follows: Individual: Item 13, Label U; Company: Item 6, Label E; Trust: Item 8, Label R; SMSF: Item 11, Label M.

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Collective Capital Frankston Investment Fund 2021 Tax Statement

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Fund	Collective Capital Frankston Investment Fund	ABN 12 869 109 737	
Investing Entity	Watts Superannuation Fund	Master File Number	CC006
ABN/ACN/TFN	42 443 079 393	ID Number	F105

DISTRIBUTIONS PAID IN THE 2021 FINANCIAL YEAR

Date	Amount
September 2020	\$0
December 2020	\$2,439
March 2021	\$2,439
June 2021	\$2,439
Sub-Total Cash Distributions Paid	\$7,317
Accounting Distribution Owing*	\$302
Total Distributions Paid	\$7,619

Components	Amount	Tax Return Label
Non-Primary Production Income	\$1,589	Note 1
Non-Assessable Amount	\$6,029	Note 2
Total Distributions Paid	\$7,619	

Notes

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