

WORKPAPERS INDEX

Client:	TMG	Prepared by:	ORL
End Client:	Klinakis Family Super Fund	Period:	30/06/2022

<i>Ref</i>	<i>Detail</i>	
	Closing report	
A	Client Instructions	<input checked="" type="checkbox"/>
B	Financial Statements	<input checked="" type="checkbox"/>
C	Tax Return	<input checked="" type="checkbox"/>
D	Prior year information	<input checked="" type="checkbox"/>
E	Preparation Documents	<input checked="" type="checkbox"/>
F	Source Documents	<input checked="" type="checkbox"/>

CLOSING REPORT **TMG**
End client **Klinakis Family Super Fund**
Period **30/06/2022**

Executive Summary

2022 Financial statement
 2022 Tax return

Done

2022 Financial statement Software: BGL360
 2022 Tax return Software: Handi Tax

Output Documents

Name	Type	Comments
Full report	.pdf	with cross reference
FS & ITR non-ref	.pdf	without reference
General Ledger	.pdf	
Clients & Returns	.22d	2022 Handi Tax file

Preparation Comments

KEY ASSUMPTIONS MADE:

OTHER COMMENTS:

Please be noted that we no longer put any EFT information into the EFT field of tax return to follow our data protection policy. Please kindly put the correct current EFT information at your end before lodgment.

MISSING DOCUMENTS:

ODYSSEY ODYSSEY ODYSSEY
Odyssey Odyssey Odyssey
Odyssey Odyssey Odyssey



A. CLIENT INSTRUCTIONS



Vietnam Operations Centre
7th and 8th Floors, BlueSky Tower, Saigon Airport Plaza,
No. 1, Bach Dang street, Ward 2, Tan Binh District, Ho Chi Minh City, Vietnam **A1**
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Klinakis Family Super Fund 2022

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Klinakis Family Super Fund 2022

JOB INFORMATION

Job name: Klinakis Family Super Fund 2022
Financial year(s): 2022
Division: SMSF - Superfund
Contacts on Job: nickv@thematadorgroup.com.au

WORK DESCRIPTION

Job type: F return
Required date: 2023-02-28

OTHER INFORMATION

Software: BGL Desktop
Significant client events in the year or any other comments:

JOB NOTIFICATION TMG - The Matador Group

Please provide as much detail as possible. "F1" for help in each field.

Your Client Name	Klinakis Family Superannuation Fund
------------------	-------------------------------------

Work Description

Year	2022	Required Date <i>(Minimum 2 weeks, let us know if urgent!!)</i>	28/02/23	Budget hrs	8
Job Type	"F" Return	If "Other", please specify			

Your Company Contacts (Nominate up to 3 contacts)

	NAME	EMAIL ADDRESS	COMMENTS/WHEN TO CONTACT
1.			
2.			
3.			

Input Data Provided to Odyssey

Details/Comments

<input type="checkbox"/>	Source Data (Software, Version & Password)	
<input type="checkbox"/>	Prior Year Tax Returns	
<input type="checkbox"/>	Prior Year Trial Balance / Finance Statements	
<input checked="" type="checkbox"/>	Source Documents or Files (Name, Type – eg. PDF)	4 Zip folders containing 26 files - please backup of BGL file as there has been no changes since you completed the job

Output Required Back from Odyssey

Please send back the data file / financials to us in the following format:

<input type="checkbox"/>	Handiledger	<input type="checkbox"/>	MYOB AO	<input type="checkbox"/>	APS	<input checked="" type="checkbox"/>	BGL
<input checked="" type="checkbox"/>	Handitax	<input type="checkbox"/>	MYOB AE	<input type="checkbox"/>	Banklink	<input type="checkbox"/>	Other(s)

<input type="checkbox"/>	Output Documents or other files (Name, Type – eg. PDF)
--------------------------	--

Please advise if you require a detailed examination of any transactions or accounts?

Please advise if you require an end of year journal for your client?

Other Information about your Client

Your Client is entering or remaining in STS		If "YES", please specify
---	--	--------------------------

Significant client events in the year or any other comments you'd like to add...
 Other issues specific to your client which will assist us in preparing the work (e.g. Details about business, etc
 Client entered into a contract to purchase a property which settled during the 2023 financial year. This was funded by a Limited Recourse Loan (via a related party). Documents relating to this purchase are included as a deposit was paid during the financial year. The legal fees related to the existing property (Unit 7) when the client was attempting to sell.

QUERY NOTIFICATION

Client: TMG
End Client: Klinakis Family Super Fund 2022
Year end: 30/06/2022
Date: 14/02/2023



No	Account	Description	Client response
1		<p>Please kindly note that we are unable to process super fund for 2022 onwards using BGL Simple Fund Desktop. Kindly refer to the link below from BGL for more information: https://www.bglcorp.com/2021/02/15/the-future-of-bgls-simple-fund-desktop/</p> <p>You can consider moving to BGL Simple Fund 360 (the cloud version) or any other software you see fit. We can process super funds using most software packages including:</p> <p>Online software: (need client subscription)</p> <ul style="list-style-type: none"> • Class Super • BGL360 • Supermate • Xero (incl. Xero Tax). <p>Offline software: (no need client subscription)</p> <ul style="list-style-type: none"> • APS Desktop Super • Handi Ledger/ Handi Tax • MYOB AE Ledger (Xlon) • MYOB AO Ledger • Software Assistance <p>Please confirm us which software we should process, then we will process this fund accordingly.</p> <p>Please note that a conversion is required every time a new software is used so please consider a software that is likely to be the long-term solution.</p>	BGL 360
2		<p>Kindly note that BGL specialises in SMSF so <i>any non-specialised</i> SMSF package such as the above desktop packages and Xero, etc. will not generate a comprehensive SMSF reports as you've been used to with BGL. They also don't support other templates such as: TBAR Report, Lump Sum Statement, Pension Statement, Contribution Cap Statement, All Minutes template, etc.</p> <p>If a <i>non-specialised</i> SMSF package is used, we can prepare extra manual worksheets in PDF for Investment History and Member statement, Member Allocation, Tax Calculation, Dividend/Distribution worksheet. As such, please also expect an increase in hours charged for these.</p>	PLEASE USE BGL 360 & send instructions; We would like to use your migration service
3		<p>In case you choose BGL360, we will then send further instruction on how to set up user account for us to process job. When you get your own BGL360 subscription, BGL might help migrating your funds from BGL desktop to BGL360 free of charge, you would need to provide them with the BGL backup files.</p> <p>Otherwise, we also offer this migration task service with the fee of \$35. The approach is that we will migrate 2021 accounts into your BGL360 using existing BGL Desktop file last uploaded by Odyssey and then process 2022FY accordingly.</p>	Yes we would use your migration service
4		<p>In case you choose other software, we will manually process conversion by entering the closing balance 2021 (based on reports last uploaded by Odyssey) and ensure data is all reconciled before processing FY2022. The conversion task fee is fixed \$100.</p>	N/A

SMSF

From: Nicholas Valassakis <NickV@thematadorgroup.com.au>
Sent: Friday, 17 February 2023 8:23 PM
To: SMSF
Subject: RE: The Matador Group - Welcome to MyBGL

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you.

Please proceed to migrating the funds to BGL360 & the 2022 processing.

Kind Regards,

Nicholas Valassakis
Director



THE MATADOR GROUP

.....taking charge when it counts

Suite 10, Montague Corporate Park
205 Montague Road, West End, Brisbane, QLD, Australia.

PO Box 3249, South Brisbane BC QLD 4101

M. 0413 826044

International. +61 413 826 044

E. NickV@thematadorgroup.com.au

W. www.thematadorgroup.com.au

QUERY NOTIFICATION

Client: TMG
End Client: Klinakis Family Super Fund 2022
Year end: 30/06/2022
Date: 27/02/2023



No	Account	Description	Client response
1	Confirm Contribution Amount	<p>Please confirm the amounts in Contribution Report attached are correctly identified. If not, please advise treatment of these amounts.</p> <p>(Please refer to attached file – page 1-4)</p>	All fine except for Concessional for Stan & Anthea. Please see Stan & Anthea TAB
2	Expenses	<p>Please provide us with tax invoice of Accounting fee in GL#99900.</p> <p>(Please refer to attached file – page 5)</p>	See Attached
3	Old Property	<p>Regarding to "Unit 7/14 Browning Street" property:</p> <p>1/ Please provide Valuation report as at 30/06/2022</p> <p>2/ There was no rental property paid from bank account, please provide tax invoice and also advise if there were any expenses need to be recorded this year.</p>	See Attached Valuation. Client advised to Record valuation of \$1.8m - no expenses to be recorded as tenant pays all expenses
4	New Property	<p>Regarding to "15 / 14 Browning Street South Brisbane" new property:</p> <p>Please confirm whether we should record this year or next year (as at the settlement date - 11/08/2022).</p> <p>In case it was recorded this year, please provide us with the following information:</p> <p>1/ Loan schedule</p> <p>2/ Depreciation schedule</p>	Record purchase next year. Only record deposit as per cashbook

Klinakis Family Superannuation Fund Contributions Breakdown Report

For The Period 01 July 2021 - 30 June 2022

Summary

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) *1	Concessional	Non-Concessional	Other	Reserves	Total
Klinakis, Anthea Georgia	Provided	61	236,127.88	2,190.00	0.00	500.00	0.00	2,690.00
Klinakis, Georgia Anne	Provided	25	34,535.70	8,224.72	0.00	0.00	0.00	8,224.72
Klinakis, Nicole Deanne	Provided	28	28,714.54	0.00	0.00	0.00	0.00	0.00
Klinakis, Stanley	Provided	59	230,140.39	2,190.00	0.00	0.00	0.00	2,190.00
All Members				12,604.72	0.00	500.00	0.00	13,104.72

*1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Klinakis, Anthea Georgia	Concessional (5 year carry forward cap available)	2,190.00	66,194.50	64,004.50 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Klinakis, Georgia Anne	Concessional (5 year carry forward cap available)	8,224.72	78,450.29	70,225.57 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Klinakis, Nicole Deanne	Concessional (5 year carry forward cap available)	0.00	84,496.16	84,496.16 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Klinakis, Stanley	Concessional (5 year carry forward cap available)	2,190.00	98,500.00	96,310.00 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
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Klinakis, Anthea Georgia

Concessional Contribution Cap	35,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	23,880.00	8,635.00	3,790.50	2,190.00	
Unused Concessional Contribution	0.00	0.00	1,120.00	16,365.00	21,209.50	25,310.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	1,120.00	17,485.00	38,694.50	
Maximum Cap Available	35,000.00	25,000.00	25,000.00	26,120.00	42,485.00	66,194.50	64,004.50 Below Cap
Total Super Balance	0.00	0.00	0.00	225,638.12	253,521.09	236,127.88	

Klinakis, Georgia Anne

Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	17,750.96	2,082.70	4,216.05	8,224.72	
Unused Concessional Contribution	0.00	0.00	7,249.04	22,917.30	20,783.95	19,275.28	
Cumulative Carry Forward Unused	N/A	N/A	0.00	7,249.04	30,166.34	50,950.29	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	32,249.04	55,166.34	78,450.29	70,225.57 Below Cap
Total Super Balance	0.00	0.00	0.00	28,471.23	32,859.19	34,535.70	

Klinakis, Nicole Deanne

Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	18,003.84	0.00	0.00	0.00	
Unused Concessional Contribution	0.00	0.00	6,996.16	25,000.00	25,000.00	27,500.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	6,996.16	31,996.16	56,996.16	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	31,996.16	56,996.16	84,496.16	84,496.16 Below Cap
Total Super Balance	0.00	0.00	0.00	27,903.93	30,903.35	28,714.54	

Klinakis, Stanley

Concessional Contribution Cap	35,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	4,000.00	0.00	0.00	2,190.00	
Unused Concessional Contribution	0.00	0.00	21,000.00	25,000.00	25,000.00	25,310.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	21,000.00	46,000.00	71,000.00	
Maximum Cap Available	35,000.00	25,000.00	25,000.00	46,000.00	71,000.00	98,500.00	96,310.00 Below Cap
Total Super Balance	0.00	0.00	0.00	215,887.49	250,947.01	230,140.39	

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Klinakis, Anthea Georgia	N/A	1,985.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Klinakis, Georgia Anne	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Klinakis, Nicole Deanne	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Klinakis, Stanley N/A 31,985.00 15,000.00 0.00 0.00 N/A Bring Forward Not Triggered

Klinakis, Anthea Georgia

Date	Transaction Description	Contribution Type	Ledger Data				SuperStream Data					
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other	
28/10/2021	QUICKSPR3073569 702 Quicksuper 361578	Employer	630.00									
01/04/2022	QUICKSPR3177260 421 Quicksuper 361578	Employer	840.00									
26/04/2022	QUICKSPR3192664 041 Quicksuper 361578	Employer	720.00									
23/06/2022	ATO0011000159027 57 ATO 012721	Any Other			500.00							
Total - Klinakis, Anthea Georgia			2,190.00	0.00	500.00	0.00			0.00	0.00	0.00	

Klinakis, Georgia Anne

Date	Transaction Description	Contribution Type	Ledger Data				SuperStream Data					
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other	
05/07/2021	QUICKSPR2998821 780 Quicksuper 361578	Employer	530.42									
24/08/2021	QUICKSPR3031530 847 Quicksuper 361578	Employer	558.33									
28/09/2021	QUICKSPR3053832 103 Quicksuper 361578	Employer	627.37									
07/10/2021	QUICKSPR3059704 908 Quicksuper 361578	Employer	558.33									
25/10/2021	QUICKSPR3071134 637 Quicksuper 361578	Employer	558.33									
20/12/2021	QUICKSPR3108873 995 Quicksuper 361578	Employer	661.75									
20/12/2021	QUICKSPR310887	Employer	586.67									

25/01/2022	3996 Quicksuper 361578 QUICKSPR3130856	Employer	588.92						
25/02/2022	093 Quicksuper 361578 QUICKSPR3152621	Employer	1,012.21						
25/03/2022	847 Quicksuper 361578 QUICKSPR3172350	Employer	611.11						
27/04/2022	773 Quicksuper 361578 QUICKSPR3193677	Employer	611.11						
25/05/2022	651 Quicksuper 361578 QUICKSPR3213979	Employer	709.06						
24/06/2022	970 Quicksuper 361578 QUICKSPR3236293	Employer	611.11						
	763 Quicksuper 361578								
Total - Klinakis, Georgia Anne			8,224.72	0.00	0.00	0.00	0.00	0.00	0.00

Klinakis, Stanley

Date	Transaction Description	Contribution Type	Ledger Data				SuperStream Data				
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
28/10/2021	QUICKSPR3073569 702 Quicksuper 361578	Employer	630.00								
01/04/2022	QUICKSPR3177260 421 Quicksuper 361578	Employer	840.00								
26/04/2022	QUICKSPR3192664 041 Quicksuper 361578	Employer	720.00								
Total - Klinakis, Stanley			2,190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total for All Members			12,604.72	0.00	500.00	0.00				
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Klinikis Family Superannuation Fund

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Manual Suspense Account (99900)					
<u>Manual Suspense Account (99900)</u>					
23/08/2021	Online Q6003447128 inv 922009 anthea klinikis		440.00		440.00 DR
18/01/2022	Online G2643908446 inv922314 Anthea Klinikis		319.00		759.00 DR
03/06/2022	Matador Group Z9748273297 922924		440.00		1,199.00 DR
27/06/2022	Online Y7213037716 inv 922934 Anthea Klinikis		275.00		1,474.00 DR
			1,474.00		1,474.00 DR

Total Debits: 1,474.00

Total Credits: 0.00



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Klinakis Family Super Fund 2022 - Reopen

Please process the following corrections



JOB NOTIFICATION TMG - The Matador Group

Please provide as much detail as possible. "F1" for help in each field.

Your Client Name	Klinakis Family Superannuation Fund
-------------------------	-------------------------------------

Work Description

Year	2022	Required Date <i>(Minimum 2 weeks, let us know if urgent!!)</i>	25/07/23	Budget hrs	2
Job Type	"F" Return	If "Other", please specify			

Your Company Contacts (Nominate up to 3 contacts)

	NAME	EMAIL ADDRESS	COMMENTS/WHEN TO CONTACT
1.			
2.			
3.			

Input Data Provided to Odyssey

Details/Comments

<input type="checkbox"/> Source Data (Software, Version & Password)	
<input type="checkbox"/> Prior Year Tax Returns	
<input type="checkbox"/> Prior Year Trial Balance / Finance Statements	
<input checked="" type="checkbox"/> Source Documents or Files (Name, Type – eg. PDF)	

Output Required Back from Odyssey

Please send back the data file / financials to us in the following format:

<input type="checkbox"/> Handilegder	<input type="checkbox"/> MYOB AO	<input type="checkbox"/> APS	<input checked="" type="checkbox"/> BGL
<input checked="" type="checkbox"/> Handitax	<input type="checkbox"/> MYOB AE	<input type="checkbox"/> Banklink	<input type="checkbox"/> Other(s)

Output Documents or other files (Name, Type – eg. PDF)

Please advise if you require a detailed examination of any transactions or accounts?

Please advise if you require an end of year journal for your client?

Other Information about your Client

Your Client is entering or remaining in STS		If "YES", please specify	
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Significant client events in the year or any other comments you'd like to add...

Other issues specific to your client which will assist us in preparing the work (e.g. Details about business, etc

PLEASE note that the attached legal fees relate to the proposed sale of the property & the GST ex amount should be recorded as part of the cost base not as rental property deductions in the operating statement. Please amend and reproduce set of accounts. ALSO HandiTax files are required for the tax return

Date	Amount	Transaction Details	Balance	Legal Fees for Properties
16-Jul-21	- 1,567.70	ONLINE X7225268814 32012/2 anthea klinakis	75,300.86	- 1,567.70
16-Jul-21	- 1,390.60	ONLINE Q3403244314 32012/1 anthea klinakis	76,868.56	- 1,390.60



B. FINANCIAL STATEMENTS

Financial statements and reports for the year ended
30 June 2022

Klinakis Family Superannuation Fund

Klinakis Family Superannuation Fund

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Statement of Financial Position

Operating Statement

Notes to the Financial Statements

Trustees Declaration

Compilation Report

Statement of Taxable Income

Trustee Minute / Resolution

Members Statement

Contributions Breakdown

Investment Summary

Investment Movement

Investment Income

CGT Register

Trial Balance

Klinakis Family Superannuation Fund

Statement of Financial Position

As at 30 June 2022

	Note	2022 \$	2021 \$
Assets			
Investments			
Real Estate Properties (Australian - Non Residential)	2 B27	1,890,000.00	1,046,269.81
Total Investments		<u>1,890,000.00</u>	<u>1,046,269.81</u>
Other Assets			
Sundry Debtors		0.00	36.00
NAB Cheque Account #3002	B27	26,280.96	79,598.82
Borrowing Costs	D18	1,638.19	3,055.09
Income Tax Refundable	B12	5,660.05	1,447.00
Total Other Assets		<u>33,579.20</u>	<u>84,136.91</u>
Total Assets		<u>1,923,579.20</u>	<u>1,130,406.72</u>
Less:			
Liabilities			
GST Payable	E4	189.36	188.21
PAYG Payable	F152	↑ 5,358.00	700.00
Sundry Creditors		↓ 5,737.00	0.00
NAB Markets Loan #9099	F16	0.00	600,000.00
Limited Recourse Borrowing Arrangements	F25	590,000.00	0.00
Total Liabilities		<u>601,284.36</u>	<u>600,888.21</u>
Net assets available to pay benefits		<u>1,322,294.84</u>	<u>529,518.51</u>
Represented by:			
Liability for accrued benefits allocated to members' accounts	4, 5		
Klinakis, Stanley - Accumulation	B15	569,431.16	230,140.39
Klinakis, Anthea Georgia - Accumulation	B17	585,239.78	236,127.88
Klinakis, Nicole Deanne - Accumulation	B19	70,762.58	28,714.54
Klinakis, Georgia Anne - Accumulation	B21	96,861.32	34,535.70
Total Liability for accrued benefits allocated to members' accounts		<u>1,322,294.84</u>	<u>529,518.51</u>

Klinakis Family Superannuation Fund

Operating Statement

For the year ended 30 June 2022

	Note	2022 \$	2021 \$
Income			
Investment Income			
Property Income	7 E1	60,454.55	0.00
Investment Gains			
Changes in Market Values	8 E5	751,037.19	0.00
Contribution Income			
Employer Contributions	B23-26	12,604.72	8,006.55
Other Contributions		500.00	0.00
Transfers In		0.00	748.64
Total Income		<u>824,596.46</u>	<u>8,755.19</u>
Expenses			
Accountancy Fees		0.00	3,453.12
Administration Costs		1,474.00	1,956.00
ATO Supervisory Levy		259.00	259.00
Auditor's Remuneration		0.00	440.00
ASIC Fees	E1-3	56.00	0.00
Bank Charges		1,248.35	1,200.00
Borrowing Costs		1,416.90	1,416.90
Interest Paid		23,926.64	20,570.03
Rental Property Expenses		3,125.29	18,172.27
		<u>31,506.18</u>	<u>47,467.32</u>
Total Expenses		<u>31,506.18</u>	<u>47,467.32</u>
Benefits accrued as a result of operations before income tax			
		<u>793,090.28</u>	<u>(38,712.13)</u>
Income Tax Expense	9	313.95	0.00
Benefits accrued as a result of operations		<u>792,776.33</u>	<u>(38,712.13)</u>

Klinakis Family Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2022

Note 1: Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the Superannuation Fund is not a reporting entity because it is not publicly accountable and is not required by law or governing document to prepare financial statements that comply with Australian Accounting Standards. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations, the trust deed of the Fund and the needs of members.

The financial statements have been prepared on a cash basis and are based on historical costs, except for investments which have been measured at market value.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

The financial statements were authorised for issue by the Director(s).

a. Measurement of Investments

The Fund initially recognises:

- (i) an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered to be the date on which control of the future economic benefits attributable to the asset passes to the Fund; and
- (ii) a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the Fund have been measured at market value, which refers to the amount that a willing buyer could reasonably be expected to pay to acquire an asset from a willing seller if the following assumptions were made:

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

Market value has been determined as follows:

- (i) shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- (ii) units in managed funds by reference to the unit redemption price at the end of the reporting period;
- (iii) fixed-interest securities by reference to the redemption price at the end of the reporting period;
- (iv) unlisted investments are stated at trustees' assessment based on estimated market value at balance date or where necessary, an external valuer's opinion; and
- (v) investment properties at the trustees' assessment of the market value or where necessary a qualified independent valuer's opinion at the end of reporting period.

b. Cash and Cash Equivalents

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

c. Revenue

Interest revenue

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised upon receipt.

Dividend revenue

Notes to the Financial Statements

For the year ended 30 June 2022

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

Rental revenue

Upon entering into each contract as a lessor, the Fund assesses if the lease is a finance or operating lease. All leases have been assessed as operating leases. Rental revenue arising from operating leases on investment properties is recognised on straight-line basis over the term of the specific lease.

Distribution revenue

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

Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and determined as the difference between the market value at year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if acquired during the period).

Contributions

Contributions and transfers 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.

d. 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.

e. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

f. Trade and Other Payables

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the end of the reporting period. The trustees have determined that the gross value of the Fund's financial liabilities is equivalent to the market value. Any remeasurement changes in the gross value of non-current financial liabilities (including liabilities for members' accrued benefits) are recognised in the operating statement in the periods in which they occur.

g. Critical Accounting Estimates and Judgements

The preparation of financial statements requires the trustees to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. 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.

Note 2: Real Estate Properties (Australian - Non Residential)

2022
\$

2021
\$

Klinakis Family Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2022

Lot 15, 14 Browning Street, South Brisbane QLD 4101	90,000.00	0.00
Lot 7, 14 Browning Street, South Brisbane QLD 4101	1,800,000.00	1,046,269.81
	<u>1,890,000.00</u>	<u>1,046,269.81</u>

Note 3: Banks and Term Deposits

	2022	2021
	\$	\$
Banks		
NAB Cheque Account #3002	26,280.96	79,598.82
	<u>26,280.96</u>	<u>79,598.82</u>

Note 4: Liability for Accrued Benefits

	2022	2021
	\$	\$
Liability for accrued benefits at beginning of year	529,518.51	568,230.64
Benefits accrued as a result of operations	792,776.33	(38,712.13)
Current year member movements	0.00	0.00
Liability for accrued benefits at end of year	<u>1,322,294.84</u>	<u>529,518.51</u>

Note 5: Vested Benefits

Vested benefits are benefits that 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 end of the reporting period.

	2022	2021
	\$	\$
Vested Benefits	<u>1,322,294.84</u>	<u>529,518.51</u>

Note 6: Guaranteed Benefits

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

Note 7: Rental Income

	2022	2021
	\$	\$
Lot 7, 14 Browning Street, South Brisbane QLD 4101	60,454.55	0.00
	<u>60,454.55</u>	<u>0.00</u>

Klinakis Family Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2022

Note 8: Changes in Market Values**Unrealised Movements in Market Value**

	2022	2021
	\$	\$
Real Estate Properties (Australian - Non Residential)		
Lot 7, 14 Browning Street, South Brisbane QLD 4101	751,037.19	0.00
	<hr/>	<hr/>
	751,037.19	0.00
	<hr/>	<hr/>
Total Unrealised Movement	751,037.19	0.00
	<hr/>	<hr/>
Realised Movements in Market Value		
	2022	2021
	\$	\$
Total Realised Movement	0.00	0.00
	<hr/>	<hr/>
Changes in Market Values	751,037.19	0.00
	<hr/>	<hr/>

Note 9: Income Tax Expense

	2022	2021
	\$	\$
The components of tax expense comprise		
Current Tax	313.95	0.00
	<hr/>	<hr/>
Income Tax Expense	313.95	0.00
	<hr/>	<hr/>

The prima facie tax on benefits accrued before income tax is reconciled to the income tax as follows:

Prima facie tax payable on benefits accrued before income tax at 15%	118,963.54	(5,806.80)
Less:		
Tax effect of:		
Non Taxable Contributions	75.00	0.00
Non Taxable Transfer In	0.00	112.20
Increase in MV of Investments	112,655.58	0.00
Tax Losses Deducted	5,919.00	0.00
Add:		
Tax effect of:		
Rounding	(0.01)	5,919.00

Klinakis Family Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2022

Income Tax on Taxable Income or Loss	313.95	0.00
Less credits:		
Other Adjustments		1,447.00
Current Tax or Refund	<u>313.95</u>	<u>0.00</u>

Klinakis Family Superannuation Fund
Trustees Declaration

Klinakis Super Pty Ltd ACN: 626717333

The directors of the trustee company have determined that the Fund is not a reporting entity and that these special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

The directors of the trustee company declare that:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2022 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2022 and the results of its operations for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;
- (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 superannuation fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2022.

Signed in accordance with a resolution of the directors of the trustee company by:

.....
Stanley Klinakis
Klinakis Super Pty Ltd
Director

.....
Anthea Georgia Klinakis
Klinakis Super Pty Ltd
Director

.....
Nicole Deanne Klinakis
Klinakis Super Pty Ltd
Director

.....
Georgia Anne Klinakis
Klinakis Super Pty Ltd
Director

24 July 2023

Klinakis Family Superannuation Fund

Compilation Report

We have compiled the accompanying special purpose financial statements of the Klinakis Family Superannuation Fund which comprise the statement of financial position as at 30 June 2022, the operating statement for the year then ended, 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 the Trustee(s)

The Trustee(s) of Klinakis Family 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 used is appropriate to meet their needs and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the Trustee(s), we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework 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 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 conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the directors of the trustee company 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.

of

Signed:

Dated: 24/07/2023

Klinakis Family Superannuation Fund
Statement of Taxable Income

For the year ended 30 June 2022

	2022
	\$
Benefits accrued as a result of operations	B4 793,090.28
Less	
Increase in MV of investments	E5 751,037.19
Tax Losses Deducted	D8 39,460.00
Non Taxable Contributions	B23-26 500.00
	<u>790,997.19</u>
 SMSF Annual Return Rounding	 (0.09)
Taxable Income or Loss	<u>2,093.00</u>
Income Tax on Taxable Income or Loss	313.95
 CURRENT TAX OR REFUND	 <u>313.95</u>
Supervisory Levy	259.00
Income Tax Instalments Paid	F153 (5,974.00)
AMOUNT DUE OR REFUNDABLE	<u>(5,401.05)</u>

Income Tax Refundable = \$5,401.05 + \$259 = \$5,660.05

Minutes of a meeting of the Director(s)

held on 24 July 2023 at 28 Kneale Street, Holland Park West, Queensland 4121

- PRESENT:** Stanley Klinakis, Anthea Georgia Klinakis, Nicole Deanne Klinakis and Georgia Anne Klinakis
- MINUTES:** The Chair reported that the minutes of the previous meeting had been signed as a true record.
- FINANCIAL STATEMENTS OF SUPERANNUATION FUND:** It was resolved that the financial statements would be prepared as special purpose financial statements as, in the opinion of the directors of the Trustee Company, the Superannuation Fund is not a reporting entity and therefore is not required to comply with all Australian Accounting Standards.
- The Chair tabled the financial statements and notes to the financial statements of the Superannuation Fund in respect of the year ended 30 June 2022 and it was resolved that such statements be and are hereby adopted as tabled.
- TRUSTEE'S DECLARATION:** It was resolved that the trustee's declaration of the Superannuation Fund be signed.
- ANNUAL RETURN:** Being satisfied that the Fund had complied with the requirements of the Superannuation Industry (Supervision) Act 1993 (SISA) and Regulations during the year ended 30 June 2022, it was resolved that the annual return be approved, signed and lodged with the Australian Taxation Office.
- TRUST DEED:** The Chair tabled advice received from the Fund's legal adviser confirming that the fund's trust deed is consistent with all relevant superannuation and trust law.
- INVESTMENT STRATEGY:** The allocation of the Fund's assets and the Fund's investment performance over the financial year were reviewed and found to be within the acceptable ranges outlined in the investment strategy. After considering the risk, rate of return, diversification and liquidity of the investments and the ability of the Fund to discharge its existing liabilities, it was resolved that the investment strategy continues to reflect the purposes and circumstances of the Fund and its members. Accordingly, no changes in the investment strategy were required.
- ALLOCATION OF INCOME:** It was resolved that the income of the Fund would be allocated to the members based on their average daily balance (an alternative allocation basis may be percentage of opening balance).
- INVESTMENT ACQUISITIONS:** It was resolved to ratify the investment acquisitions throughout the financial year ended 30 June 2022.
- AUDITORS:** It was resolved that
- Tony Boys
- of
- PO Box 3376, Rundle Mall, South Australia 5000
- act as auditors of the Fund for the next financial year.
- TAX AGENTS:** It was resolved that
- The Matador Group
- act as tax agents of the Fund for the next financial year.
- TRUSTEE 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 s 120 of the SISA.

Minutes of a meeting of the Director(s)

held on 24 July 2023 at 28 Kneale Street, Holland Park West, Queensland 4121

CONTRIBUTIONS RECEIVED: It was resolved that the contributions during the year be allocated to members on the basis of the schedule provided by the principal Fund employer.

CLOSURE: All resolutions for this meeting were made in accordance with the SISA and Regulations.

There being no further business the meeting then closed.

Signed as a true record –

.....
Anthea Georgia Klinakis

Chairperson

Klinikis Family Superannuation Fund

Members Statement

B15

Stanley Klinikis
 28 Kneale Street
 Holland Park West, Queensland, 4121, Australia

Your Details

Date of Birth :	Provided	Nominated Beneficiaries:	N/A
Age:	60	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	569,431.16
Date Joined Fund:	11/06/2018	Total Death Benefit:	569,431.16
Service Period Start Date:	30/05/1989	Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	KLISTA00001A	Disability Benefit:	0.00
Account Start Date:	11/06/2018		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

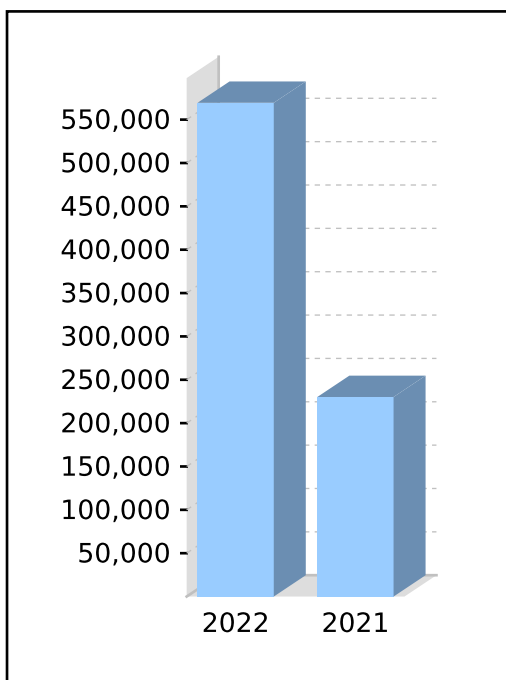
Total Benefits 569,431.16

Preservation Components

Preserved 569,431.16
 Unrestricted Non Preserved
 Restricted Non Preserved

Tax Components

Tax Free 145,385.00
 Taxable 424,046.16
 Investment Earnings Rate 146.32%



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2021	230,140.39	250,947.01
<u>Increases to Member account during the period</u>		
Employer Contributions	2,040.00	
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	336,875.76	(20,806.62)
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	306.00	
Income Tax	(681.01)	
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2022	569,431.16	230,140.39

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. 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 error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Stanley Klinikis
Director

Anthea Georgia Klinikis
Director

Nicole Deanne Klinikis
Director

Georgia Anne Klinikis
Director

Klinikis Family Superannuation Fund

Members Statement

B17

Anthea Georgia Klinikis
 28 Kneale Street
 Holland Park West, Queensland, 4121, Australia

Your Details

Date of Birth :	Provided	Nominated Beneficiaries:	N/A
Age:	62	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	585,239.78
Date Joined Fund:	11/06/2018	Total Death Benefit:	585,239.78
Service Period Start Date:	01/05/1989	Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	KLIANT00001A	Disability Benefit:	0.00
Account Start Date:	11/06/2018		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

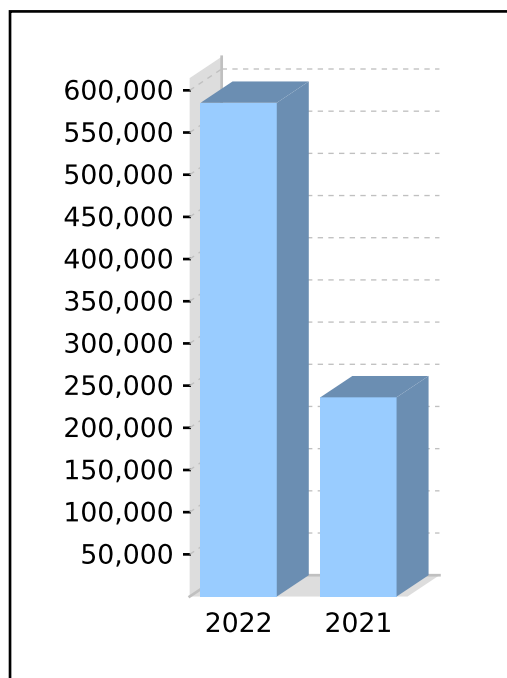
Total Benefits 585,239.78

Preservation Components

Preserved 585,239.78
 Unrestricted Non Preserved
 Restricted Non Preserved

Tax Components

Tax Free 2,485.00
 Taxable 582,754.78
 Investment Earnings Rate 146.33%



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2021	236,127.88	253,521.09
<u>Increases to Member account during the period</u>		
Employer Contributions	2,340.00	3,790.50
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions	500.00	
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	345,923.60	(21,183.71)
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	351.00	
Income Tax	(699.30)	
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2022	585,239.78	236,127.88

Trustee's Disclaimer

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Signed by all the trustees of the fund

Stanley Klinikis
Director

Anthea Georgia Klinikis
Director

Nicole Deanne Klinikis
Director

Georgia Anne Klinikis
Director

Klinikakis Family Superannuation Fund

Members Statement

B19

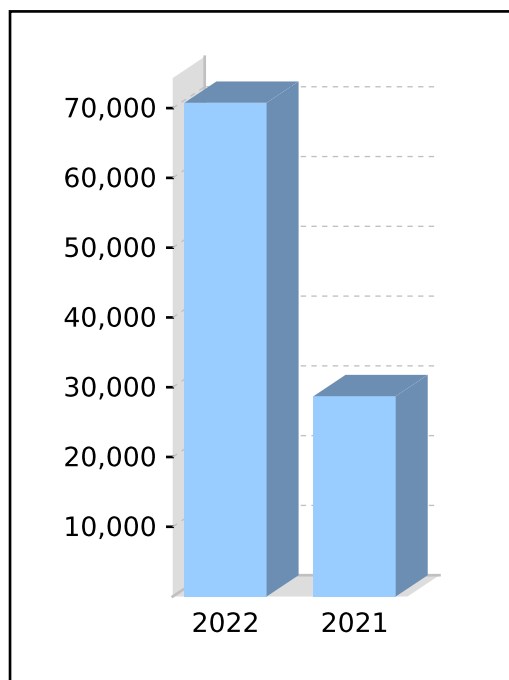
Nicole Deanne Klinikakis
 28 Kneale Street
 Holland Park West, Queensland, 4121, Australia

Your Details

Date of Birth :	Provided	Nominated Beneficiaries:	N/A
Age:	29	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	70,762.58
Date Joined Fund:	11/06/2018	Total Death Benefit:	70,762.58
Service Period Start Date:	16/03/2011	Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	KLINIC00001A	Disability Benefit:	0.00
Account Start Date:	11/06/2018		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

Total Benefits	70,762.58
<u>Preservation Components</u>	
Preserved	70,762.58
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	6,522.72
Taxable	64,239.86
Investment Earnings Rate	146.43%



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2021	28,714.54	30,903.35
<u>Increases to Member account during the period</u>		
Employer Contributions		
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		373.46
Net Earnings	41,963.22	(2,562.27)
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax		
Income Tax	(84.82)	
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2022	70,762.58	28,714.54

Trustee's Disclaimer

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Signed by all the trustees of the fund

Stanley Klinikis
Director

Anthea Georgia Klinikis
Director

Nicole Deanne Klinikis
Director

Georgia Anne Klinikis
Director

Klinakis Family Superannuation Fund

Members Statement

B21

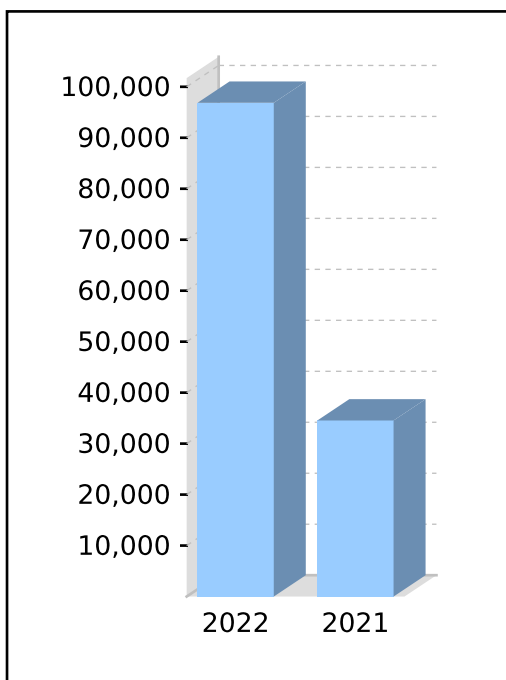
Georgia Anne Klinakis
 28 Kneale Street
 Holland Park West, Queensland, 4121, Australia

Your Details

Date of Birth :	Provided	Nominated Beneficiaries:	N/A
Age:	26	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	96,861.32
Date Joined Fund:	11/06/2018	Total Death Benefit:	96,861.32
Service Period Start Date:	30/01/2014	Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	KLIGEO00001A	Disability Benefit:	0.00
Account Start Date:	11/06/2018		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

Total Benefits	96,861.32
<u>Preservation Components</u>	
Preserved	96,861.32
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	1,010.00
Taxable	95,851.32
Investment Earnings Rate	146.25%



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2021	34,535.70	32,859.19
<u>Increases to Member account during the period</u>		
Employer Contributions	8,224.72	4,216.05
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		375.18
Net Earnings	55,222.98	(2,914.72)
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	1,233.72	
Income Tax	(111.64)	
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2022	96,861.32	34,535.70

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. 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 error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Stanley Klinikis
Director

Anthea Georgia Klinikis
Director

Nicole Deanne Klinikis
Director

Georgia Anne Klinikis
Director

Klinakis Family Superannuation Fund Contributions Breakdown Report

For The Period 01 July 2021 - 30 June 2022

Summary

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) *1	Concessional	Non-Concessional	Other	Reserves	Total
Klinakis, Anthea Georgia	Provided	61	236,127.88	2,340.00	0.00	500.00	0.00	2,840.00
Klinakis, Georgia Anne	Provided	25	34,535.70	8,224.72	0.00	0.00	0.00	8,224.72
Klinakis, Nicole Deanne	Provided	28	28,714.54	0.00	0.00	0.00	0.00	0.00
Klinakis, Stanley	Provided	59	230,140.39	2,040.00	0.00	0.00	0.00	2,040.00
All Members				12,604.72	0.00	500.00	0.00	13,104.72

*1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Klinakis, Anthea Georgia	Concessional (5 year carry forward cap available)	2,340.00	66,194.50	63,854.50 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Klinakis, Georgia Anne	Concessional (5 year carry forward cap available)	8,224.72	78,450.29	70,225.57 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Klinakis, Nicole Deanne	Concessional (5 year carry forward cap available)	0.00	84,496.16	84,496.16 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Klinakis, Stanley	Concessional (5 year carry forward cap available)	2,040.00	98,500.00	96,460.00 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
--------	------	------	------	------	------	------	------------------

Klinakis, Anthea Georgia

Concessional Contribution Cap	35,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	23,880.00	8,635.00	3,790.50	2,340.00	
Unused Concessional Contribution	0.00	0.00	1,120.00	16,365.00	21,209.50	25,160.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	1,120.00	17,485.00	38,694.50	
Maximum Cap Available	35,000.00	25,000.00	25,000.00	26,120.00	42,485.00	66,194.50	63,854.50 Below Cap
Total Super Balance	0.00	0.00	0.00	225,638.12	253,521.09	236,127.88	

Klinakis, Georgia Anne

Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	17,750.96	2,082.70	4,216.05	8,224.72	
Unused Concessional Contribution	0.00	0.00	7,249.04	22,917.30	20,783.95	19,275.28	
Cumulative Carry Forward Unused	N/A	N/A	0.00	7,249.04	30,166.34	50,950.29	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	32,249.04	55,166.34	78,450.29	70,225.57 Below Cap
Total Super Balance	0.00	0.00	0.00	28,471.23	32,859.19	34,535.70	

Klinakis, Nicole Deanne

Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	18,003.84	0.00	0.00	0.00	
Unused Concessional Contribution	0.00	0.00	6,996.16	25,000.00	25,000.00	27,500.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	6,996.16	31,996.16	56,996.16	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	31,996.16	56,996.16	84,496.16	84,496.16 Below Cap
Total Super Balance	0.00	0.00	0.00	27,903.93	30,903.35	28,714.54	

Klinakis, Stanley

Concessional Contribution Cap	35,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	4,000.00	0.00	0.00	2,040.00	
Unused Concessional Contribution	0.00	0.00	21,000.00	25,000.00	25,000.00	25,460.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	21,000.00	46,000.00	71,000.00	
Maximum Cap Available	35,000.00	25,000.00	25,000.00	46,000.00	71,000.00	98,500.00	96,460.00 Below Cap
Total Super Balance	0.00	0.00	0.00	215,887.49	250,947.01	230,140.39	

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Klinakis, Anthea Georgia	N/A	1,985.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Klinakis, Georgia Anne	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Klinakis, Nicole Deanne	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Klinakis, Stanley N/A 31,985.00 15,000.00 0.00 0.00 N/A Bring Forward Not Triggered

Klinakis, Anthea Georgia

Date	Transaction Description	Ledger Data					SuperStream Data				
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
28/10/2021	QUICKSPR3073569 702 Quicksuper 361578	Employer	\$1,260 (F3)	780.00							
01/04/2022	QUICKSPR3177260 421 Quicksuper 361578	Employer	\$1,680 (F7)	840.00	F142						
26/04/2022	QUICKSPR3192664 041 Quicksuper 361578	Employer	\$1,440 (F7)	720.00							
23/06/2022	ATO0011000159027 57 ATO 012721	Any Other			F7/F140	500.00					
Total - Klinakis, Anthea Georgia				2,340.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00

Klinakis, Georgia Anne

Date	Transaction Description	Ledger Data					SuperStream Data				
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
05/07/2021	QUICKSPR2998821 780 Quicksuper 361578	Employer	F1	530.42							
24/08/2021	QUICKSPR3031530 847 Quicksuper 361578	Employer	F2	558.33							
28/09/2021	QUICKSPR3053832 103 Quicksuper 361578	Employer		627.37							
07/10/2021	QUICKSPR3059704 908 Quicksuper 361578	Employer		558.33							
25/10/2021	QUICKSPR3071134 637 Quicksuper 361578	Employer	F3	558.33							
20/12/2021	QUICKSPR3108873 995 Quicksuper 361578	Employer		661.75							
20/12/2021	QUICKSPR310887	Employer		586.67							

25/01/2022	3996 Quicksuper 361578 QUICKSPR3130856	Employer		588.92					
25/02/2022	093 Quicksuper 361578 QUICKSPR3152621	Employer	F5	1,012.21					
25/03/2022	847 Quicksuper 361578 QUICKSPR3172350	Employer		611.11					
27/04/2022	651 Quicksuper 361578 QUICKSPR3193677	Employer		611.11					
25/05/2022	970 Quicksuper 361578 QUICKSPR3213979	Employer	F7	709.06					
24/06/2022	763 Quicksuper 361578 QUICKSPR3236293	Employer		611.11					
Total - Klinakis, Georgia Anne			F157/A6#1	8,224.72	0.00	0.00	0.00	0.00	0.00

Klinakis, Stanley

Date	Transaction Description	Contribution Type	Ledger Data				SuperStream Data					
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other	
28/10/2021	QUICKSPR3073569 702 Quicksuper 361578	Employer	\$1,260 (F3)	480.00								
01/04/2022	QUICKSPR3177260 421 Quicksuper 361578	Employer	\$1,680 (F7)	840.00								
26/04/2022	QUICKSPR3192664 041 Quicksuper 361578	Employer	\$1,440 (F7)	720.00								
Total - Klinakis, Stanley			2,040.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total for All Members	12,604.72	0.00	500.00	0.00
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Klinikis Family Superannuation Fund

Investment Summary Report

As at 30 June 2022

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/(Loss)%	Portfolio Weight%
Cash/Bank Accounts								
NAB Cheque Account #3002		26,280.960000	26,280.96 F8	26,280.96	26,280.96			1.37 %
			26,280.96		26,280.96			1.37 %
Real Estate Properties (Australian - Non Residential)								
15/14BROW N Lot 15, 14 Browning Street, South Brisbane QLD 4101	1.00	90,000.000000	90,000.00 F120	90,000.00	90,000.00	0.00	0.00 %	4.70 %
7/14BROWN Lot 7, 14 Browning Street, South Brisbane QLD 4101	1.00	1,800,000.000000	1,800,000.00 F50	1,048,962.81	1,048,962.81	751,037.19	71.60 %	93.93 %
			1,890,000.00		1,138,962.81	751,037.19	65.94 %	98.63 %
			1,916,280.96		1,165,243.77	751,037.19	64.45 %	100.00 %

Klinakis Family Superannuation Fund Investment Movement Report

As at 30 June 2022

Investment	Opening Balance		Additions		Disposals			Closing Balance		
	Units	Cost	Units	Cost	Units	Cost	Accounting Profit/(Loss)	Units	Cost	Market Value
Bank Accounts										
NAB Cheque Account #3002		79,598.82		80,951.37		(134,269.23)			26,280.96	26,280.96
		79,598.82		80,951.37		(134,269.23)			26,280.96	26,280.96
Real Estate Properties (Australian - Non Residential)										
15/14BROWN - Lot 15, 14 Browning Street, South Brisbane QLD 4101			1.00	90,000.00				1.00	90,000.00	90,000.00
7/14BROWN - Lot 7, 14 Browning Street, South Brisbane QLD 4101	1.00	1,046,269.81		2,693.00				1.00	1,048,962.81	1,800,000.00
		1,046,269.81		92,693.00					1,138,962.81	1,890,000.00
		1,125,868.63		173,644.37		(134,269.23)			1,165,243.77	1,916,280.96

Klinakis Family Superannuation Fund

Investment Income Report

As at 30 June 2022

Investment	Total Income	Franked	Unfranked	Interest/ Other	Franking Credits	Foreign Income	Foreign Credits * 1	Assessable Income (Excl. Capital Gains) * 2	TFN Credits	Other Deductions	Distributed Capital Gains	Non-Assessable Payments
Real Estate Properties (Australian - Non Residential)												
7/14BROWN Lot 7, 14 Browning Street, South Brisbane QLD 4101	60,454.55							60,454.55				
	60,454.55							60,454.55				
	60,454.55							60,454.55				

Assessable Income (Excl. Capital Gains) **60,454.55**

Net Capital Gain **0.00**

Total Assessable Income 60,454.55

* 1 Includes foreign credits from foreign capital gains.

* 2 Assessable Income in the SMSF Annual Return will be different as capital gains and losses from disposals of assets have not been included.

For a breakdown of Distributed Capital Gains and Non-Assessable Payments refer to Distributions Reconciliation Report.

Klinakis Family Superannuation Fund

CGT Register Report

As at 30 June 2022

Investment	Transaction	Contract	CGT	Units	Cost Base	Cost Base Adj	Cost Base Adj	Reduced Cost	Adjusted Cost	Net Other	Net Indexed	Gross	CGT Loss
	Date	Date	Transaction			Tax Def	Tax Free	Base	Base	Capital Gain	Gain	Discounted	
			Type									Gain	

Real Estate Properties (Australian - Non Residential)

15/14BROWN - Lot 15, 14 Browning Street, South Brisbane QLD 4101

23/03/2022 22/03/2022 Purchase 1.00 90,000.00 **F157 / A6#4**

7/14BROWN - Lot 7, 14 Browning Street, South Brisbane QLD 4101

16/07/2021 27/08/2018 Instalment 1,427.00 **F48**

16/07/2021 27/08/2018 Instalment 1,266.00 **F44**

Klinakis Family Superannuation Fund

Trial Balance

As at 30 June 2022

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	24200	Contributions			
(3,790.50)	24200/KLIANT00001A	(Contributions) Klinakis, Anthea Georgia - Accumulation			2,840.00
(4,216.05)	24200/KLIGEO00001A	(Contributions) Klinakis, Georgia Anne - Accumulation			8,224.72
	24200/KLISTA00001A	(Contributions) Klinakis, Stanley - Accumulation			2,040.00
	24700	Changes in Market Values of Investments			751,037.19
	28000	Property Income			
	28000/7/14BROWN	Lot 7, 14 Browning Street, South Brisbane QLD 4101			60,454.55
	28500	Transfers In			
(375.18)	28500/KLIGEO00001A	(Transfers In) Klinakis, Georgia Anne - Accumulation			
(373.46)	28500/KLINIC00001A	(Transfers In) Klinakis, Nicole Deanne - Accumulation			
3,453.12	30100	Accountancy Fees			
1,956.00	30200	Administration Costs		1,474.00	
259.00	30400	ATO Supervisory Levy		259.00	
440.00	30700	Auditor's Remuneration			
	30800	ASIC Fees		56.00	
1,200.00	31500	Bank Charges		1,248.35	
1,416.90	31600	Borrowing Costs		1,416.90	
20,570.03	37900	Interest Paid		23,926.64	
	42501	Rental Property Expenses			
4,094.30	42501/00002	Council Rates			
4,559.70	42501/00005	Land Tax			
9,518.27	42501/00006	Strata Levy			
	42501/00009	Advertising Fees		3,076.31	
	42501/00010	Legal Fees		48.98	
	48500	Income Tax Expense		313.95	
(38,712.13)	49000	Profit/Loss Allocation Account		792,776.33	
	50010	Opening Balance			
(253,521.09)	50010/KLIANT00001A	(Opening Balance) Klinakis, Anthea Georgia - Accumulation			236,127.88
(32,859.19)	50010/KLIGEO00001A	(Opening Balance) Klinakis, Georgia Anne - Accumulation			34,535.70

Klinakis Family Superannuation Fund

Trial Balance

As at 30 June 2022

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
(30,903.35)	50010/KLINIC00001A	(Opening Balance) Klinakis, Nicole Deanne - Accumulation			28,714.54
(250,947.01)	50010/KLISTA00001A	(Opening Balance) Klinakis, Stanley - Accumulation			230,140.39
	52420	Contributions			
(3,790.50)	52420/KLIANT00001A	(Contributions) Klinakis, Anthea Georgia - Accumulation			2,840.00
(4,216.05)	52420/KLIGEO00001A	(Contributions) Klinakis, Georgia Anne - Accumulation			8,224.72
0.00	52420/KLISTA00001A	(Contributions) Klinakis, Stanley - Accumulation			2,040.00
	52850	Transfers In			
(375.18)	52850/KLIGEO00001A	(Transfers In) Klinakis, Georgia Anne - Accumulation			0.00
(373.46)	52850/KLINIC00001A	(Transfers In) Klinakis, Nicole Deanne - Accumulation			0.00
	53100	Share of Profit/(Loss)			
21,183.71	53100/KLIANT00001A	(Share of Profit/(Loss)) Klinakis, Anthea Georgia - Accumulation			345,923.60
2,914.72	53100/KLIGEO00001A	(Share of Profit/(Loss)) Klinakis, Georgia Anne - Accumulation			55,222.98
2,562.27	53100/KLINIC00001A	(Share of Profit/(Loss)) Klinakis, Nicole Deanne - Accumulation			41,963.22
20,806.62	53100/KLISTA00001A	(Share of Profit/(Loss)) Klinakis, Stanley - Accumulation			336,875.76
	53330	Income Tax			
0.00	53330/KLIANT00001A	(Income Tax) Klinakis, Anthea Georgia - Accumulation			699.30
0.00	53330/KLIGEO00001A	(Income Tax) Klinakis, Georgia Anne - Accumulation			111.64
0.00	53330/KLINIC00001A	(Income Tax) Klinakis, Nicole Deanne - Accumulation			84.82
0.00	53330/KLISTA00001A	(Income Tax) Klinakis, Stanley - Accumulation			681.01
	53800	Contributions Tax			
0.00	53800/KLIANT00001A	(Contributions Tax) Klinakis, Anthea Georgia - Accumulation		351.00	
0.00	53800/KLIGEO00001A	(Contributions Tax) Klinakis, Georgia Anne - Accumulation		1,233.72	
0.00	53800/KLISTA00001A	(Contributions Tax) Klinakis, Stanley - Accumulation		306.00	
	60400	Bank Accounts			
79,598.82	60400/NAB287133002	NAB Cheque Account #3002		26,280.96	
3,055.09	64100	Borrowing Costs		1,638.19	
36.00	68000	Sundry Debtors			0.00

Klinakis Family Superannuation Fund

Trial Balance

As at 30 June 2022

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	77250	Real Estate Properties (Australian - Non Residential)			
	77250/15/14BROWN	Lot 15, 14 Browning Street, South Brisbane QLD 4101	1.0000	90,000.00	
1,046,269.81	77250/7/14BROWN	Lot 7, 14 Browning Street, South Brisbane QLD 4101	1.0000	1,800,000.00	
(600,000.00)	80600	NAB Markets Loan #9099			0.00
(188.21)	84000	GST Payable/Refundable			189.36
1,447.00	85000	Income Tax Payable/Refundable		5,660.05	
	85500	Limited Recourse Borrowing Arrangements			
	85500/NAB9174	NAB Markets Loan 9174			590,000.00
(700.00)	86000	PAYG Payable			5,358.00
0.00	88000	Sundry Creditors			5,737.00
				2,750,066.38	2,750,066.38

Current Year Profit/(Loss): 793,090.28

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C. TAX RETURN

Self-managed superannuation fund annual return

2022

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 2022 (NAT 71287).

Return year

The Self-managed superannuation fund annual return instructions 2022 (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 (NAT3036).

Section A: Fund information

1 Tax file number (TFN)

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)

3 Australian business number (ABN) (if applicable)

4 Current postal address

5 Annual return status

Is this an amendment to the SMSF's 2022 return?

 A N

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

 B N

6 SMSF auditor

Auditor's name

Title

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Use Agent
address details?

Postal address

Date audit was completed

 A

Was Part A of the audit report qualified?

 B N

Was Part B of the audit report qualified?

 C N

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

 D

Sensitive (when completed)

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 Fund account number

Fund account name

I would like my tax refunds made to this account. Y Print Y for yes or N for no. If Yes, Go to C.

B Financial institution account details for tax refunds

Use Agent Trust Account? N

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.

8 Status of SMSF

Australian superannuation fund

A Y

Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts?

C Y

Fund's tax file number (TFN)

Fund benefit structure B A Code

9 Was the fund wound up during the income year?

N Print Y for yes or N for no.

If yes, provide the date on which the fund was wound up Day Month Year

Have all tax lodgment and payment obligations been met?

10 Exempt current pension income

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

N Print Y for yes or N for no.

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.

If No, Go to Section B: Income

If Yes Exempt current pension income amount A

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 Print Y for yes

Did the fund have any other income that was assessable? E Print Y for yes or N for no. If Yes, go to Section B: Income

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** **N** Print **Y** for yes or **N** for no.

Have you applied an exemption or rollover? **M** **N** Print **Y** for yes or **N** for no. Code

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 2022.

Net capital gain **A**

Gross rent and other leasing and hiring income **B**

Gross interest **C**

Forestry managed investment scheme income **X**

Gross foreign income **D1** Net foreign income **D** Loss

Australian franking credits from a New Zealand company **E**

Transfers from foreign funds **F** Number

Gross payments where ABN not quoted **H** Loss

Gross distribution from partnerships **I** Loss

* Unfranked dividend amount **J**

* Franked dividend amount **K**

* Dividend franking credit **L**

* Gross trust distributions **M** Code

Calculation of assessable contributions

Assessable employer contributions **R1**

plus Assessable personal contributions **R2**

plus #*No-TFN-quoted contributions **R3**
(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST **R6**

Assessable contributions (R1 plus R2 plus R3 less R6) **R**

Calculation of non-arm's length income

* Net non-arm's length private company dividends **U1**

plus * Net non-arm's length trust distributions **U2**

plus * Net other non-arm's length income **U3**

Net non-arm's length income (subject to 45% tax rate) (U1 plus U2 plus U3) **U**

#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 **W** Loss
(Sum of labels A to U)

Exempt current pension income **Y**

TOTAL ASSESSABLE INCOME **V** Loss
(W less Y)

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 23,926	A2	
Interest expenses overseas	B1	B2	
Capital works expenditure	D1	D2	
Decline in value of depreciating assets	E1	E2	
Insurance premiums – members	F1	F2	
SMSF auditor fee	H1	H2	
Investment expenses	I1 3,125	I2	
Management and administration expenses	J1 4,454	J2	
Forestry managed investment scheme expense	U1	U2	
Other amounts	L1	L2	
Tax losses deducted	M1 39,460		
	Code <input type="text"/>		Code <input type="text"/>

TOTAL DEDUCTIONS	N 70,965	(Total A1 to M1)
TOTAL NON-DEDUCTIBLE EXPENSES	Y 0	(Total A2 to L2)
#TAXABLE INCOME OR LOSS	O 2,093	Loss <input type="text"/>
(TOTAL ASSESSABLE INCOME		less
TOTAL DEDUCTIONS)		
TOTAL SMSF EXPENSES	Z 70,965	(N plus Y)

B4

D8

B12

#This is a mandatory label.

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 2022 on how to complete the calculation statement.

#Taxable income	A 2,093	(an amount must be included even if it is zero)
#Tax on taxable income	T1 313.95	(an amount must be included even if it is zero)
#Tax on no-TFN-quoted contributions	J 0.00	(an amount must be included even if it is zero)
Gross tax	B 313.95	(T1 plus J)

Foreign income tax offset C1 <input type="text"/>	Non-refundable non-carry forward tax offsets
Rebates and tax offsets C2 <input type="text"/>	
	C <input type="text" value="0.00"/> (C1 plus C2)

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

Early stage venture capital limited partnership tax offset D1 <input type="text"/>	Non-refundable carry forward tax offsets
Early stage venture capital limited partnership tax offset carried forward from previous year D2 <input type="text"/>	
Early stage investor tax offset D3 <input type="text"/>	
Early stage investor tax offset carried forward from previous year D4 <input type="text"/>	
	D <input type="text" value="0.00"/> (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 <input type="text"/>	Refundable tax offsets
No-TFN tax offset E2 <input type="text"/>	
National rental affordability scheme tax offset E3 <input type="text"/>	
Exploration credit tax offset E4 <input type="text"/>	
	E <input type="text" value="0.00"/> (E1 plus E2 plus E3 plus E4)

#TAX PAYABLE T5
(T3 less E - cannot be less than zero)

Section 102AAM interest charge
G

B12

Fund's tax file number (TFN)

Credit for interest on early payments – amount of interest
H1

Credit for tax withheld – foreign resident withholding (excluding capital gains)
H2

Credit for tax withheld – where ABN or TFN not quoted (non-individual)
H3

Credit for TFN amounts withheld from payments from closely held trusts
H5

Credit for interest on no-TFN tax offset
H6

Credit for foreign resident capital gains withholding amounts
H8

Eligible credits
H
 (H1 plus H2 plus H3 plus H5 plus H6 plus H8)

B12

#Tax offset refunds **I**
 (Remainder of refundable tax offsets) (unused amount from label E- an amount must be included even if it is zero)

PAYG instalments raised
K

Supervisory levy
L

Supervisory levy adjustment for wound up funds
M

Supervisory levy adjustment for new funds
N

Total amount of tax refundable **S**
 (T5 plus G less H less I less K plus L less M plus N)

#This is a mandatory label.

Section E: Losses

14 Losses

If total loss is greater than \$100,000, complete and attach a Losses schedule 2022.

Tax losses carried forward to later income years **U**

Net capital losses carried forward to later income years **V**

	Net capital losses brought forward from prior years	Net capital losses carried forward to later income years
Non-Collectables	<input type="text" value="0"/>	<input type="text" value="0"/>
Collectables	<input type="text" value="0"/>	<input type="text" value="0"/>

Section F / Section G: **Member Information**

See the Privacy note in the Declaration.

Title	Mrs	Member'sTFN	486 705 591	Member	1
Family name	KLINAKIS			Account status	
First given name	ANTHEA			<input type="radio"/>	Code
Other given names	GEORGIA				
Date of birth	02/05/1960	If deceased, date of death			

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

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	<input type="text" value="585,239.78"/>	
Retirement phase account balance - Non CDBIS	S2	<input type="text" value="0.00"/>	
Retirement phase account balance - CDBIS	S3	<input type="text" value="0.00"/>	
<input type="text" value="0"/> TRIS Count			

Allocated earnings or losses Loss
O

Inward rollovers and transfers
P

Outward rollovers and transfers
Q

Lump Sum payments Code
R1

Income stream payments Code
R2

CLOSING ACCOUNT BALANCE **S**
(S1 plus S2 plus S3)

Accumulation phase value **X1**

Retirement phase value **X2**

Outstanding limited recourse borrowing arrangement amount **Y**

B17

Fund's tax file number (TFN)

		See the Privacy note in the Declaration.	Member
Title	Miss	Member'sTFN	385 779 268
Family name	KLINAKIS		2
First given name	GEORGIA	Account status	0 Code
Other given names	ANNE		
Date of birth	24/06/1996	If deceased, date of death	

Contributions

OPENING ACCOUNT BALANCE 34,535.70

Refer to instructions for completing these labels.	Proceeds from primary residence disposal
Employer contributions	H
A 8,224.72	Receipt date
ABN of principal employer	H1
A1	Assessable foreign superannuation fund amount
Personal contributions	I
B	Non-assessable foreign superannuation fund amount
CGT small business retirement exemption	J
C	Transfer from reserve: assessable amount
CGT small business 15-year exemption amount	K
D	Transfer from reserve: non-assessable amount
Personal injury election	L
E	Contributions from non-complying funds and previously non-complying funds
Spouse and child contributions	T
F	Any other contributions (including Super Co-contributions and low Income Super Amounts)
Other third party contributions	M
G	
TOTAL CONTRIBUTIONS N 8,224.72	
(Sum of labels A to M)	

B21

Other transactions

Accumulation phase account balance	S1 96,861.32	Allocated earnings or losses	O 54,100.90	Loss
Retirement phase account balance - Non CDBIS	S2 0.00	Inward rollovers and transfers	P	
Retirement phase account balance - CDBIS	S3 0.00	Outward rollovers and transfers	Q	
		Lump Sum payments	R1	Code
		Income stream payments	R2	Code
0 TRIS Count	CLOSING ACCOUNT BALANCE S 96,861.32			
	(S1 plus S2 plus S3)	Accumulation phase value	X1	
		Retirement phase value	X2	
		Outstanding limited recourse borrowing arrangement amount	Y	

Sensitive (when completed)

See the Privacy note in the Declaration.

Title Member'sTFN Member

Family name Account status Code

First given name

Other given names

Date of birth If deceased, date of death

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

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 Loss

O

Inward rollovers and transfers

P

Outward rollovers and transfers

Q

Lump Sum payments Code

R1

Income stream payments Code

R2

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**

B19

See the Privacy note in the Declaration.

Title Member'sTFN Member

Family name Account status Code

First given name

Other given names

Date of birth If deceased, date of death

Contributions

OPENING ACCOUNT BALANCE

Refer to instructions for completing these labels.

Employer contributions

ABN of principal employer

Personal contributions

CGT small business retirement exemption

CGT small business 15-year exemption amount

Personal injury election

Spouse and child contributions

Other third party contributions

Proceeds from primary residence disposal

Receipt date

Assessable foreign superannuation fund amount

Non-assessable foreign superannuation fund amount

Transfer from reserve: assessable amount

Transfer from reserve: non-assessable amount

Contributions from non-complying funds and previously non-complying funds

Any other contributions (including Super Co-contributions and low Income Super Amounts)

TOTAL CONTRIBUTIONS
(Sum of labels A to M)

Other transactions

Accumulation phase account balance

Retirement phase account balance - Non CDBIS

Retirement phase account balance - CDBIS

TRIS Count

Allocated earnings or losses Loss

Inward rollovers and transfers

Outward rollovers and transfers

Lump Sum payments Code

Income stream payments Code

CLOSING ACCOUNT BALANCE
(S1 plus S2 plus S3)

Accumulation phase value

Retirement phase value

Outstanding limited recourse borrowing arrangement amount

B15

Section H: **Assets and liabilities**

15 ASSETS

15a Australian managed investments

Listed trusts	A	<input type="text"/>
Unlisted trusts	B	<input type="text"/>
Insurance policy	C	<input type="text"/>
Other managed investments	D	<input type="text"/>

15b Australian direct investments

Cash and term deposits	E	<input type="text" value="26,281"/>
Debt securities	F	<input type="text"/>
Loans	G	<input type="text"/>
Listed shares	H	<input type="text"/>
Unlisted shares	I	<input type="text"/>

Limited recourse borrowing arrangements	
Australian residential real property	J1 <input type="text"/>
Australian non-residential real property	J2 <input type="text" value="1,800,000"/>
Overseas real property	J3 <input type="text"/>
Australian shares	J4 <input type="text"/>
Overseas shares	J5 <input type="text"/>
Other	J6 <input type="text"/>
Property count	J7 <input type="text" value="1"/>

Limited recourse borrowing arrangements	J	<input type="text" value="1,800,000"/>
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Non-residential real property	K	<input type="text" value="90,000"/>
Residential real property	L	<input type="text"/>
Collectables and personal use assets	M	<input type="text"/>
Other assets	O	<input type="text" value="7,298"/>

B3

15c Other investments

Crypto-Currency	N	<input type="text"/>
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15d Overseas direct investments

Overseas shares	P	<input type="text"/>
Overseas non-residential real property	Q	<input type="text"/>
Overseas residential real property	R	<input type="text"/>
Overseas managed investments	S	<input type="text"/>
Other overseas assets	T	<input type="text"/>

TOTAL AUSTRALIAN AND OVERSEAS ASSETS (Sum of labels A to T)	U	<input type="text" value="1,923,579"/>
---	----------	--

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** Print **Y** for yes or **N** for no.

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** Print **Y** for yes or **N** for no.

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** Print **Y** for yes or **N** for no.

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements		V1	<input type="text" value="590,000"/>
Permissible temporary borrowings		V2	<input type="text"/>
Other borrowings		V3	<input type="text"/>
		Borrowings	V <input type="text" value="590,000"/>
Total member closing account balances (total of all CLOSING ACCOUNT BALANCEs from Sections F and G)		W	<input type="text" value="1,322,295"/>
Reserve accounts		X	<input type="text"/>
Other liabilities		Y	<input type="text" value="11,284"/>
TOTAL LIABILITIES		Z	<input type="text" value="1,923,579"/>

B3

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains **H**

Total TOFA losses **I**

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 2021–22 income year, write 2022). **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 2022. **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 2022 for each election. **C**

If revoking an interposed entity election, print R, and complete and attach the Interposed entity election or revocation 2022. **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 Mr

Family name KLINAKIS

First given name STANLEY

Other given names

Phone number Area code 07 Number 32189888

Email address stan@pulsetravel.com.au

Non-individual trustee name (if applicable) KLINAKIS SUPER PTY LTD

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 2022 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 Mr

Family name VALASSAKIS

First given name NICHOLAS

Other given names

Tax agent's practice THE MATADOR GROUP

Tax agent's phone number Area code 07 Number 32189888

Tax agent number

Reference number KLIN0004

Sensitive (when completed)

ODYSSEY ODYSSEY ODYSSEY
Odyssey Odyssey Odyssey
Odyssey Odyssey Odyssey



D. PRIOR YEAR INFORMATION

KLINAKIS FAMILY SUPERANNUATION FUND

Trial Balance at 30/06/2021

Printed: Monday 20 February, 2023 @ 16:50:38

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	242	Employer Contributions - Concessional			
(7,220.00)	242/002	Klinakis, Anthea Georgia			3,790.50
(2,082.70)	242/004	Klinakis, Georgia Anne			4,216.05
	260	Member/Personal Contributions - Concessional (Taxable)			
(1,415.00)	260/002	Klinakis, Anthea Georgia			
	261	Member/Personal Contributions - Non Concessional (Undeducted)			
(15,000.00)	261/001	Klinakis, Stanley			
	263	Other Contributions - Non Taxable			
(500.00)	263/003	Klinakis, Nicole Deanne			
	280	Rent Received			
(107,589.10)	280/001	Lot 7, 14 Browning Street, South Brisbane QLD 4101			
	285	Transfers In - Preserved/Taxable			
	285/003	Klinakis, Nicole Deanne			28.14
	285/004	Klinakis, Georgia Anne			375.18
	286	Transfers In - Preserved/Tax Free			
	286/003	Klinakis, Nicole Deanne			345.32
3,187.50	301	Accountancy Fees		3,453.12	
2,717.00	302	Administration Costs		1,956.00	
518.00	304	ATO Supervisory Levy		259.00	
440.00	307	Auditor's Remuneration		440.00	
1,201.20	315	Bank Charges		1,200.00	
1,416.90	316	Borrowing Costs		1,416.90	
26,834.23	379	Interest Paid		20,570.03	
	425	Rental Property Expenses			
	425/002	Council Rates		4,094.30	
4,559.70	425/005	Land Tax		4,559.70	
	425/006	Strata Levy		9,518.27	
9,587.52	425/009	Advertising Fees			
3,338.98	425/010	Legal Fees			
9,675.90	485	Income Tax Expense			
70,329.87	490	Profit/Loss Allocation Account			38,712.13
	501	Klinakis, Stanley (Accumulation)			
(85,502.49)	501/001	Opening Balance - Preserved/Taxable			105,562.01
(130,385.00)	501/002	Opening Balance - Preserved/Tax Free			145,385.00
(15,000.00)	501/016	Member/Personal Contributions - Preserved			
(23,599.45)	501/031	Share of Profit/(Loss) - Preserved/Taxable		20,806.62	
3,539.93	501/053	Income Tax - Preserved/Taxable			
	502	Klinakis, Anthea Georgia (Accumulation)			
(223,653.12)	502/001	Opening Balance - Preserved/Taxable			251,536.09
(1,985.00)	502/002	Opening Balance - Preserved/Tax Free			1,985.00
(7,220.00)	502/011	Employer Contributions - Concessional			3,790.50
(1,415.00)	502/016	Member/Personal Contributions - Preserved			
(24,168.51)	502/031	Share of Profit/(Loss) - Preserved/Taxable		21,183.71	

KLINAKIS FAMILY SUPERANNUATION FUND

Trial Balance at 30/06/2021

Printed: Monday 20 February, 2023 @ 16:50:38

Last Year	Account	Account Name	Units	Debits \$	Credits \$
1,295.25	502/051	Contributions Tax - Preserved			
3,625.29	502/053	Income Tax - Preserved/Taxable			
	503	Klinakis, Nicole Deanne (Accumulation)			
(22,226.53)	503/001	Opening Balance - Preserved/Taxable			24,725.95
(5,677.40)	503/002	Opening Balance - Preserved/Tax Free			6,177.40
(500.00)	503/019	Other Contributions - Non Taxable			
	503/021	Transfers In - Preserved/Taxable			28.14
	503/022	Transfers In - Preserved/Tax Free			345.32
(2,940.50)	503/031	Share of Profit/(Loss) - Preserved/Taxable		2,562.27	
441.08	503/053	Income Tax - Preserved/Taxable			
	504	Klinakis, Georgia Anne (Accumulation)			
(27,461.23)	504/001	Opening Balance - Preserved/Taxable			31,849.19
(1,010.00)	504/002	Opening Balance - Preserved/Tax Free			1,010.00
(2,082.70)	504/011	Employer Contributions - Concessional			4,216.05
	504/021	Transfers In - Preserved/Taxable			375.18
(3,079.61)	504/031	Share of Profit/(Loss) - Preserved/Taxable		2,914.72	
312.41	504/051	Contributions Tax - Preserved			
461.94	504/053	Income Tax - Preserved/Taxable			
126,946.66	604	NAB Cheque Account #3002		79,598.82	
4,471.99	641	Borrowing Costs		3,055.09	
73.00	680	Sundry Debtors		36.00	
	772	Real Estate Properties (Australian)			
1,046,269.81	772/001	Lot 7, 14 Browning Street, South Brisbane QLD 4101	1.0000	1,046,269.81	
(600,000.00)	806	NAB Markets Loan #9099			600,000.00
(115.92)	840	GST Payable/Refundable			188.21
	850	Income Tax Payable			
(9,675.90)	850/001	Income Tax Payable			
261.00	850/004	Tax Instalments Paid		1,447.00	
	860	PAYG Payable			700.00
0.00				1,225,341.36	1,225,341.36

Current Year Profit/(Loss): \$(38,712.13)

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)

Return year

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 (NAT3036).

Section A: Fund information

1 Tax file number (TFN)

The Tax Office 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)

3 Australian business number (ABN)

4 Current postal address

5 Annual return status

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

 A N

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

 B N

6 SMSF auditor

Auditor's name

Title

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Use Agent address details?

Postal address

Date audit was completed

 A

Was Part A of the audit report qualified?

 B N

Was Part B of the audit report qualified?

 C N

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

 D

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 (must be six digits) Fund account number

Fund account name (for example, J&Q Citizen ATF J&Q Family SF)

I would like my tax refunds made to this account. Y Print Y for yes or N for no. If Yes, Go to C.

B Financial institution account details for tax refunds

Use Agent Trust Account? N

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

BSB number Account number

Fund account name (for example, J&Q Citizen ATF J&Q Family SF)

C Electronic service address alias

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

8 Status of SMSF

Australian superannuation fund

A Y

Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Contribution?

C Y

Fund's tax file number (TFN)

Fund benefit structure B A Code

9 Was the fund wound up during the income year?

N Print Y for yes or N for no.

If yes, provide the date on which fund was wound up Day Month Year

Have all tax lodgment and payment obligations been met?

10 Exempt current pension income

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

N Print Y for yes or N for no.

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

If No, Go to Section B: Income

If Yes Exempt current pension income amount A

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 Print Y for yes

Did the fund have any other income that was assessable? E Print Y for yes or N for no. If Yes, go to Section B: Income

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** **N** Print **Y** for yes or **N** for no.

Have you applied an exemption or rollover? **M** **N** Print **Y** for yes or **N** for no. Code

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

Net capital gain **A**

Gross rent and other leasing and hiring income **B**

Gross interest **C**

Forestry managed investment scheme income **X**

Gross foreign income **D1** Net foreign income **D** Loss

Australian franking credits from a New Zealand company **E**

Transfers from foreign funds **F** Number

Gross payments where ABN not quoted **H**

Gross distribution from partnerships **I** Loss

* Unfranked dividend amount **J**

* Franked dividend amount **K**

* Dividend franking credit **L**

* Gross trust distributions **M** Code

Calculation of assessable contributions

Assessable employer contributions **R1**

plus Assessable personal contributions **R2**

plus *No-TFN-quoted contributions **R3**
(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST **R6**

Assessable contributions (R1 plus R2 plus R3 less R6) **R**

Calculation of non-arm's length income

* Net non-arm's length private company dividends **U1**

plus * Net non-arm's length trust distributions **U2**

plus * Net other non-arm's length income **U3**

Net non-arm's length income (subject to 45% tax rate) (U1 plus U2 plus U3) **U**

#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 **W** Loss
(Sum of labels A to U)

Exempt current pension income **Y**

TOTAL ASSESSABLE INCOME **V** Loss
(W less Y)

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 style="width: 100%;" type="text" value="20,570"/>		A2 <input style="width: 100%;" type="text"/>
Interest expenses overseas	B1 <input style="width: 100%;" type="text"/>		B2 <input style="width: 100%;" type="text"/>
Capital works expenditure	D1 <input style="width: 100%;" type="text"/>		D2 <input style="width: 100%;" type="text"/>
Decline in value of depreciating assets	E1 <input style="width: 100%;" type="text"/>		E2 <input style="width: 100%;" type="text"/>
Insurance premiums – members	F1 <input style="width: 100%;" type="text"/>		F2 <input style="width: 100%;" type="text"/>
SMSF auditor fee	H1 <input style="width: 100%;" type="text" value="440"/>		H2 <input style="width: 100%;" type="text"/>
Investment expenses	I1 <input style="width: 100%;" type="text" value="18,172"/>		I2 <input style="width: 100%;" type="text"/>
Management and administration expenses	J1 <input style="width: 100%;" type="text" value="8,285"/>		J2 <input style="width: 100%;" type="text"/>
Forestry managed investment scheme expense	U1 <input style="width: 100%;" type="text"/>		U2 <input style="width: 100%;" type="text"/>
Other amounts	L1 <input style="width: 80%;" type="text"/> <small>Code</small> <input style="width: 10%;" type="text"/>		L2 <input style="width: 80%;" type="text"/> <small>Code</small> <input style="width: 10%;" type="text"/>
Tax losses deducted	M1 <input style="width: 100%;" type="text"/>		
TOTAL DEDUCTIONS			TOTAL NON-DEDUCTIBLE EXPENSES
	N <input style="width: 100%;" type="text" value="47,467"/> (Total A1 to M1)		Y <input style="width: 100%;" type="text" value="0"/> (Total A2 to L2)
#TAXABLE INCOME OR LOSS			TOTAL SMSF EXPENSES
	O <input style="width: 100%;" type="text" value="39,460"/> <small>Loss</small> <input style="width: 10%;" type="text" value="L"/>		Z <input style="width: 100%;" type="text" value="47,467"/> (N plus Y)
(TOTAL ASSESSABLE INCOME			
TOTAL DEDUCTIONS)			

#This is a mandatory label.

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 <input style="width: 100%;" type="text" value="0"/>	(an amount must be included even if it is zero)
#Tax on taxable income	T1 <input style="width: 100%;" type="text" value="0.00"/>	(an amount must be included even if it is zero)
#Tax on no-TFN-quoted contributions	J <input style="width: 100%;" type="text" value="0.00"/>	(an amount must be included even if it is zero)
Gross tax	B <input style="width: 100%;" type="text" value="0.00"/>	(T1 plus J)

Foreign income tax offset C1 <input type="text"/>	Non-refundable non-carry forward tax offsets
Rebates and tax offsets C2 <input type="text"/>	
	C <input type="text" value="0.00"/> (C1 plus C2)

SUBTOTAL 1

T2
(B less C –cannot be less than zero)

Early stage venture capital limited partnership tax offset D1 <input type="text"/>	Non-refundable carry forward tax offsets
Early stage venture capital limited partnership tax offset carried forward from previous year D2 <input type="text"/>	
Early stage investor tax offset D3 <input type="text"/>	
Early stage investor tax offset carried forward from previous year D4 <input type="text"/>	
	D <input type="text" value="0.00"/> (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 <input type="text"/>	Refundable tax offsets
No-TFN tax offset E2 <input type="text"/>	
National rental affordability scheme tax offset E3 <input type="text"/>	
Exploration credit tax offset E4 <input type="text"/>	
	E <input type="text" value="0.00"/> (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)

Credit for interest on early payments – amount of interest

H1

Credit for tax withheld – foreign resident withholding (excluding capital gains)

H2

Credit for tax withheld – where ABN or TFN not quoted (non-individual)

H3

Credit for TFN amounts withheld from payments from closely held trusts

H5

Credit for interest on no-TFN tax offset

H6

Credit for foreign resident capital gains withholding amounts

H8

Eligible credits

H

(H1 plus H2 plus H3 plus H5 plus H6 plus H8)

#Tax offset refunds

(Remainder of refundable tax offsets).

I

(unused amount from label E- an amount must be included even if it is zero)

PAYG instalments raised

K

Supervisory levy

L

Supervisory levy adjustment for wound up funds

M

Supervisory levy adjustment for new funds

N

Total amount of tax refundable

S

(T5 plus G less H less I less K plus L less M plus N)

#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.

Tax losses carried forward to later income years

U

Net capital losses carried forward to later income years

V

Net capital losses brought forward from prior years

Net capital losses carried forward to later income years

Non-Collectables	<input type="text"/>
Collectables	<input type="text"/>

<input type="text"/>	0
<input type="text"/>	0

Section F / Section G: Member Information

In Section F / G report all current members in the fund at 30 June.
Use Section F / G to report any former members or deceased members who held an interest in the fund at any time during the income year.

Title	Mrs	See the Privacy note in the Declaration.	Member Number
Family name	KLINAKIS	Member'sTFN	486 705 591
First given name	ANTHEA		1
Other given names	GEORGIA		Account status
Date of birth	02/05/1960	If deceased, date of death	<input type="checkbox"/> Code

Contributions

OPENING ACCOUNT BALANCE 253,521.00

Refer to instructions for completing these labels

Employer contributions
A 3,790.00

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

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 Contributions)

M

TOTAL CONTRIBUTIONS **N** 3,790.00

(Sum of labels A to M)

Other transactions

Accumulation phase account balance
S1 236,127.00

Retirement phase account balance - Non CDBIS
S2 0.00

Retirement phase account balance - CDBIS
S3 0.00

TRIS Count

Allocated earnings or losses **O** 21,184.00 Loss

Inward rollovers and transfers **P**

Outward rollovers and transfers **Q**

Lump Sum payment **R1**

Income stream payment **R2**

CLOSING ACCOUNT BALANCE **S** 236,127.00

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)

Title		Miss	See the Privacy note in the Declaration.	Member's TFN	385 779 268	Member Number	2
Family name		KLINAKIS				Account status	<input type="radio"/> Code
First given name		GEORGIA					
Other given names		ANNE					
Date of birth		24/06/1996		If deceased, date of death			

Contributions

OPENING ACCOUNT BALANCE 32,859.00

Refer to instructions for completing these labels

Employer contributions **A** 4,216.00

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**

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 Contributions) **M**

TOTAL CONTRIBUTIONS **N** 4,216.00 (Sum of labels A to M)

Other transactions

Accumulation phase account balance **S1** 34,535.00

Retirement phase account balance - Non CDBIS **S2** 0.00

Retirement phase account balance - CDBIS **S3** 0.00

TRIS Count

Allocated earnings or losses **O** 2,915.00 Loss **L**

Inward rollovers and transfers **P** 375.00

Outward rollovers and transfers **Q** Code

Lump Sum payment **R1** Code

Income stream payment **R2** Code

CLOSING ACCOUNT BALANCE **S** 34,535.00 S1 plus S2 plus S3

Accumulation phase value **X1**

Retirement phase value **X2**

Outstanding limited recourse borrowing arrangement amount **Y**

		See the Privacy note in the Declaration.	Member Number
Title	Miss	Member'sTFN	345 800 254
Family name	KLINAKIS		3
First given name	NICOLE		Account status
Other given names	DEANNE		<input type="radio"/> Code
Date of birth	22/03/1993	If deceased, date of death	

Contributions

OPENING ACCOUNT BALANCE 30,903.00

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**

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 Contributions) **M**

TOTAL CONTRIBUTIONS **N** 0.00 (Sum of labels A to M)

Other transactions

Accumulation phase account balance **S1** 28,714.00

Retirement phase account balance - Non CDBIS **S2** 0.00

Retirement phase account balance - CDBIS **S3** 0.00

TRIS Count

Allocated earnings or losses **O** 2,562.00 Loss L

Inward rollovers and transfers **P** 373.00

Outward rollovers and transfers **Q**

Lump Sum payment **R1** Code

Income stream payment **R2** Code

CLOSING ACCOUNT BALANCE **S** 28,714.00 S1 plus S2 plus S3

Accumulation phase value **X1**

Retirement phase value **X2**

Outstanding limited recourse borrowing arrangement amount **Y**

Title		Mr	See the Privacy note in the Declaration.	Member's TFN	487 186 652	Member Number	4
Family name		KLINAKIS				Account status	<input type="radio"/> Code
First given name		STANLEY					
Other given names							
Date of birth		08/11/1961	If deceased, date of death				

Contributions

OPENING ACCOUNT BALANCE 250,947.00

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**

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 Contributions) **M**

TOTAL CONTRIBUTIONS **N** 0.00 (Sum of labels A to M)

Other transactions

Accumulation phase account balance **S1** 230,140.00

Retirement phase account balance - Non CDBIS **S2** 0.00

Retirement phase account balance - CDBIS **S3** 0.00

TRIS Count

Allocated earnings or losses **O** 20,807.00 Loss **L**

Inward rollovers and transfers **P**

Outward rollovers and transfers **Q**

Lump Sum payment **R1** Code

Income stream payment **R2** Code

CLOSING ACCOUNT BALANCE **S** 230,140.00 S1 plus S2 plus S3

Accumulation phase value **X1**

Retirement phase value **X2**

Outstanding limited recourse borrowing arrangement amount **Y**

Section H: **Assets and liabilities**

15 ASSETS

15a Australian managed investments

Listed trusts	A	<input type="text"/>
Unlisted trusts	B	<input type="text"/>
Insurance policy	C	<input type="text"/>
Other managed investments	D	<input type="text"/>

15b Australian direct investments

Cash and term deposits	E	<input type="text" value="79,599"/>
Debt securities	F	<input type="text"/>
Loans	G	<input type="text"/>
Listed shares	H	<input type="text"/>
Unlisted shares	I	<input type="text"/>

Limited recourse borrowing arrangements	
Australian residential real property	J1 <input type="text"/>
Australian non-residential real property	J2 <input type="text" value="1,046,270"/>
Overseas real property	J3 <input type="text"/>
Australian shares	J4 <input type="text"/>
Overseas shares	J5 <input type="text"/>
Other	J6 <input type="text"/>
Property count	J7 <input type="text" value="1"/>

Limited recourse borrowing arrangements	J	<input type="text" value="1,046,270"/>
---	----------	--

Non-residential real property	K	<input type="text"/>
Residential real property	L	<input type="text"/>
Collectables and personal use assets	M	<input type="text"/>
Other assets	O	<input type="text" value="3,650"/>

15c Other investments

Crypto-Currency	N	<input type="text"/>
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15d Overseas direct investments

Overseas shares	P	<input type="text"/>
Overseas non-residential real property	Q	<input type="text"/>
Overseas residential real property	R	<input type="text"/>
Overseas managed investments	S	<input type="text"/>
Other overseas assets	T	<input type="text"/>

TOTAL AUSTRALIAN AND OVERSEAS ASSETS (Sum of labels A to T)	U	<input type="text" value="1,129,519"/>
---	----------	--

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** **N** Print **Y** for yes or **N** for no.

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** **Y** Print **Y** for yes or **N** for no.

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** **N** Print **Y** for yes or **N** for no.

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements		V1	<input type="text" value="600,000"/>
Permissible temporary borrowings		V2	<input type="text"/>
Other borrowings		V3	<input type="text"/>
			Borrowings V <input type="text" value="600,000"/>
Total member closing account balances (total of all CLOSING ACCOUNT BALANCEs from Sections F and G)		W	<input type="text" value="529,519"/>
Reserve accounts		X	<input type="text"/>
Other liabilities		Y	<input type="text"/>
TOTAL LIABILITIES		Z	<input type="text" value="1,129,519"/>

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains	H	<input type="text"/>
Total TOFA losses	I	<input type="text"/>

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 (if required) 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

Area code Number

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

Area code Number

Tax agent's phone number

Tax agent number

Reference number

Sensitive (when completed)

Member's Statement
KLINAKIS FAMILY SUPERANNUATION FUND

MR STANLEY KLINAKIS
28 KNEALE STREET
HOLLAND PARK WEST QLD 4121

The Trustee of the above named fund wishes to advise you of the circumstances of your entitlement in the Fund at 30 June 2021 and for the reporting period 1 July 2020 to 30 June 2021.

Your Details		Your Balance	
Date of Birth	8 November 1961	Total Benefits	\$230,140.39
Tax File Number	Provided	Comprising:	
Date Joined Fund	11 June 2018	- Preserved	\$230,140.39
Service Period Start Date	30 May 1989	- Restricted Non Preserved	
Date Left Fund		- Unrestricted Non Preserved	
Member Mode	Accumulation	Including:	
Account Description	Accumulation	- Tax Free Component	\$145,385.00
Current Salary		- Taxable Component	\$84,755.39
Vested Amount	\$230,140.39		
Insured Death Benefit			
Total Death Benefit	\$230,140.39		
Disability Benefit			
Nominated Beneficiaries			

Your Detailed Account	Preserved	Restricted Non Preserved	Unrestricted Non Preserved	Total
Opening Balance at 1 July 2020	250,947.01			250,947.01
<u>Add: Increases to Member's Account</u> <u>During the Period</u>				
Concessional Contributions				
Non-Concessional Contributions				
Other Contributions				
Govt Co-Contributions				
Employer Contributions - No TFN				
Proceeds of Insurance Policies				
Share of Net Income/(Loss) for period	(20,806.62)			(20,806.62)
Transfers in and transfers from reserves				
	(20,806.62)			(20,806.62)
	230,140.39			230,140.39
<u>Less: Decreases to Member's Account</u> <u>During the Period</u>				
Benefits/Pensions Paid				
Contributions Tax				
Income Tax				
No TFN Excess Contributions Tax				
Division 293 Tax				
Excess Contributions Tax				
Refund Excess Contributions				
Insurance Policy Premiums Paid				
Management Fees				
Share of fund expenses				
Transfers out and transfers to reserves				
Member's Account Balance at 30/06/2021	230,140.39			230,140.39

Reference: KLIN0004 / 501

Availability of Other Fund Information

Other information about the Fund is available at your request from the Trustee. If you would like any further information, please contact the Trustee.

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. 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 error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Stanley Klinakis
Director

Anthea Georgia Klinakis
Director

Nicole Deanne Klinakis
Director

Georgia Anne Klinakis
Director

Statement Date: / /



Klinakis Family Superannuation Fund

BORROWING COST DEDUCTION

Year end: 30/06/2019

Borrowing costs incurred in the Year ending (i.e. 30/06/20..)

30/06/2019

The Date Borrowing costs incurred (enter dd/mm/yyyy):

27/08/2018

Detail	Amount
Borrowing cost	\$7,084.52

Borrowing costs deductions to claim in each year			
YEAR	Days per year	Amount	Closing balance
2019	308	\$1,195.63	\$5,888.89
2020	366	\$1,416.90	\$4,471.99
2021	365	\$1,416.90	\$3,055.08
2022	365	\$1,416.90	\$1,638.18
2023	365	\$1,416.90	\$221.27
2024	57	\$221.27	\$0.00
TOTAL		\$7,084.52	

=NIL



E. PREPARATION DOCUMENTS

Klinakis Family Superannuation Fund

Detailed Activity Statement Preparation

For The Period 01 July 2021 - 30 June 2022

Description	Reference	Gross(Inc GST)	GST Rate	GST
Income				
			Net (Exc GST)	
Sales				
Property Income				
Lot 7, 14 Browning Street, South Brisbane QLD 4101				
15/03/2022	Online S2665204093 tfer Klinaks S	50,000.00	100%	4,545.45
19/04/2022	Klinakis Super Pulse Travel	5,500.00	100%	500.00
02/05/2022	Klinakis Super Pulse Travel	5,500.00	100%	500.00
01/06/2022	Klinakis Super Pulse Travel	5,500.00	100%	500.00
		F157 66,500.00		\$60,454.55 6,045.45
		66,500.00		6,045.45
Total Sales	G1	66,500.00		
Total GST collected on Sales	1A			6,045.45
Expenses				
Capital Purchases				
Real Estate Properties (Australian - Non Residential)				
Lot 7, 14 Browning Street, South Brisbane QLD 4101				
16/07/2021	Online Q3403244314 32012/1 anthea klinakis	F42-44 1,390.60	100%	124.60
16/07/2021	Online X7225268814 32012/2 anthea klinakis	F46-48 1,567.70	100%	140.70
		2,958.30		265.30
		2,958.30		265.30
Total Capital Purchases	G10	2,958.30		
Non Capital Purchases				
ASIC Fees				
ASIC Fees				
27/06/2022	Online Y7213037716 inv 922934 Anthea Klinakis	F150 56.00	GST Free	0.00
		56.00		0.00
		56.00		0.00
Administration Costs				
Administration Costs				
23/08/2021	Online Q6003447128 inv 922009 anthea klinakis	F147 440.00	GST Free	0.00
18/01/2022	Online G2643908446 inv922314 Anthea Klinakis	F148 319.00	GST Free	0.00
03/06/2022	Matador Group Z9748273297 922924	F149 440.00	GST Free	0.00

Klinikis Family Superannuation Fund

Detailed Activity Statement Preparation

For The Period 01 July 2021 - 30 June 2022

Description	Reference	Gross(Inc GST)	GST Rate	GST
27/06/2022	Online Y7213037716 inv 922934 Anthea Klinikis	F150 275.00	GST Free	
		1,474.00		0.00
		1,474.00		0.00
Bank Charges				
Bank Charges				
30/07/2021	Service Fee From A/C 73-904-9099	100.00	GST Free	0.00
31/08/2021	Service Fee From A/C 73-904-9099	100.00	GST Free	0.00
30/09/2021	Service Fee From A/C 73-904-9099	100.00	GST Free	0.00
29/10/2021	Service Fee From A/C 73-904-9099	100.00	GST Free	0.00
30/11/2021	Service Fee From A/C 73-904-9099	100.00	GST Free	0.00
01/12/2021	Refundtransfee Cust Remediation 434165	(31.65)	GST Free	0.00
24/12/2021	Company Search Fees	40.00	GST Free	0.00
24/12/2021	Ppsr Fees	40.00	GST Free	0.00
24/12/2021	Service Fee From A/C 73-904-9099	100.00	GST Free	0.00
31/01/2022	Service Fee From A/C 43-095-9174	100.00	GST Free	0.00
28/02/2022	Service Fee From A/C 43-095-9174	100.00	GST Free	0.00
31/03/2022	Service Fee From A/C 43-095-9174	100.00	GST Free	0.00
29/04/2022	Service Fee From A/C 43-095-9174	100.00	GST Free	0.00
31/05/2022	Service Fee From A/C 43-095-9174	100.00	GST Free	0.00
30/06/2022	Service Fee From A/C 43-095-9174	100.00	GST Free	0.00
		F157 1,248.35		0.00
		1,248.35		0.00
Borrowing Costs				
Borrowing Costs				
30/06/2022	Borrowing cost 2022FY	D18 1,416.90	GST Free	0.00
		1,416.90		0.00
		1,416.90		0.00
Interest Paid				
Interest Paid				
01/07/2021	Interest Charged From A/C 73-904-9099	1,819.73	GST Free	0.00
02/08/2021	Interest Charged From A/C 73-904-9099	1,819.73	GST Free	0.00
01/09/2021	Interest Charged From A/C 73-904-9099	1,939.46	GST Free	0.00

Klinakis Family Superannuation Fund

Detailed Activity Statement Preparation

For The Period 01 July 2021 - 30 June 2022

Description	Reference	Gross(Inc GST)	GST Rate	GST
01/10/2021	Interest Charged From A/C 73-904-9099	1,819.73	GST Free	0.00
01/11/2021	Interest Charged From A/C 73-904-9099	1,759.07	GST Free	0.00
01/12/2021	Interest Charged From A/C 73-904-9099	1,941.04	GST Free	0.00
24/12/2021	Interest Charged From A/C 73-904-9099	1,457.75	GST Free	0.00
25/01/2022	Interest Charged From A/C 43-095-9174	1,882.93	GST Free	0.00
25/02/2022	Interest Charged From A/C 43-095-9174	1,882.93	GST Free	0.00
25/03/2022	Interest Charged From A/C 43-095-9174	1,702.09	GST Free	0.00
27/04/2022	Interest Charged From A/C 43-095-9174	1,993.28	GST Free	0.00
25/05/2022	Interest Charged From A/C 43-095-9174	1,720.77	GST Free	0.00
27/06/2022	Interest Charged From A/C 43-095-9174	2,188.13	GST Free	0.00
		F157 23,926.64		0.00
		23,926.64		0.00
Real Estate Properties (Australian - Non Residential)				
Lot 15, 14 Browning Street, South Brisbane QLD 4101				
		0.00		0.00
		0.00		0.00
Rental Property Expenses				
Advertising Fees				
04/04/2022	Internet Transfer inv592240 advert	F137/F157 3,383.94	100%	307.63
		3,383.94	\$3,076.31	307.63
Legal Fees				
16/07/2021	Online D3263288314 inv 31876/2 anthea klinakis	F39-40 50.35	100%	1.37
		50.35		1.37
		3,434.29	\$3,125.29	309.00
Total Non Capital Purchases	G11	31,556.18		
Total GST Paid on Purchases	1B			574.30

BAS Summary

Total Sales	G1	66,500.00	Total GST Collected on Sales	1A	6,045.45
Total Capital Purchases	G10	2,958.30	Total GST Paid on Purchases	1B	574.30
Total Non Capital Purchases	G11	31,556.18	GST Payable / (Refundable)		5,471.15

GST RECONCILIATION

Year end: 30/06/2022

	Actual GST			GST per BAS			Difference (GST per BAS - Actual GST)		
	GST on sales	GST on Purchases	GST Payable	GST on sales	GST on Purchases	GST Payable	GST on sales	GST on Purchases	GST Payable
Q1/2022	-	266.67	- 266.67	-	267.00	- 267.00	-	0.33	- 0.33
	-	266.67	- 266.67	-	267.00	- 267.00	-	0.33	- 0.33
Q2/2022	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Q3/2022	4,545.45		4,545.45			-	- 4,545.45	-	- 4,545.45
	4,545.45	-	4,545.45	-	-	-	- 4,545.45	-	- 4,545.45
Q4/2022	1,500.00	307.63	1,192.37	6,045.00	308.00	5,737.00	4,545.00	0.37	4,544.63
	1,500.00	307.63	1,192.37	6,045.00	308.00	5,737.00	4,545.00	0.37	4,544.63
TOTAL	6,045.45	574.30	5,471.15	6,045.00	575.00	5,470.00	- 0.45	0.70	- 1.15

E1-3

F154

GST Account		REF
Opening balance 01/07/2021	188.21	B3
BAS 2022 Reconciliation	1.15	Above
Closing balance 30/06/2021	189.36	

Klinakis Family Superannuation Fund Market Movement Report

As at 30 June 2022

Investment	Date	Description	Unrealised				Realised			Total
			Units	Accounting Cost Movement	Market Movement	Depreciation	Balance	Consideration	Accounting Cost Base	
15/14BROWN - Lot 15, 14 Browning Street, South Brisbane QLD 4101										
	23/03/2022	Purchase	1.00	90,000.00	0.00	0.00	90,000.00	0.00	0.00	0.00
	30/06/2022		1.00	90,000.00	0.00	0.00	90,000.00	0.00	0.00	0.00
7/14BROWN - Lot 7, 14 Browning Street, South Brisbane QLD 4101										
	01/07/2021	Opening Balance	1.00	0.00	0.00	0.00	1,046,269.81	0.00	0.00	0.00
	16/07/2021	Instalment	0.00	1,266.00	0.00	0.00	1,047,535.81	0.00	0.00	0.00
	16/07/2021	Instalment	0.00	1,427.00	0.00	0.00	1,048,962.81	0.00	0.00	0.00
	30/06/2022	Revaluation	0.00	0.00	753,730.19	0.00	1,802,693.00	0.00	0.00	0.00
	30/06/2022	Revaluation	0.00	0.00	(2,691.18)	0.00	1,800,001.82	0.00	0.00	0.00
	30/06/2022	Revaluation	0.00	0.00	(1.82)	0.00	1,800,000.00	0.00	0.00	0.00
	30/06/2022		1.00	2,693.00	751,037.19	0.00	1,800,000.00	0.00	0.00	0.00
Total Market Movement					751,037.19				0.00	751,037.19

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F. SOURCE DOCUMENTS



NAB Business Everyday Account

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

038/004653



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Opening balance	\$79,598.82	Cr
Total credits	\$530.42	
Total debits	\$4,928.38	
Closing balance	\$75,200.86	Cr

Statement starts 1 July 2021
Statement ends 30 July 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Lending Investment & Insurance Enquiries

Banker Sophie Drivas
Telephone number (07) 3010 0727

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
BUSINESS EVERYDAY AC

BSB number 084-447
Account number 28-713-3002

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jul 2021	Brought forward			79,598.82 Cr
1 Jul 2021	Interest Charged			
	From A/C 73-904-9099	1,819.73		77,779.09 Cr
5 Jul 2021	QUICKSPR2998821780 Quicksuper			
	361578.....		530.42	78,309.51 Cr
16 Jul 2021	Online D3263288314 inv 31876/2			
	anthea klinakis	50.35		
	Online Q3403244314 32012/1			
	anthea klinakis	1,390.60		
	Online X7225268814 32012/2			
	anthea klinakis	1,567.70		75,300.86 Cr
30 Jul 2021	Service Fee			
	From A/C 73-904-9099	100.00		75,200.86 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.



NAB Business Everyday Account

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038/002121



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Opening balance	\$75,200.86	Cr
Total credits	\$1,185.70	
Total debits	\$5,063.19	
Closing balance	\$71,323.37	Cr

Statement starts 31 July 2021

Statement ends 30 September 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
BUSINESS EVERYDAY AC
BSB number 084-447
Account number 28-713-3002

Transaction Details

Date	Particulars	Debits	Credits	Balance
31 Jul 2021	Brought forward			75,200.86 Cr
2 Aug 2021	Interest Charged			
	From A/C 73-904-9099	1,819.73		73,381.13 Cr
23 Aug 2021	Internet Bpay Tax Office Payments			
	4244948181760360.....	664.00		
	Online Q6003447128 inv 922009			
	anthea klinakis	440.00		72,277.13 Cr
24 Aug 2021	QUICKSPR3031530847 Quicksuper			
	361578.....		558.33	72,835.46 Cr
31 Aug 2021	Service Fee			
	From A/C 73-904-9099	100.00		72,735.46 Cr
1 Sep 2021	Interest Charged			
	From A/C 73-904-9099	1,939.46		70,796.00 Cr
28 Sep 2021	QUICKSPR3053832103 Quicksuper			
	361578.....		627.37	71,423.37 Cr
30 Sep 2021	Service Fee			
	From A/C 73-904-9099	100.00		71,323.37 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

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273/78/03/M/002121/S003124/0006247



NAB Business Everyday Account

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038/002543



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Table with 2 columns: Description and Amount. Includes Opening balance, Total credits, Total debits, and Closing balance.

Statement starts 1 October 2021
Statement ends 31 December 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
BUSINESS EVERYDAY AC
BSB number 084-447
Account number 28-713-3002

Transaction Details

Table with 5 columns: Date, Particulars, Debits, Credits, Balance. Lists transactions from Oct 2021 to Dec 2021.

365778/03/M002543/S003920/I007839

365/78/03/M002543/S003920/1007840

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

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NAB Business Everyday Account

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For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

038/014583



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Opening balance	\$67,749.51	Cr
Total credits	\$52,212.24	
Total debits	\$96,382.95	
Closing balance	\$23,578.80	Cr

Statement starts 1 January 2022
Statement ends 31 March 2022

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
BUSINESS EVERYDAY AC
BSB number 084-447
Account number 28-713-3002

For Your Information

Be on the lookout for invoice scams. Criminals can change bank account details on a legitimate invoice to an account controlled by scammers. Criminals may also make a request by email or phone to update bank account details for suppliers or employees. Before actioning, always confirm any changes to payment details by contacting the supplier/employee using a phone number listed on their website or you have on file. Learn how to recognise scams and protect your business by visiting nab.com.au/security.

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jan 2022	Brought forward			67,749.51 Cr
18 Jan 2022	Online G2643908446 inv922314 Anthea Klinakis.....	319.00		67,430.51 Cr
25 Jan 2022	QUICKSPR3130856093 Quicksuper 361578..... Interest Charged		588.92	
	From A/C 43-095-9174	1,882.93		66,136.50 Cr
31 Jan 2022	Service Fee From A/C 43-095-9174	100.00		66,036.50 Cr
25 Feb 2022	QUICKSPR3152621847 Quicksuper 361578..... Internet Bpay Tax Office Payments 4244948181760360.....	296.00	1,012.21	
	From A/C 43-095-9174	1,882.93		64,869.78 Cr
28 Feb 2022	Service Fee From A/C 43-095-9174	100.00		64,769.78 Cr
15 Mar 2022	Online S2665204093 tfer Klinaks S.....		50,000.00	114,769.78 Cr
23 Mar 2022	Withdrawal	90,000.00		24,769.78 Cr
25 Mar 2022	QUICKSPR3172350773 Quicksuper 361578..... Interest Charged		611.11	
	From A/C 43-095-9174	1,702.09		23,678.80 Cr
31 Mar 2022	Service Fee From A/C 43-095-9174	100.00		23,578.80 Cr

090778/02/M/014583/S022256/1044511

090/78/02/M014583/5022256/1044512

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

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Explanatory Notes

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NAB Business Everyday Account

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038/003669



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Table with 2 columns: Description, Amount. Includes Opening balance, Total credits, Total debits, and Closing balance \$26,280.96 Cr.

Statement starts 1 April 2022
Statement ends 30 June 2022

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
BUSINESS EVERYDAY AC
BSB number 084-447
Account number 28-713-3002

Transaction Details

Table with 5 columns: Date, Particulars, Debits, Credits, Balance. Lists transactions from 1 Apr 2022 to 24 Jun 2022, including brought forward, quicksuper payments, internet transfers, interest charged, and service fees.

181/78/03/M003669/S005729/1011457

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			33,900.09 Cr
	To Account 084-004 4 3-095-9174.....	5,000.00		28,900.09 Cr
27 Jun 2022	Interest Charged			
	From A/C 43-095-9174.....	2,188.13		
	Online Y7213037716 inv 922934			
	Anthea Klinakis.....	331.00		26,380.96 Cr
30 Jun 2022	Service Fee			
	From A/C 43-095-9174	100.00		26,280.96 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

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181/78/03/A0003669/S005729/1011458

Date	Amount	Transaction Details	Balance
30/06/2022	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	26,280.96
27/06/2022	- 2,188.13	INTEREST CHARGED CA INTEREST KLINAKIS SUP	26,380.96
27/06/2022	- 331.00	ONLINE Y7213037716 inv 922934 ANTHEA KLINAKIS	28,569.09
24/06/2022	- 5,000.00	To Account 084-004 43-095-9174	28,900.09
24/06/2022	611.11	QUICKSPR3236293763 QUICKSUPER The Trustee for	33,900.09
23/06/2022	500.00	ATO001100015902757 ATO KLINAKIS SUPER P	33,288.98
17/06/2022	-	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 7.220%	32,788.98
14/06/2022	1,188.00	ATO003000016372085 ATO KLINAKIS SUPER P	32,788.98
03/06/2022	- 440.00	MATADOR GROUP Z9748273297 922924	31,600.98
03/06/2022	- 180.00	INTERNET BPAY TAX OFFICE PAYMENTS 4244948181760360	32,040.98
01/06/2022	5,500.00	KLINAKIS SUPER PULSE TRAVEL	32,220.98
31/05/2022	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	26,720.98
25/05/2022	- 1,720.77	INTEREST CHARGED CA INTEREST KLINAKIS SUP	26,820.98
25/05/2022	709.06	QUICKSPR3213979970 QUICKSUPER The Trustee for	28,541.75
13/05/2022	-	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 6.720%	27,832.69
02/05/2022	5,500.00	KLINAKIS SUPER PULSE TRAVEL	27,832.69
29/04/2022	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	22,332.69
27/04/2022	- 1,993.28	INTEREST CHARGED CA INTEREST KLINAKIS SUP	22,432.69
27/04/2022	611.11	QUICKSPR3193677651 QUICKSUPER The Trustee for	24,425.97
26/04/2022	1,440.00	QUICKSPR3192664041 QUICKSUPER Klinakis Super P	23,814.86
19/04/2022	5,500.00	KLINAKIS SUPER PULSE TRAVEL	22,374.86
04/04/2022	- 5,000.00	To Account 084-004 43-095-9174	16,874.86
04/04/2022	- 3,383.94	INTERNET TRANSFER inv592240 advert	21,874.86
01/04/2022	1,680.00	QUICKSPR3177260421 QUICKSUPER Klinakis Super P	25,258.80
31/03/2022	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	23,578.80
25/03/2022	- 1,702.09	INTEREST CHARGED CA INTEREST KLINAKIS SUP	23,678.80
25/03/2022	611.11	QUICKSPR3172350773 QUICKSUPER The Trustee for	25,380.89
23/03/2022	- 90,000.00	WITHDRAWAL	24,769.78
15/03/2022	50,000.00	ONLINE S2665204093 tfer KLINAKS S	114,769.78
28/02/2022	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	64,769.78
25/02/2022	- 1,882.93	INTEREST CHARGED CA INTEREST KLINAKIS SUP	64,869.78
25/02/2022	- 296.00	INTERNET BPAY TAX OFFICE PAYMENTS 4244948181760360	66,752.71
25/02/2022	1,012.21	QUICKSPR3152621847 QUICKSUPER The Trustee for	67,048.71
31/01/2022	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	66,036.50
25/01/2022	- 1,882.93	INTEREST CHARGED CA INTEREST KLINAKIS SUP	66,136.50
25/01/2022	588.92	QUICKSPR3130856093 QUICKSUPER The Trustee for	68,019.43
18/01/2022	- 319.00	ONLINE G2643908446 inv922314 ANTHEA KLINAKIS	67,430.51
24/12/2021	- 1,457.75	INTEREST CHARGED FROM A/C 73-904-9099	67,749.51
24/12/2021	- 100.00	SERVICE FEE FROM A/C73-904-9099	69,207.26
24/12/2021	- 40.00	COMPANY SEARCH FEES	69,307.26
24/12/2021	- 40.00	PPSR FEES	69,347.26
20/12/2021	586.67	QUICKSPR3108873996 QUICKSUPER The Trustee for	69,387.26
20/12/2021	661.75	QUICKSPR3108873995 QUICKSUPER The Trustee for	68,800.59
01/12/2021	- 1,941.04	INTEREST CHARGED CA INTEREST KLINAKIS SUP	68,138.84
01/12/2021	31.65	RefundTransFee CUST REMEDIATION KLINAKIS SUP	70,079.88
30/11/2021	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	70,048.23
29/11/2021	127.00	ATO24494818176I004 ATO KLINAKIS FAMILY	70,148.23
01/11/2021	- 1,759.07	INTEREST CHARGED CA INTEREST KLINAKIS SUP	70,021.23
29/10/2021	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	71,780.30

Date	Amount	Transaction Details	Balance
28/10/2021	1,260.00	QUICKSPR3073569702 QUICKSUPER Klinakis Super P	71,880.30
25/10/2021	558.33	QUICKSPR3071134637 QUICKSUPER The Trustee for	70,620.30
07/10/2021	558.33	QUICKSPR3059704908 QUICKSUPER The Trustee for	70,061.97
01/10/2021	- 1,819.73	INTEREST CHARGED CA INTEREST KLINAKIS SUP	69,503.64
30/09/2021	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	71,323.37
28/09/2021	627.37	QUICKSPR3053832103 QUICKSUPER The Trustee for	71,423.37
01/09/2021	- 1,939.46	INTEREST CHARGED CA INTEREST KLINAKIS SUP	70,796.00
31/08/2021	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	72,735.46
24/08/2021	558.33	QUICKSPR3031530847 QUICKSUPER The Trustee for	72,835.46
23/08/2021	- 664.00	INTERNET BPAY TAX OFFICE PAYMENTS 4244948181760360	72,277.13
23/08/2021	- 440.00	ONLINE Q6003447128 inv 922009 anthea klinakis	72,941.13
02/08/2021	- 1,819.73	INTEREST CHARGED CA INTEREST KLINAKIS SUP	73,381.13
30/07/2021	- 100.00	SERVICE FEE L.S.F KLINAKIS SUP	75,200.86
16/07/2021	- 1,567.70	ONLINE X7225268814 32012/2 anthea klinakis	75,300.86
16/07/2021	- 1,390.60	ONLINE Q3403244314 32012/1 anthea klinakis	76,868.56
16/07/2021	- 50.35	ONLINE D3263288314 inv 31876/2 anthea klinakis	78,259.16
05/07/2021	530.42	QUICKSPR2998821780 QUICKSUPER The Trustee for	78,309.51
01/07/2021	- 1,819.73	INTEREST CHARGED CA INTEREST KLINAKIS SUP	77,779.09



NAB Markets Loan

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038/004653



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Opening balance	\$600,000.00	Dr
Total credits	\$0.00	
Total debits	\$0.00	
Closing balance	\$600,000.00	Dr

Statement starts 1 July 2021
Statement ends 30 July 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Lending Investment & Insurance Enquiries

Banker Sophie Drivas
Telephone number (07) 3010 0727

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
NAB MARKETS LOAN

BSB number 084-447
Account number 73-904-9099

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jul 2021	Brought forward			600,000.00 Dr
1 Jul 2021	Debit Interest For The Last Interest Period \$1,819.73 Has Been Charged To Account 084-447 28-713-3002 Please Note, Your Debit Interest Rate Is 3.690% pa			600,000.00 Dr
30 Jul 2021	Please note from today your loan interest rate is 3.687% Service Fee \$100.00 Has Been Charged To Account 084-447 28-713-3002			600,000.00 Dr

Explanatory Notes

Please retain this statement for taxation purposes.

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any branch of the NAB.



NAB Markets Loan

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

038/014216



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Opening balance	\$600,000.00	Dr
Total credits	\$0.00	
Total debits	\$0.00	
Closing balance	\$600,000.00	Dr

Statement starts 31 July 2021

Statement ends 31 August 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
NAB MARKETS LOAN

BSB number 084-447
Account number 73-904-9099

Transaction Details

Date	Particulars	Debits	Credits	Balance
31 Jul 2021	Brought forward			600,000.00 Dr
2 Aug 2021	Debit Interest For The Last Interest Period \$1,819.73 Has Been Charged To Account 084-447 28-713-3002 Please Note, Your Debit Interest Rate Is 3.687% pa			600,000.00 Dr
31 Aug 2021	Please note from today your loan interest rate is 3.69% Service Fee \$100.00 Has Been Charged To Account 084-447 28-713-3002			600,000.00 Dr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

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For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

243/78/01/N01014216/S023166/1046331



NAB Markets Loan

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

038/002121



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Opening balance	\$600,000.00	Dr
Total credits	\$0.00	
Total debits	\$0.00	
Closing balance	\$600,000.00	Dr

Statement starts 1 September 2021
Statement ends 30 September 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
NAB MARKETS LOAN
BSB number 084-447
Account number 73-904-9099

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Sep 2021	Brought forward			600,000.00 Dr
1 Sep 2021	Debit Interest For The Last Interest Period \$1,939.46 Has Been Charged To Account 084-447 28-713-3002 Please Note, Your Debit Interest Rate Is 3.690% pa			600,000.00 Dr
30 Sep 2021	Service Fee \$100.00 Has Been Charged To Account 084-447 28-713-3002			600,000.00 Dr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.
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Explanatory Notes

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For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

2/73/78/03/0002121/8003125/1006249



NAB Markets Loan

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

038/001319



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Opening balance	\$600,000.00	Dr
Total credits	\$0.00	
Total debits	\$0.00	
Closing balance	\$600,000.00	Dr

Statement starts 1 October 2021
Statement ends 29 October 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
NAB MARKETS LOAN
BSB number 084-447
Account number 73-904-9099

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Oct 2021	Brought forward			600,000.00 Dr
1 Oct 2021	Debit Interest For The Last Interest Period \$1,819.73 Has Been Charged To Account 084-447 28-713-3002 Please Note, Your Debit Interest Rate Is 3.690% pa			600,000.00 Dr
29 Oct 2021	Service Fee \$100.00 Has Been Charged To Account 084-447 28-713-3002			600,000.00 Dr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

302/78/02/N001319/S002124/004247



NAB Markets Loan

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.



038/001069



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Opening balance	\$600,000.00	Dr
Total credits	\$0.00	
Total debits	\$0.00	
Closing balance	\$600,000.00	Dr

Statement starts 30 October 2021
Statement ends 30 November 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
NAB MARKETS LOAN

BSB number 084-447
Account number 73-904-9099

Transaction Details

Date	Particulars	Debits	Credits	Balance
30 Oct 2021	Brought forward			600,000.00 Dr
1 Nov 2021	Debit Interest For The Last Interest Period \$1,759.07 Has Been Charged To Account 084-447 28-713-3002 Please Note, Your Debit Interest Rate Is 3.690% pa			600,000.00 Dr
30 Nov 2021	Please note from today your loan interest rate is 3.695% Service Fee \$100.00 Has Been Charged To Account 084-447 28-713-3002			600,000.00 Dr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.
For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

334/78/02/M001069/IS001759/I003517



NAB Markets Loan

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.



038/002603



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Opening balance	\$600,000.00	Dr
Total credits	\$600,000.00	
Total debits	\$0.00	
Closing balance	\$0.00	

Statement starts 1 December 2021
Statement ends 24 December 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
NAB MARKETS LOAN
BSB number 084-447
Account number 73-904-9099

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Dec 2021	Brought forward			600,000.00 Dr
1 Dec 2021	Debit Interest For The Last Interest Period \$1,941.04 Has Been Charged To Account 084-447 28-713-3002 Please Note, Your Debit Interest Rate Is 3.695% pa Important As part of your loan agreement, we'd like to remind you that NAB loans normally require you to keep adequate insurance over any property that secures the loan, and over any assets that NAB has financed. Some facilities have other obligations. Please confirm with your insurer or broker that you have the right cover to adequately protect your assets. More information on general insurance is available at moneysmart.gov.au.			600,000.00 Dr
24 Dec 2021	Service Fee \$100.00 Has Been Charged To Account 084-447 28-713-3002 Debit Interest For The Last Interest Period \$1,457.75 Has Been Charged To Account 084-447 28-713-3002 NAB Settlement/Trans fer		600,000.00	0.00

ACCOUNT CLOSED

Thank you for banking with us & we look forward to being able to assist in the future.
The Corporations Act requires us to advise that NAB is dealing on its own behalf in relation to this transaction.

358/78/01/M002603/8004790/1009579

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

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For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

358/78/01/M0002603/S004790/1009580

National Australia Bank Limited
Brisbane City
Level 19
259 Queen St
Brisbane City QLD 4000
Telephone: 13 10 12
Facsimile: 1300 884 630
Sophia.Drivas@nab.com.au



038 / 17254

KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

1 Nov 2021

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility:	NAB Business Markets Loan
Loan Account Number:	084-447 73-904-9099
Facility Expiry Date:	30 Nov 2021
Applicable Interest Rate:	3.690%
Facility Limit:	\$600,000.00
Current Balance*:	\$600,000.00
Pricing Period:	From 29 Oct 2021 to 30 Nov 2021
Number of Days:	32
Interest Due:	\$1,941.04

The amount of \$1,941.04 will be debited to your nominated account on 1 Dec 2021 representing the total interest incurred for this period.

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **13 10 12**.

Thanks,

Sophia Drivas
Senior Business Banking Manager

* The current balance assumes all your payment obligations have been met in full and on time. Otherwise please refer to your account balance summary.

National Australia Bank Limited
Brisbane City
Level 19
259 Queen St
Brisbane City QLD 4000
Telephone: 13 10 12
Facsimile: 1300 884 630
Sophia.Drivas@nab.com.au



038 / 15459
KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

1 Oct 2021

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility:	NAB Business Markets Loan
Loan Account Number:	084-447 73-904-9099
Facility Expiry Date:	29 Oct 2021
Applicable Interest Rate:	3.690%
Facility Limit:	\$600,000.00
Current Balance*:	\$600,000.00
Pricing Period:	From 30 Sep 2021 to 29 Oct 2021
Number of Days:	29
Interest Due:	\$1,759.07

The amount of \$1,759.07 will be debited to your nominated account on 1 Nov 2021 representing the total interest incurred for this period.

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **13 10 12**.

Thanks,

Sophia Drivas
Senior Business Banking Manager

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National Australia Bank Limited
Brisbane City
Level 19
259 Queen St
Brisbane City QLD 4000
Telephone: 13 10 12
Facsimile: 1300 884 630
Sophia.Drivas@nab.com.au



038 / 07365

KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

1 Sep 2021

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility:	NAB Business Markets Loan
Loan Account Number:	084-447 73-904-9099
Facility Expiry Date:	30 Sep 2021
Applicable Interest Rate:	3.690%
Facility Limit:	\$600,000.00
Current Balance*:	\$600,000.00
Pricing Period:	From 31 Aug 2021 to 30 Sep 2021
Number of Days:	30
Interest Due:	\$1,819.73

The amount of \$1,819.73 will be debited to your nominated account on 1 Oct 2021 representing the total interest incurred for this period.

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **13 10 12**.

Thanks,

Sophia Drivas
Senior Business Banking Manager

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National Australia Bank Limited
Brisbane City
Level 19
259 Queen St
Brisbane City QLD 4000
Telephone: 07 3010 0727
Facsimile: 1300 884 630
Sophia.Drivas@nab.com.au



038 / 06664

KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

31 Jul 2021

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility:	NAB Business Markets Loan
Loan Account Number:	084-447 73-904-9099
Facility Expiry Date:	31 Aug 2021
Applicable Interest Rate:	3.687%
Facility Limit:	\$600,000.00
Current Balance*:	\$600,000.00
Pricing Period:	From 30 Jul 2021 to 31 Aug 2021
Number of Days:	32
Interest Due:	\$1,939.46

The amount of \$1,939.46 will be debited to your nominated account on 1 Sep 2021 representing the total interest incurred for this period.

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **07 3010 0727**.

Thanks,

Sophia Drivas
Senior Business Banking Manager

* The current balance assumes all your payment obligations have been met in full and on time. Otherwise please refer to your account balance summary.

Ref: RRV12557671-1 / 6190161

National Australia Bank Limited
ABN 12 004 044 937
AFSL 230686

www.nab.com.au

Page 1 of 1

214ABM01E-6664/ S-6699/I-13397

National Australia Bank Limited
Brisbane City
Level 19
259 Queen St
Brisbane City QLD 4000
Telephone: 07 3010 0727
Facsimile: 1300 884 630
Sophia.Drivas@nab.com.au



038 / 07576
KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

1 Jul 2021

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility: NAB Business Markets Loan
Loan Account Number: 084-447 73-904-9099
Facility Expiry Date: 31 Aug 2021

Applicable Interest Rate: 3.690%
Facility Limit: \$600,000.00
Current Balance*: \$600,000.00

Pricing Period: From 30 Jun 2021 to 30 Jul 2021
Number of Days: 30
Interest Due: \$1,819.73

The amount of \$1,819.73 will be debited to your nominated account on 3 Aug 2021 representing the total interest incurred for this period.

Scheduled Payments

Your scheduled payment/s for the period 30 Jul 2021 to 31 Aug 2021 are detailed below:

Date	Amount	Payment Type
31 Aug 2021	\$600,000.00	Repayment

* The current balance assumes all your payment obligations have been met in full and on time. Otherwise please refer to your account balance summary.



NAB Markets Loan

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.



038/000431



KLINAKIS FAMILY SUPERANNUATION FUND
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

Account Balance Summary

Table with 2 columns: Description, Amount. Includes Opening balance (\$0.00), Total credits (\$5,000.00), Total debits (\$600,000.00), and Closing balance (\$595,000.00 Dr).

Statement starts 23 December 2021
Statement ends 14 June 2022

Outlet Details

Capital Office
Shop G1, Queen Adelaide Building
90-112 Queen Street, Brisbane Qld 4001

Account Details

KLINAKIS SUPER PTY LTD ATF KLINAKIS FAMILY
SUPERANNUATION FUND
NAB MARKETS LOAN
BSB number 084-004
Account number 43-095-9174

Transaction Details

Table with 5 columns: Date, Particulars, Debits, Credits, Balance. Contains transaction history from Dec 2021 to Jun 2022, including interest charges and service fees.

165/78/01/M000431/S000903/1001805

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			595,000.00 Dr
	you have the right cover to adequately protect your assets. More information on general insurance is available at moneysmart.gov.au.			595,000.00 Dr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

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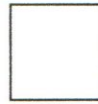
Explanatory Notes

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We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

165/78/01/N000431/S000903/1001806



Transaction history

Account: Business Markets Loan #9174
084-004 430959174

Date from: 2022-06-14 **Date to:** 2022-07-14

Search details:

Transaction type: All transactions

Amount from: **Amount to:**

Date	Transaction Details	Debit	Credit	Balance*
24 Jun 2022	From Account 084-447 28-713-3002 Transfer Credit		+\$5,000.00	-\$590,000.00*
15 Jun 2022	PLEASE NOTE, YOUR DEBIT INTEREST RATE IS 4.330% pa Miscellaneous Credit		\$0.00	-\$595,000.00*
			Credit balance:	+\$5,000.00*
			Debit balance:	\$0.00*
				\$0.00*
			Net position:	+\$5,000.00*

* Balances shown on this transaction history may include transactions that are not yet completed and may vary from balances shown on your account statements.

End of report

National Australia Bank Limited ABN 12 004 044 937

National Australia Bank Limited
Brisbane City
Level 19
259 Queen St
Brisbane City QLD 4000
Telephone: 13 10 12
Facsimile: 1300 884 630
Sophia.Drivas@nab.com.au



038 / 01516
KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

24 Dec 2021

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility:	NAB Business Markets Loan
Loan Account Number:	084-004 43-095-9174
Facility Expiry Date:	31 Aug 2033
Applicable Interest Rate:	3.695%
Facility Limit:	\$600,000.00
Current Balance*:	\$600,000.00
Pricing Period:	From 24 Dec 2021 to 24 Jan 2022
Number of Days:	31
Interest Due:	\$1,882.93

The amount of \$1,882.93 will be debited to your nominated account on 25 Jan 2022 representing the total interest incurred for this period.

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **13 10 12**.

Thanks,

Sophia Drivas
Senior Business Banking Manager

* The current balance assumes all your payment obligations have been met in full and on time. Otherwise please refer to your account balance summary.

National Australia Bank Limited
Brisbane City
Level 19
259 Queen St
Brisbane City QLD 4000
Telephone: 13 10 12
Facsimile: 1300 884 630
Sophia.Drivas@nab.com.au



038 / 03272
KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

24 Jan 2022

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility:	NAB Business Markets Loan
Loan Account Number:	084-004 43-095-9174
Facility Expiry Date:	31 Aug 2033
Applicable Interest Rate:	3.695%
Facility Limit:	\$600,000.00
Current Balance*:	\$600,000.00
Pricing Period:	From 24 Jan 2022 to 24 Feb 2022
Number of Days:	31
Interest Due:	\$1,882.93

The amount of \$1,882.93 will be debited to your nominated account on 25 Feb 2022 representing the total interest incurred for this period.

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **13 10 12**.

Thanks,

Sophia Drivas
Senior Business Banking Manager

* The current balance assumes all your payment obligations have been met in full and on time. Otherwise please refer to your account balance summary.

025ABM01/E-3272/ S-33311/-6661

National Australia Bank Limited
Brisbane City
Level 19
259 Queen St
Brisbane City QLD 4000
Telephone: 13 10 12
Facsimile: 1300 884 630
Sophia.Drivas@nab.com.au



038 / 01460
KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

24 Feb 2022

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility:	NAB Business Markets Loan
Loan Account Number:	084-004 43-095-9174
Facility Expiry Date:	31 Aug 2033
Applicable Interest Rate:	3.698%
Facility Limit:	\$600,000.00
Current Balance*:	\$600,000.00
Pricing Period:	From 24 Feb 2022 to 24 Mar 2022
Number of Days:	28
Interest Due:	\$1,702.09

The amount of \$1,702.09 will be debited to your nominated account on 25 Mar 2022 representing the total interest incurred for this period.

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **13 10 12**.

Thanks,

Sophia Drivas
Senior Business Banking Manager

* The current balance assumes all your payment obligations have been met in full and on time. Otherwise please refer to your account balance summary.



National Australia Bank Limited
Brisbane City
Level 19
259 Queen St
Brisbane City QLD 4000
Telephone: 13 10 12
Facsimile: 1300 884 630
Sophia.Drivas@nab.com.au



038 / 01508
KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

24 Mar 2022

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility:	NAB Business Markets Loan
Loan Account Number:	084-004 43-095-9174
Facility Expiry Date:	31 Aug 2033
Applicable Interest Rate:	3.695%
Facility Limit:	\$600,000.00
Current Balance*:	\$600,000.00
Pricing Period:	From 24 Mar 2022 to 26 Apr 2022
Number of Days:	33
Interest Due:	\$2,004.41

The amount of \$2,004.41 will be debited to your nominated account on 27 Apr 2022 representing the total interest incurred for this period.

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **13 10 12**.

Thanks,

Sophia Drivas
Senior Business Banking Manager

* The current balance assumes all your payment obligations have been met in full and on time. Otherwise please refer to your account balance summary.

National Australia Bank Limited
Brisbane City
Level 19
259 Queen St
Brisbane City QLD 4000
Telephone: 13 10 12
Facsimile: 1300 884 630
Sophia.Drivas@nab.com.au



038 / 02922
KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

4 Apr 2022

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility:	NAB Business Markets Loan
Loan Account Number:	084-004 43-095-9174
Facility Expiry Date:	31 Aug 2033
Applicable Interest Rate:	3.695%
Facility Limit:	\$595,000.00
Balance*:	Refer overleaf
Pricing Period:	From 24 Mar 2022 to 26 Apr 2022
Number of Days:	33
Interest Due:	\$1,993.28

The amount of \$1,993.28 will be debited to your nominated account on 27 Apr 2022 representing the total interest incurred for this period.

* The balance assumes all your payment obligations have been met in full and on time. Otherwise please refer to your account balance summary.

Ref: RRV13506277-1 / 6249210

National Australia Bank Limited
ABN 12 004 044 937
AFSL 230686

www.nab.com.au

Page 1 of 2

095ABM01/E-2922/ S-2968/1-5935

The applicable interest rate and balance have been included in the calculation of the interest due as follows:

Balance	Dates	Applicable Interest Rate	Interest Amount
\$ 600,000.00	24/03 - 04/04	3.695%*	\$ 668.14
\$ 595,000.00	04/04 - 26/04	3.695%*	\$ 1,325.14
	24/03 - 26/04		\$ 1,993.28

* Your rate has been rounded down to three decimal places and interest charged has been adjusted accordingly.

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

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In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **13 10 12**.

Thanks,

Sophia Drivas
Senior Business Banking Manager



038 / 03941
KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

27 Apr 2022

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility: NAB Business Markets Loan
Loan Account Number: 084-004 43-095-9174
Facility Expiry Date: 31 Aug 2033

Applicable Interest Rate: 3.770%
Facility Limit: \$595,000.00
Current Balance*: \$595,000.00

Pricing Period: From 26 Apr 2022 to 24 May 2022
Number of Days: 28
Interest Due: \$1,720.77

The amount of \$1,720.77 will be debited to your nominated account on 25 May 2022 representing the total interest incurred for this period.

Scheduled Payments

Your scheduled payment/s for the period 24 May 2022 to 24 Jun 2022 are detailed below:

Date	Amount	Payment Type
24 Jun 2022	\$5,000.00	Repayment

* The current balance assumes all your payment obligations have been met in full and on time. Otherwise please refer to your account balance summary.



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Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **13 10 12**.

Thanks,

Sophia Drivas
Senior Business Banking Manager



038 / 01374
KLINAKIS SUPER PTY LTD
28 KNEALE ST
HOLLAND PARK WEST QLD 4121

24 May 2022

Dear Sir/Madam

**NAB Business Markets Loan - Notice of Interest Rate Pricing for
Klinakis Super Pty Ltd ATF Klinakis Family Superannuation Fund**

Type of Facility: NAB Business Markets Loan
Loan Account Number: 084-004 43-095-9174
Facility Expiry Date: 31 Aug 2033

Applicable Interest Rate: 4.330%
Facility Limit: \$595,000.00
Current Balance*: \$595,000.00

Pricing Period: From 24 May 2022 to 24 Jun 2022
Number of Days: 31
Interest Due: \$2,188.13

The amount of \$2,188.13 will be debited to your nominated account on 27 Jun 2022 representing the total interest incurred for this period.

Scheduled Payments

Your scheduled payment/s for the period 24 Jun 2022 to 25 Jul 2022 are detailed below:

Date	Amount	Payment Type
24 Jun 2022	\$5,000.00	Repayment

* The current balance assumes all your payment obligations have been met in full and on time. Otherwise please refer to your account balance summary.

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **13 10 12**.

Thanks,

Sophia Drivas
Senior Business Banking Manager

The information on this advice is correct at the time of issue and is subject to the terms and conditions contained in the relevant Letter of Offer.

Any redraws or repayments made during the current Pricing Period will affect the applicable interest calculated. Where your facility includes more than one component any redraws or repayments will also result in changes to the applicable weighted average interest rate.

In the two months prior to your facility expiry date, please contact us to discuss your ongoing requirements for this loan.

If you have any questions, please feel free to call us on **07 3010 0727**.

Thanks,

Sophia Drivas
Senior Business Banking Manager

Date	Amount	Account Number		Transaction Type	Transaction Details	Balance	Category	Merchant Name
24-Jun-22	5000	430959174		TRANSFER CREDIT	From Account 084-447 28-713-3002	-590000	Transfers in	
15-Jun-22	0	430959174		MISCELLANEOUS CREDIT	PLEASE NOTE, YOUR DEBIT INTEREST RATE IS 4.330% pa	-595000	Uncategorised	
04-Apr-22	5000	430959174		TRANSFER CREDIT	From Account 084-447 28-713-3002	-595000	Transfers in	
24-Dec-21	-600000	430959174		MISCELLANEOUS DEBIT	NAB Settlement/Transfer	-600000	Transfers out	

Rent per Month		11,866.67	142,400.04	10,086.67
GST Inc		13,053.34		
	2022	156,640.04		
Less Payments				
Lump Sum	-	50,000.00		
Per Month	-	16,500.00		
Owing		90,140.04		
PAID				
	12-Aug-22	90,140.08	TRANSFER CRED PULSE TRAVEL RENT PULSE TRAVEL	

First Floor, 170 Boundary Street, West End Q
4101

PO Box 5453, West End Q 4101

Fax: (07) 3844 7336

Phone: (07) 3844 1441

ABN: 53 147 045 341

H. DRAKOS & COMPANY
SOLICITORS PTY LTD

Klinakis Investments Pty Ltd A.C.N. 626 796 003 as trustee
under instrument 719000099

Tax Invoice

Invoice Number	31876/2
Invoice Date	20/08/2020
Payment Due On	27/08/2020
Amount Due	\$50.35

31876 - Klinakis Investments Pty Ltd A.C.N. 626 796 003 as trustee lease to Pulse Travel Pty Ltd

7/14 Browning Street, South Brisbane QLD 4101

Fees

Date	Description	Hours	Amount	GST	Total
03/01/2020	2 emails from client/agent reviewed regarding new lease	0.10	\$38.50	\$3.85	\$42.35
06/01/2020	1 email to client providing draft lease to agent and client	0.10	\$35.00	\$3.50	\$38.50
06/03/2020	3 emails sent/reviewed from client and to other side's solicitor regarding table of negotiations	0.10	\$35.00	\$3.50	\$38.50
06/03/2020	Services provided on 6/03/2020 - Draft Lease 03.02.2020 edited (0.10 hrs) - Table of Negotiations.docx edited (0.20 hrs)	0.30	\$115.50	\$11.55	\$127.05
06/03/2020	Table of Negotiations.docx edited to provide H Drakos Comments for client's instruction	0.50	\$175.00	\$17.50	\$192.50
			\$399.00	\$39.90	\$438.90

Expenses

Date	Description	Cost	Qty	Amount	GST	Total
16/10/2019	TriSearch - ASIC: Organisation Extract - PULSE TRAVEL PTY LTD ACN 010 936 179	\$15.82	1.00	\$15.82	\$0.68	\$16.50
16/10/2019	TriSearch - QLD: Title Search - 7SP144490	\$23.16	1.00	\$23.16	\$0.69	\$23.85

20/08/2020	Outlays	\$10.00	1.00	\$10.00	\$0.00	\$10.00
				\$48.98	\$1.37	\$50.35
				Subtotal		\$447.98
				Discounts		-\$399.00
				GST		\$1.37
				Total		\$50.35
				Total Balance Due		\$50.35

PAYMENT - For Direct Deposit - National Australia Bank,

BSB: 084-447,

A/C No: 897556117

Name: H Drakos & Company Solicitors Pty Ltd General

PLEASE QUOTE THE INVOICE NUMBER AS THE REFERENCE

DISCOUNTS - Please note that if we have applied a discount then it is valid only for 14 days from the date of issue of the invoice or on terms otherwise agreed by us with you.

LEGAL PROFESSIONAL ACT 2007 (S331(3)) - If you dispute our legal costs you may:-

- Contact us to discuss your concerns with us;
- Request an itemised bill;
- Apply for a cost assessment within 12 months of delivery of a bill or request for payment;
- Apply to set aside the costs agreement within six years or such other time period as the law permits.

Other information For more information about your right, please read the facts sheet titled 'Legal Costs your rights to challenge legal costs'. You can ask us for a copy or obtain it from the Qld Law Society or download it from their website www.qls.com.au

Liability limited by a scheme approved under Professional Standards Legislation

First Floor, 170 Boundary Street, West End Q
4101
PO Box 5453, West End Q 4101
Fax: (07) 3844 7336
Phone: (07) 3844 1441
ABN: 53 147 045 341

H. DRAKOS & COMPANY
SOLICITORS PTY LTD

Klinakis Investments Pty Ltd A.C.N. 626 796 003 as trustee
under instrument 719000099

Tax Invoice

Invoice Number	32012/1
Invoice Date	20/08/2020
Payment Due On	03/09/2020
Amount Due	\$1,390.60

32012 - Klinakis Investments Pty Ltd A.C.N. 626 796 003 as trustee sale to Harvey and Christine Dent as trustee for Browning Street Trust

Suite 7, 14 Browning Street, South Brisbane QLD

Fees

Date	Description	Hours	Amount	GST	Total
29/01/2020	6 emails sent/reviewed regarding new offer and heads of agreement	0.10	\$38.50	\$3.85	\$42.35
30/01/2020	3 emails sent/reviewed regarding agreement to HOA and preparation of draft	0.10	\$38.50	\$3.85	\$42.35
31/01/2020	3 emails sent/reviewed regarding details required for contract and providing contract and disclosure to client for signing	0.10	\$38.50	\$3.85	\$42.35
31/01/2020	Commercial Contract - 31.01.2020 drafted	0.40	\$140.00	\$14.00	\$154.00
31/01/2020	Disclosure reviewed	0.10	\$35.00	\$3.50	\$38.50
03/02/2020	8 emails sent/reviewed with client and agent regarding lease amendments and issuing	0.20	\$70.00	\$7.00	\$77.00
03/02/2020	Draft Lease 03.02.2020 edited to amend rent and other items where applicable	0.10	\$35.00	\$3.50	\$38.50
10/02/2020	1 email reviewed from agent regarding status update of matter	0.10	\$35.00	\$3.50	\$38.50
11/02/2020	2 emails reviewed from buyer's solicitor regarding amendments	0.10	\$35.00	\$3.50	\$38.50

13/02/2020	3 emails sent/reviewed regarding security and amendments	0.10	\$35.00	\$3.50	\$38.50
13/02/2020	Commercial Contract - edited per buyer's request	0.20	\$70.00	\$7.00	\$77.00
14/02/2020	9 emails sent/reviewed regarding amendments and providing contract to second agent	0.30	\$105.00	\$10.50	\$115.50
14/02/2020	Commercial Contract - 31.01.2020 edited	0.10	\$35.00	\$3.50	\$38.50
14/02/2020	call with agent	0.10	\$35.00	\$3.50	\$38.50
17/02/2020	4 emails sent/reviewed regarding finalising documents and signing disclosure statement	0.20	\$70.00	\$7.00	\$77.00
18/02/2020	3 emails sent/reviewed regarding receipt of signed documents from buyer and signing by client	0.10	\$35.00	\$3.50	\$38.50
20/02/2020	11 emails sent/reviewed regarding execution status, signing by client, and attendance booking, and providing signed documents to buyer	0.20	\$70.00	\$7.00	\$77.00
20/02/2020	Attendance with client for review and signing of documents	0.20	\$77.00	\$7.70	\$84.70
25/02/2020	2 emails reviewed regarding transfer documents and initial contract letter	0.10	\$38.50	\$3.85	\$42.35
26/02/2020	first letter to seller drafted	0.10	\$35.00	\$3.50	\$38.50
04/03/2020	3 emails to/from buyer's solicitor and client regarding amendments to the lease and transfer document execution	0.20	\$70.00	\$7.00	\$77.00
10/03/2020	3 emails to/from client and buyer's solicitor regarding update for instructions and termination of contract notice	0.10	\$35.00	\$3.50	\$38.50
11/03/2020	4 emails sent/reviewed regarding termination and seeking instruction for release of deposit authority	0.10	\$35.00	\$3.50	\$38.50
11/03/2020	Letter to Ray White authorising release of deposit drafted	0.10	\$35.00	\$3.50	\$38.50
			\$1,246.00	\$124.60	\$1,370.60

Expenses

Date	Description	Cost	Qty	Amount	GST	Total
20/08/2020	Outlays	\$20.00	1.00	\$20.00	\$0.00	\$20.00
				\$20.00	\$0.00	\$20.00

F44

Subtotal	\$1,266.00
GST	\$124.60
Total	\$1,390.60
<hr/>	
Total Balance Due	\$1,390.60

PAYMENT - For Direct Deposit - National Australia Bank,

BSB: 084-447,

A/C No: 897556117

Name: H Drakos & Company Solicitors Pty Ltd General

PLEASE QUOTE THE INVOICE NUMBER AS THE REFERENCE

DISCOUNTS - Please note that if we have applied a discount then it is valid only for 14 days from the date of issue of the invoice or on terms otherwise agreed by us with you.

LEGAL PROFESSIONAL ACT 2007 (S331(3)) - If you dispute our legal costs you may:-

- Contact us to discuss your concerns with us;
- Request an itemised bill;
- Apply for a cost assessment within 12 months of delivery of a bill or request for payment;
- Apply to set aside the costs agreement within six years or such other time period as the law permits.

Other information For more information about your right, please read the facts sheet titled 'Legal Costs your rights to challenge legal costs'. You can ask us for a copy or obtain it from the Qld Law Society or download it from their website www.qls.com.au

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First Floor, 170 Boundary Street, West End Q
4101
PO Box 5453, West End Q 4101
Fax: (07) 3844 7336
Phone: (07) 3844 1441
ABN: 53 147 045 341

H. DRAKOS & COMPANY
SOLICITORS PTY LTD

Klinakis Investments Pty Ltd A.C.N. 626 796 003 as trustee
under instrument 719000099

Tax Invoice

Invoice Number	32012/2
Invoice Date	20/08/2020
Payment Due On	03/09/2020
Amount Due	\$1,567.70

32012 - Klinakis Investments Pty Ltd A.C.N. 626 796 003 as trustee sale to Mark Ho

Suite 7, 14 Browning Street, South Brisbane QLD

Fees

Date	Description	Hours	Amount	GST	Total
06/11/2019	2 Emails to/from Philip ODwyer and Steve regarding Suite 7/14 Browning Street South Brisbane	0.10	\$38.50	\$3.85	\$42.35
07/11/2019	2 emails sent/received to/from Peter Dunne regarding disclosure information and CMS and Nick Wedge regarding contract information	0.10	\$38.50	\$3.85	\$42.35
08/11/2019	2 emails sent/received from/to Nick Wedge regarding Suite 7/14 Browning Street South Brisbane	0.10	\$38.50	\$3.85	\$42.35
11/11/2019	2 emails to/from Nick Wedge regarding Suite 7/14 Browning Street South Brisbane	0.10	\$38.50	\$3.85	\$42.35
11/11/2019	Commercial Contract created and edited	1.10	\$385.00	\$38.50	\$423.50
13/11/2019	1 Email to Philip ODwyer regarding disclosure and providing draft Contract and Lease	0.10	\$38.50	\$3.85	\$42.35
14/11/2019	1 email sent/reviewed regarding Suite 7 The Precinct South Brisbane	0.10	\$35.00	\$3.50	\$38.50
19/11/2019	Disclosure update from SSKB	0.10	\$38.50	\$3.85	\$42.35
20/11/2019	1 email from Stan providing disclosure information and reviewing the same	0.10	\$38.50	\$3.85	\$42.35
21/11/2019	1 emails sent to Stan regarding The Precinct West End CTS 30194 Lot 7 and requesting execution of disclosure statement	0.10	\$35.00	\$3.50	\$38.50

21/11/2019	REIQ_Disclosure_Statement_Section_2 created, edited and reviewed	0.30	\$105.00	\$10.50	\$115.50
26/11/2019	1 follow up email sent/reviewed to Stan regarding The Precinct West End CTS 30194 Lot 7	0.10	\$35.00	\$3.50	\$38.50
27/11/2019	3 emails reviewed regarding Lease security and signed disclosure document	0.10	\$38.50	\$3.85	\$42.35
28/11/2019	Memo created - Call to Nick Wedge	0.10	\$35.00	\$3.50	\$38.50
29/11/2019	4 emails sent/reviewed regarding representation for buyer, deposit, initial email to buyer providing lease and contract, response from buyer regarding status, and email to Stan to provide update	0.30	\$105.00	\$10.50	\$115.50
02/12/2019	1 emails reviewed from Stan regarding Suite 7/14 Browning Street South Brisbane and outstanding items	0.10	\$35.00	\$3.50	\$38.50
02/12/2019	2 emails sent/reviewed regarding Suite 7/14 Browning Street South Brisbane	0.10	\$38.50	\$3.85	\$42.35
03/12/2019	1 email sent/reviewed regarding Suite 7/14 Browning Street South Brisbane	0.10	\$38.50	\$3.85	\$42.35
03/12/2019	2emails sent/reviewed to buyer regarding outstanding items regarding Suite 7/14 Browning Street South Brisbane	0.10	\$35.00	\$3.50	\$38.50
04/12/2019	1 email sent/reviewed regarding Suite 7/14 Browning Street South Brisbane	0.10	\$38.50	\$3.85	\$42.35
04/12/2019	2 emails sent/reviewed to/from Stan providing a status update regarding Suite 7/14 Browning Street South Brisbane	0.10	\$35.00	\$3.50	\$38.50
10/12/2019	1 email sent/reviewed regarding Suite 7/14 Browning Street South Brisbane	0.10	\$38.50	\$3.85	\$42.35
10/12/2019	1 emails sent to buyer regarding Suite 7/14 Browning Street South Brisbane and security for Lease/upcoming contract dates	0.10	\$35.00	\$3.50	\$38.50
16/12/2019	1 email sent to Stan providing notice of termination of Contract buy proposed Buyer	0.10	\$35.00	\$3.50	\$38.50
16/12/2019	1 emails reviewed from proposed buyer regarding termination of contract for Suite 7/14 Browning Street South Brisbane	0.10	\$35.00	\$3.50	\$38.50
			\$1,407.00	\$140.70	\$1,547.70

Expenses

Date	Description	Cost	Qty	Amount	GST	Total
20/08/2020	Outlays	\$20.00	1.00	\$20.00	\$0.00	\$20.00
				\$20.00	\$0.00	\$20.00

F48

Subtotal \$1,427.00

GST \$140.70

Total \$1,567.70

Total Balance Due \$1,567.70

PAYMENT - For Direct Deposit - National Australia Bank,

BSB: 084-447,

A/C No: 897556117

Name: H Drakos & Company Solicitors Pty Ltd General

PLEASE QUOTE THE INVOICE NUMBER AS THE REFERENCE

DISCOUNTS - Please note that if we have applied a discount then it is valid only for 14 days from the date of issue of the invoice or on terms otherwise agreed by us with you.

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Liability limited by a scheme approved under Professional Standards Legislation



Stan Klinakis
7/14 Browning St
SOUTH BRISBANE, QLD, 4101

Dear Stan,

Re: 7/14 Browning Street, South Brisbane QLD 4101

It was pleasure to talk with you and I thank you for the opportunity to appraise your property.

Based on experience, recent comparable rentals and current market conditions, I believe it would be possible to achieve a price in the vicinity of \$135,000 - \$145,000 per annum + GST.

In terms of sales price based on experience, comparable sales and current market conditions it would be possible to achieve a price in the vicinity of \$1,800,000 - \$1,900,000.

MV = \$1,800,000 (A6#3)

Whilst intended only as a guide, I hope this information is of value in assisting you to make a more informed decision about the future of your property. Should you require any further assistance, please call me, as I would be happy to help.

Yours sincerely,

George Koukides
Principal
3840 5908
georgek@metrofn.com.au
www.metrofn.com.au

P.S. We offer professional property management services for Residential and Commercial properties. Please call me anytime on 0412 872 786 or georgek@metrofn.com.au for an initial consultation.



7/14 BROWNING STREET SOUTH BRISBANE QLD 4101

Prepared on 30th April 2023

George Koukides
First National Metro

8/205 Montague Rd
WEST END QLD 4101

m: 0412872786

w: 0738405922

georgek@metrofn.com.au

The Proprietor
Browning Street
South Brisbane QLD 4101

26th April 2023

The property market is constantly changing as the economy ebbs and flows.

I thought you might be interested in some comparisons for your property.

Please contact me if you can use my experience to increase the value of your property.

Regards,

George Koukides
First National Metro
8/205 Montague Rd
WEST END QLD 4101
m: 0412872786
georgek@metrofn.com.au

Your Property

7/14 BROWNING STREET SOUTH BRISBANE QLD 4101

- - 4 304m² 304m²



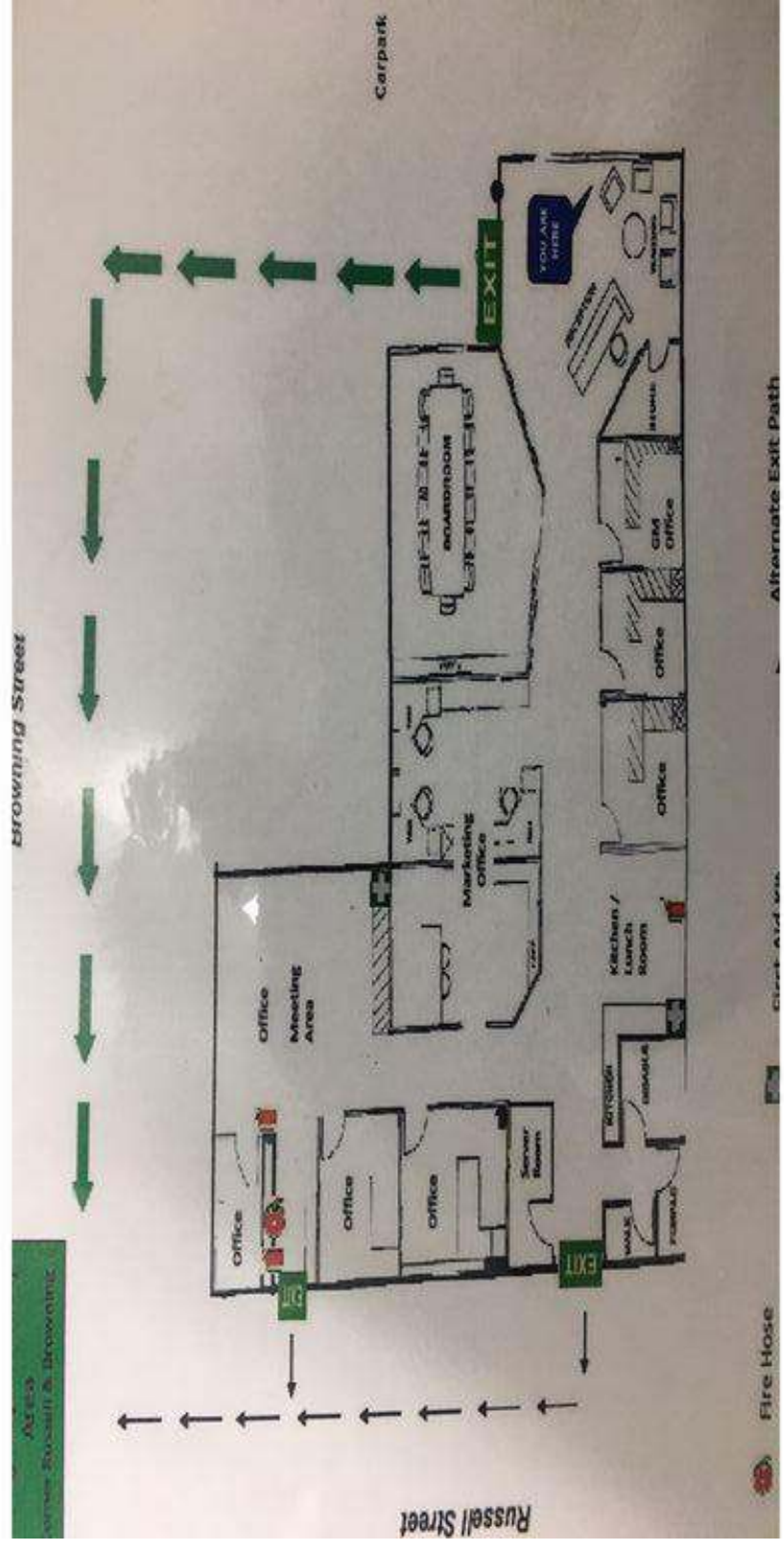
Your Property History

- 27 Apr, 2023 - Listed for sale as For Sale
- 19 Apr, 2023 - Listed for rent at \$1,700,000 / year
- 5 Jan, 2023 - Listed for rent at \$91,200 / year
- 20 Jun, 2022 - Listed for rent at \$70,000 / year
- 2 Feb, 2022 - Listed for rent at \$1,700,000 / year
- 17 Sep, 2019 - Listed for sale as Please contact agent

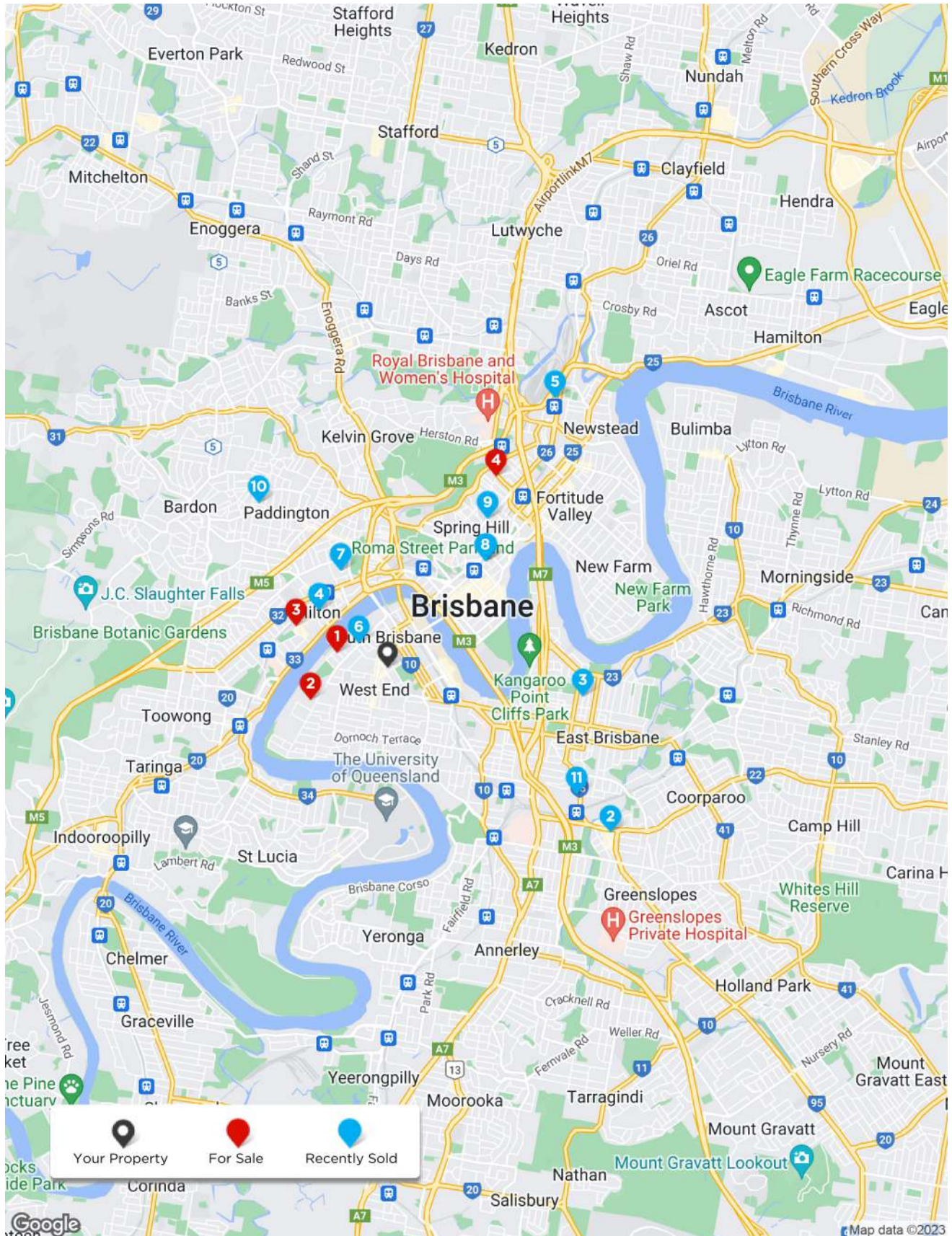
Introducing George Koukides

I have been the agency principal since 1993 and spent half my selling career in commercial real estate. This gives me a wider view of all property transactions but my focus now is residential property as I pass the commercial business to my son Michael. I have lived and sold real estate in the inner city since 1989 and I look forward to engaging with you and sharing all my experience for your benefit. Ryan Lim and Lindsay Woodland work closely with me to add extra value for you.

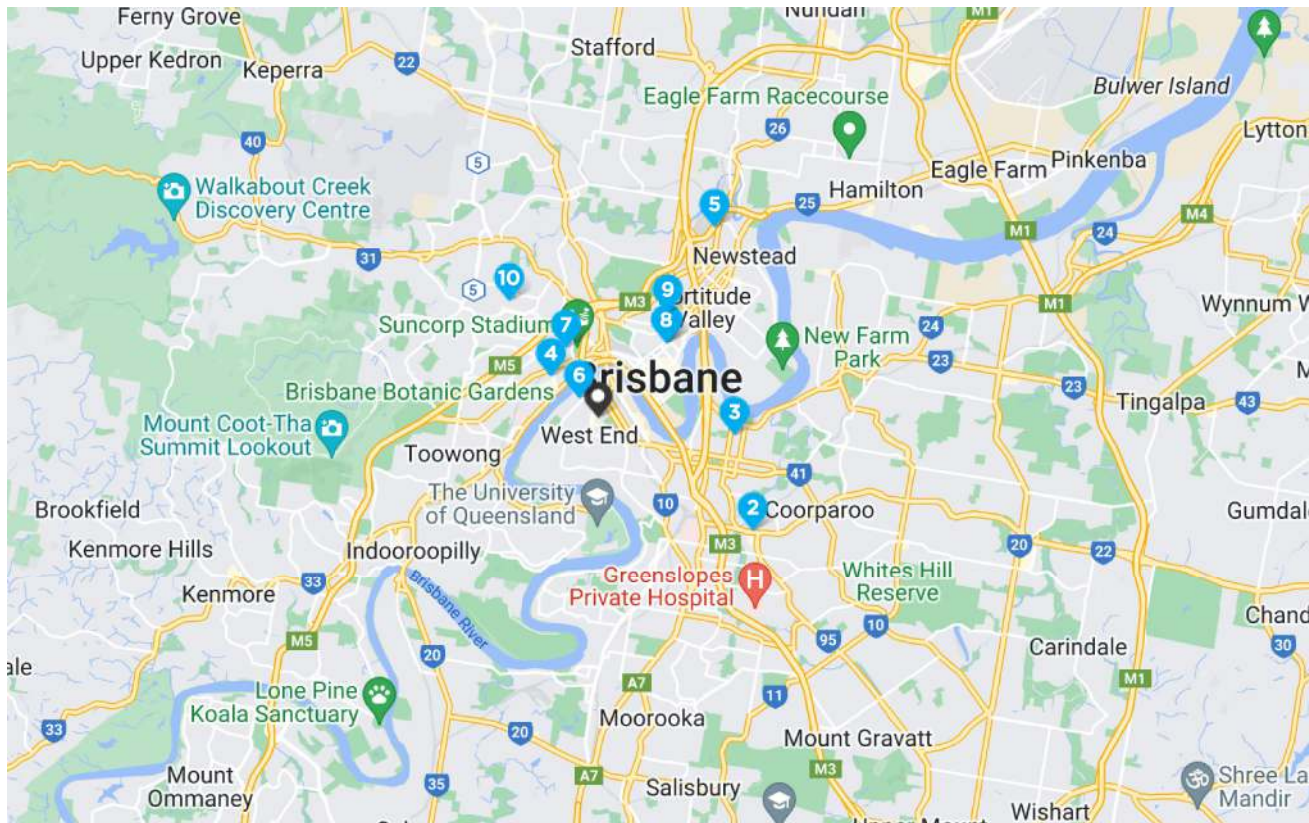
Floor Plan






Comparables Map: Sales & Listings



Comparables Map: Sales



				
1 7/270 ADELAIDE STREET BRISBANE CITY QLD 4000	-	-	1	\$1,765,000
2 23 STONEHAM STREET STONES CORNER QLD 4120	-	-	-	\$1,870,000
3 5 MANILLA STREET EAST BRISBANE QLD 4169	-	-	-	\$1,925,000
4 14 DOUGLAS STREET MILTON QLD 4064	-	-	-	\$2,050,000
5 48 ABBOTSFORD ROAD BOWEN HILLS QLD 4006	-	-	-	\$2,100,000
6 2 MOLLISON STREET SOUTH BRISBANE QLD 4101	-	-	3	\$1,620,000
7 29 BLACK STREET MILTON QLD 4064	-	-	-	\$2,475,000
8 270 ADELAIDE STREET BRISBANE CITY QLD 4000	-	-	3	-
9 79 ST PAULS TERRACE SPRING HILL QLD 4000	-	-	5	\$1,925,000
10 141 LATROBE TERRACE PADDINGTON QLD 4064	4	1	2	\$2,050,000

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1 7/270 ADELAIDE STREET BRISBANE CITY QLD 4000 **Sold Price \$1,765,000**



- - 1 309m² 374m²
 Year Built - DOM 116
 Sold Date 25-Aug-22 Distance 2.01km
 First Listing \$2,850,000
 Last Listing \$2,500,000

2 23 STONEHAM STREET STONES CORNER QLD 4120 **Sold Price \$1,870,000**



- - - 638m² 120m²
 Year Built - DOM 206
 Sold Date 08-Jul-22 Distance 3.95km
 First Listing Contact Agent
 Last Listing Contact Agent

3 5 MANILLA STREET EAST BRISBANE QLD 4169 **Sold Price \$1,925,000**



- - - 405m² -
 Year Built - DOM 7
 Sold Date 14-Sep-22 Distance 2.79km
 First Listing Not Disclosed
 Last Listing Not Disclosed

4 14 DOUGLAS STREET MILTON QLD 4064 **Sold Price \$2,050,000**



- - - 410m² 265m²
 Year Built - DOM 733
 Sold Date 15-Aug-22 Distance 1.21km
 First Listing Auction In-Rooms 23rd September 2020
 Last Listing Contact Agent

5 48 ABBOTSFORD ROAD BOWEN HILLS QLD 4006 **Sold Price \$2,100,000**



- - - 470m² -
 Year Built - DOM 48
 Sold Date 20-Jun-22 Distance 4.45km
 First Listing Contact Agent
 Last Listing Contact Agent

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

6 2 MOLLISON STREET SOUTH BRISBANE QLD 4101 **Sold Price \$1,620,000**



- - 3 354m² -
 Year Built - DOM 80
 Sold Date 12-Jan-23 Distance 0.5km
 First Listing Expressions of Interest close 21st November
 Last Listing Offers to Purchase

7 29 BLACK STREET MILTON QLD 4064 **Sold Price \$2,475,000**



- - - 402m² 266m²
 Year Built - DOM 142
 Sold Date 06-Dec-22 Distance 1.47km
 First Listing Please contact agent
 Last Listing Please contact agent

8 270 ADELAIDE STREET BRISBANE CITY QLD 4000 **Sold Price** RS - UN



- - 3 821m² -
 Year Built - DOM 1,281
 Sold Date 02-Nov-22 Distance 2.01km
 First Listing Not Disclosed
 Last Listing UNDER CONTRACT

9 79 ST PAULS TERRACE SPRING HILL QLD 4000 **Sold Price \$1,925,000**



- - 5 642m² 175m²
 Year Built - DOM 55
 Sold Date 05-Jan-23 Distance 2.49km
 First Listing Not Disclosed
 Last Listing Not Disclosed

10 141 LATROBE TERRACE PADDINGTON QLD 4064 **Sold Price \$2,050,000**



4 1 2 392m² 95m²
 Year Built 1900 DOM 26
 Sold Date 19-Dec-22 Distance 2.89km
 First Listing \$995,000
 Last Listing \$995,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

11 207 LOGAN ROAD WOOLLOONGABBA QLD 4102

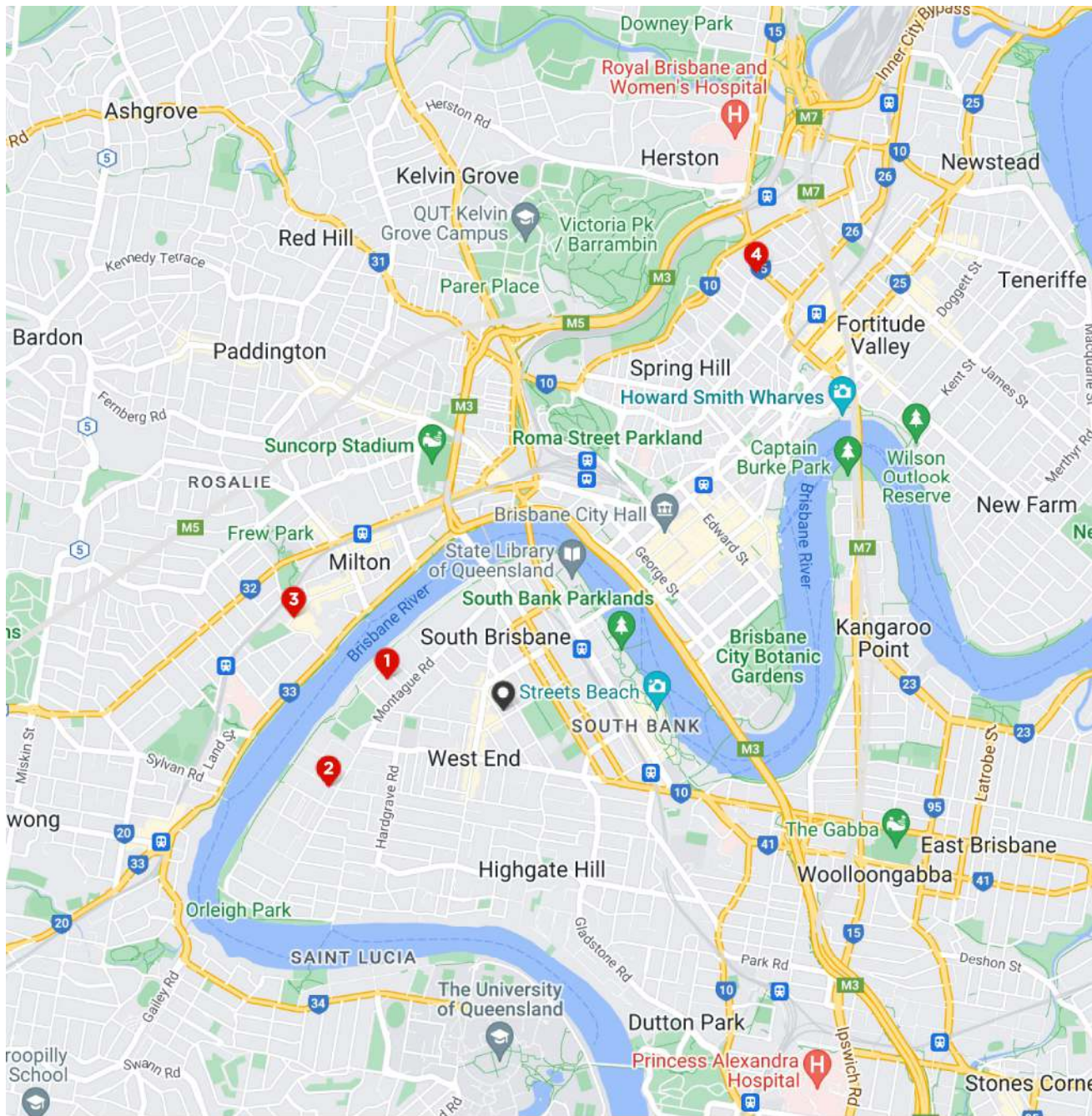
Sold Price \$1,961,000



🛏 - 🚗 - 🚗 - 🏠 420m² 🏠 133m²
 Year Built - DOM 123
 Sold Date 13-Feb-23 Distance 3.25km
 First Listing Sale \$2,250,000 | Lease \$435/sqm GROSS + GST
 Last Listing Contact Agent

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings



	🏠	🚤	🚗	DOM	
1 2/19 MUSGRAVE STREET WEST END QLD 4101	-	-	-	100	Offers Over \$1,600,000
2 353 MONTAGUE ROAD WEST END QLD 4101	-	-	2	45	\$1,600,000
3 2/43 LANG PARADE MILTON QLD 4064	-	-	4	30	\$1,450,000
4 97 WARRY STREET FORTITUDE VALLEY QLD 4006	-	-	11	87	For Sale

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Listings

1 2/19 MUSGRAVE STREET WEST END QLD 4101



- - - 249m² 311m²
 Year Built 2009 DOM 100 days
 Listing Date 20-Oct-22 Distance 0.72km
 Listing Price Offers Over \$1,600,000

2 353 MONTAGUE ROAD WEST END QLD 4101



- - 2 405m² 100m²
 Year Built - DOM 45 days
 Listing Date 16-Mar-23 Distance 1.17km
 Listing Price \$1,600,000

3 2/43 LANG PARADE MILTON QLD 4064



- - 4 225m² -
 Year Built - DOM 30 days
 Listing Date 31-Mar-23 Distance 1.38km
 Listing Price \$1,450,000

4 97 WARRY STREET FORTITUDE VALLEY QLD 4006

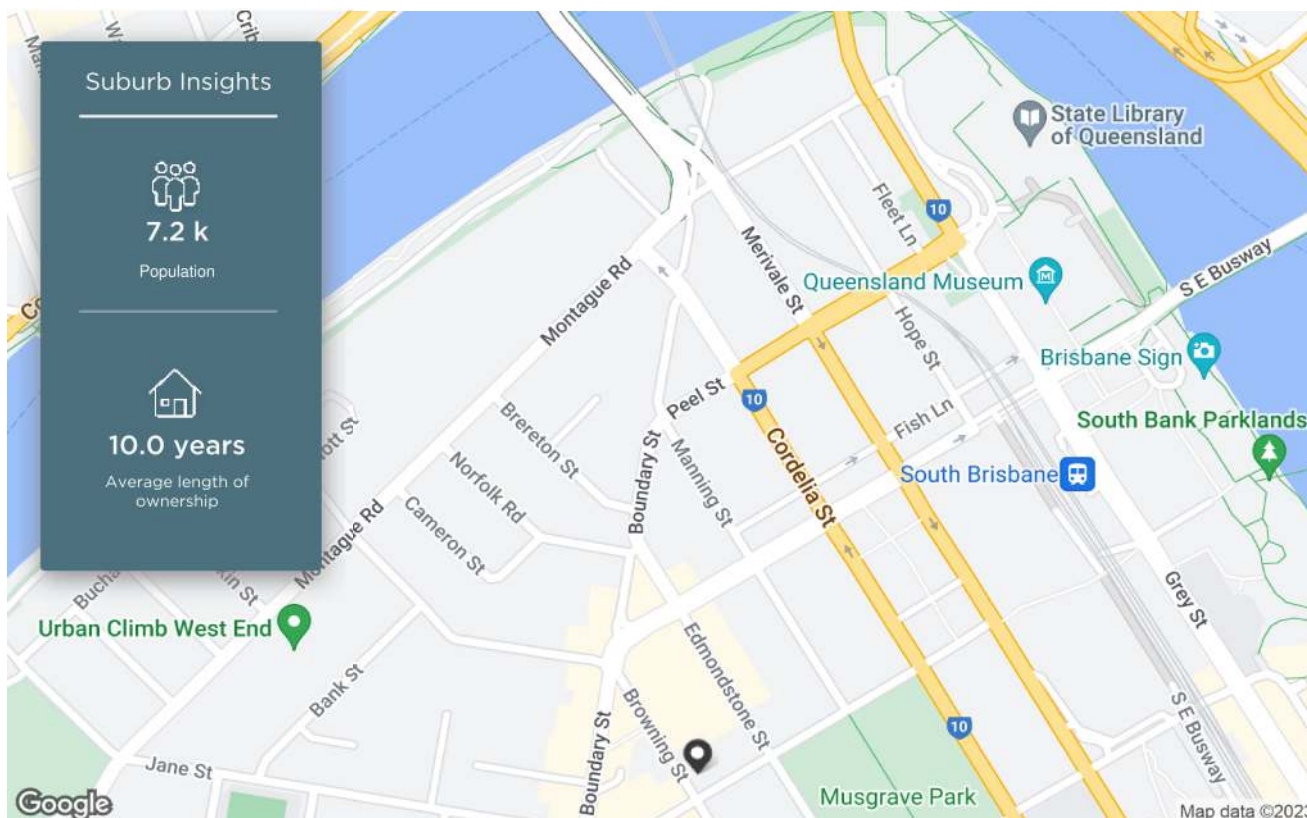


- - 11 329m² 500m²
 Year Built - DOM 87 days
 Listing Date 02-Feb-23 Distance 3.06km
 Listing Price For Sale

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

South Brisbane

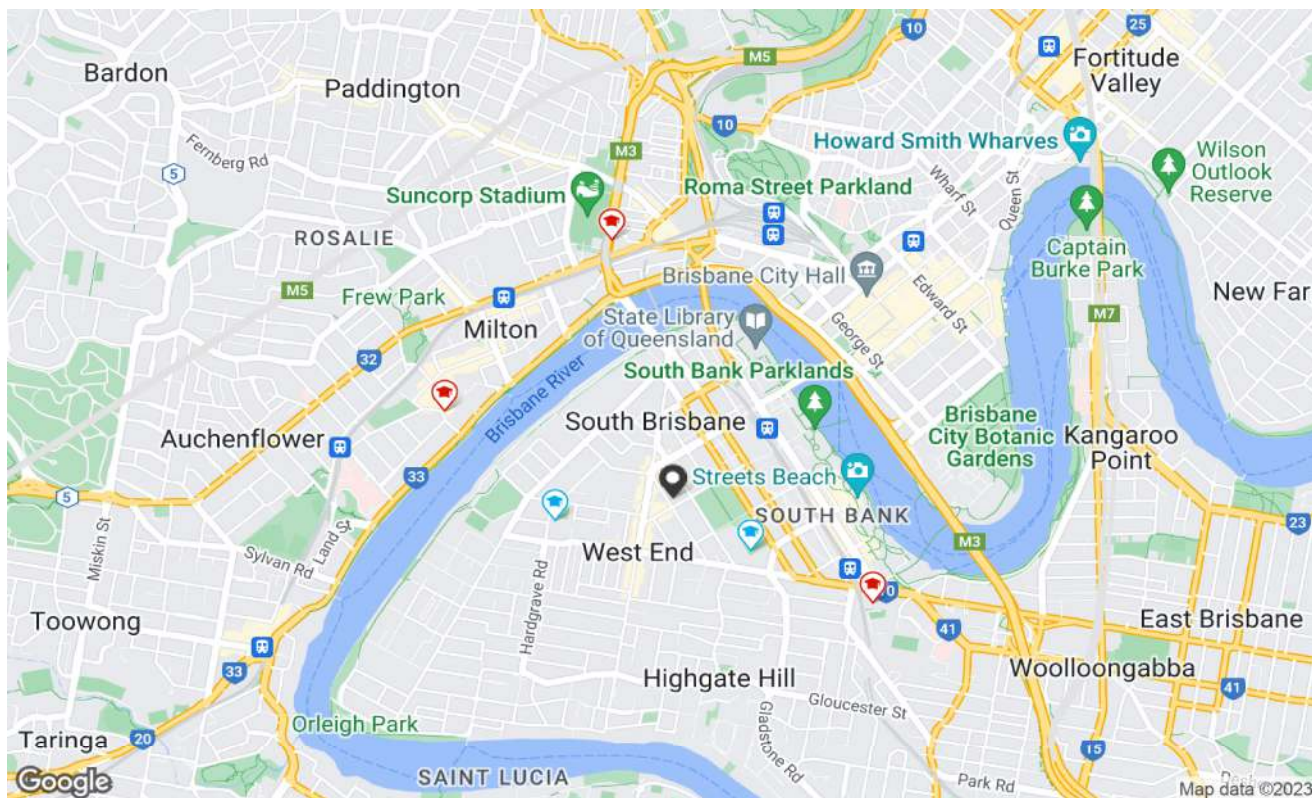
Demographic








The size of South Brisbane is approximately 2.3 square kilometres. It has 6 parks covering nearly 8.8% of total area. The population of South Brisbane in 2011 was 5,416 people. By 2016 the population was 7,179 showing a population growth of 32.6% in the area during that time. The predominant age group in South Brisbane is 20-29 years. Households in South Brisbane are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in South Brisbane work in a professional occupation. In 2011, 32.8% of the homes in South Brisbane were owner-occupied compared with 29.6% in 2016. Currently the median sales price of houses in the area is \$704,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	56.7	Owns Outright	14.3	0-15.6K	8.9	0-9	4.4
Couples with Children	26.0	Purchaser	15.3	15.6-33.8K	7.8	10-19	10.9
Single Parents	12.2	Renting	67.3	33.8-52K	9.5	20-29	33.4
Other	4.7	Other	0.3	52-78K	14.3	30-39	20.3
		Not Stated	2.6	78-130K	25.6	40-49	11.9
				130-182K	10.3	50-59	8.3
				182K+	15.5	60-69	6.0
						70-79	3.3
						80-89	1.2
						90-99	0.1

Local Schools



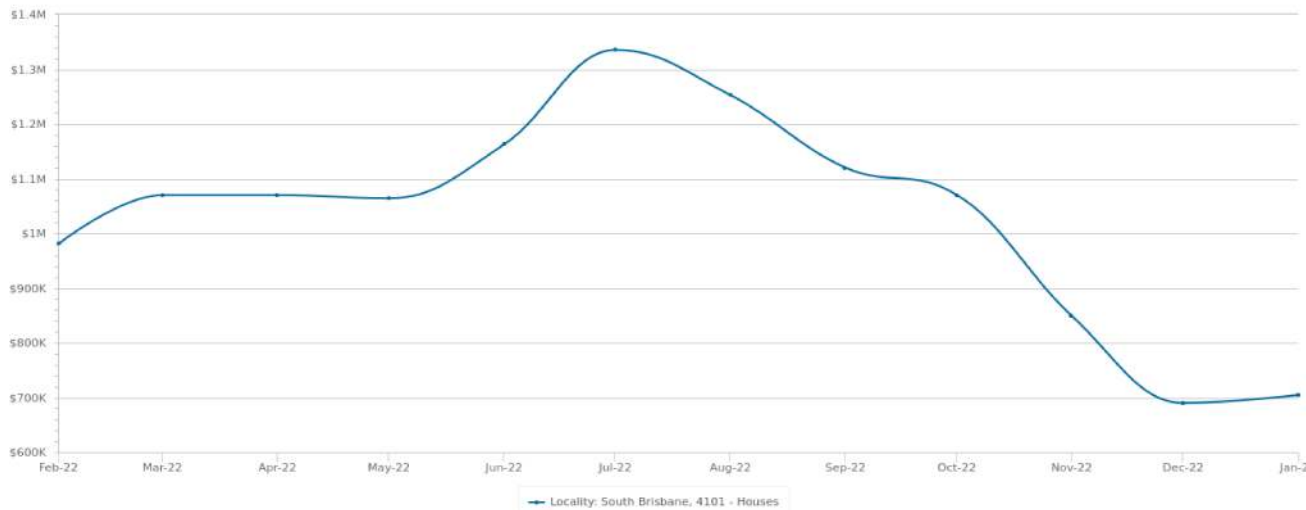
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Brisbane State High School 152 Vulture Street South Brisbane QLD 4101	0.51km	Secondary	Mixed	Government	7-12
 West End State School 24 Vulture Street West End QLD 4101	0.58km	Primary	Mixed	Government	0-6
 Somerville House 253 Vulture Street South Brisbane QLD 4101	1.17km	Combined	-	Non-Government	0-12
 Hubbard's School 2/15 Lang Parade Milton QLD 4064	1.21km	Secondary	Mixed	Non-Government	12-12
 Albert Park Flexible Learning Centre 1 Hale Street Petrie Terrace QLD 4000	1.38km	Special	Mixed	Non-Government	10-12

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Commercial)

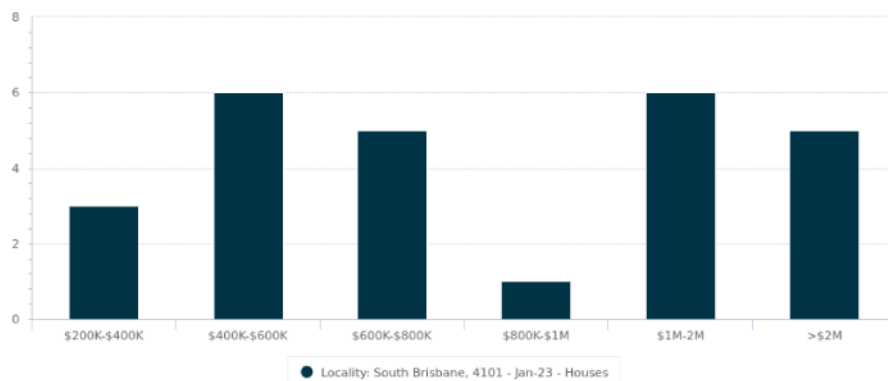


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2023	3	\$704,500	2.1% ▲	27	5	\$600
Dec 2022	2	\$690,000	-18.7% ▼	28	3	\$577
Nov 2022	-	\$849,000	-20.7% ▼	27	4	\$550
Oct 2022	4	\$1,070,000	-4.5% ▼	28	6	\$545
Sep 2022	3	\$1,120,000	-10.6% ▼	27	8	\$545
Aug 2022	1	\$1,252,500	-6.2% ▼	28	9	\$540
Jul 2022	3	\$1,335,000	14.8% ▲	27	11	\$522
Jun 2022	1	\$1,162,500	9.3% ▲	28	9	\$520
May 2022	1	\$1,064,000	-0.6% ▼	-	5	\$520
Apr 2022	2	\$1,070,000	0.0%	-	4	\$510
Mar 2022	3	\$1,070,000	9.0% ▲	-	6	\$510
Feb 2022	3	\$981,250	-7.8% ▼	-	6	\$510

Sales by Price - 12 months (Commercial)

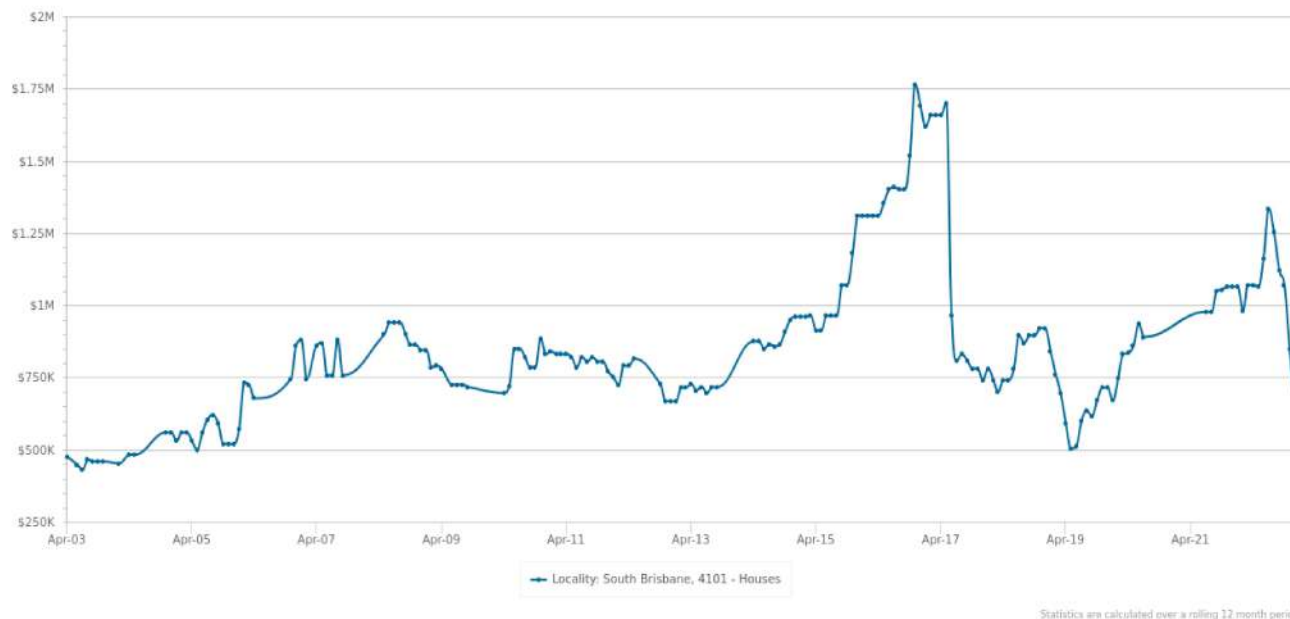
PRICE	NUMBER
<200K	0
\$200K-\$400K	3
\$400K-\$600K	6
\$600K-\$800K	5
\$800K-\$1M	1
\$1M-\$2M	6
>\$2M	5



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Commercial)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	26	\$704,500	-33.8% ▼	27	29	\$622
2022	18	\$1,064,000	-	-	29	\$510
2021	6	-	-	-	24	\$500
2020	13	\$670,000	-20.2% ▼	-	23	\$495
2019	12	\$840,000	7.6% ▲	-	19	\$495
2018	15	\$780,800	-51.7% ▼	-	25	\$475
2017	15	\$1,617,000	23.4% ▲	-	23	\$490
2016	18	\$1,310,000	36.5% ▲	-	29	\$490
2015	21	\$960,000	-	-	23	\$520
2014	7	-	-	-	17	\$500
2013	12	\$667,500	-11.0% ▼	-	15	\$545
2012	13	\$750,000	-10.7% ▼	-	20	\$530
2011	13	\$840,000	-	-	21	\$400
2010	9	-	-	-	14	\$480
2009	12	\$845,000	-	-	14	\$450
2008	8	-	-	-	10	\$315
2007	10	\$880,000	54.4% ▲	-	13	-
2006	12	\$570,000	7.5% ▲	-	7	-
2005	11	\$530,000	-	-	11	-
2004	8	-	-	-	12	-

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Put & CALL OPTION DEED

BETWEEN:

JANISA PTY LTD ACN 100 305 182
(Seller)

AND:

KLINAKIS INVESTMENTS PTY LTD
A.C.N. 626 796 003 AS TRUSTEE FOR
THE KLINAKIS 15 BARE TRUST (Buyer)

**Property: 15/14 BROWNING STREET,
SOUTH BRISBANE QLD
4101**

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Date 22 March 2022

Parties

JANISA PTY LTD ACN 100 305 182 (**Seller**)

KLINAKIS INVESTMENTS PTY LTD A.C.N. 626 796 003 AS TRUSTEE FOR THE
KLINAKIS 15 BARE TRUST (**Buyer**)

Background

- A. The Seller is the registered owner of the Property.
- B. The Buyer has requested the Seller to grant to the Buyer the Call Option to purchase the Property which the Seller has agreed to do subject to the Buyer agreeing to grant to the Seller the Put Option to sell the Property to the Buyer on the terms contained in this deed.

it is agreed

1. Reference Schedule, definitions and interpretation

1.1 Reference Schedule

Where a term used in this deed appears in bold type in the Reference Schedule, that term has the meaning shown opposite it in the Reference Schedule.

Seller's Address	Address:	C/- David K Lawyers GPO Box 5041, Brisbane QLD 4001
Seller's Solicitor	Name:	David K Lawyers
	Address:	GPO Box 5041, Brisbane QLD 4001
	Facsimile:	(07) 3839 3006
	Electronic Mail:	david@davidklawyers.com.au
	Attention:	David Krishnan
Buyer's Address	Address:	
	Electronic Mail:	
	Attention:	
Buyer's Solicitor	Name:	H Drakos & Company Solicitors Pty Ltd
	Address:	PO Box 5453, West End QLD
	Facsimile:	07 3844 7376
	Electronic Mail:	zcastle@hdrakosco.com
	Attention:	Zane Castle
Call Option Start Date		The date of this deed.

Call Option End Date	150 days from the date of this deed
Call Option Fee	\$1.00 (inclusive of GST)
Put Option Start Date	The date that immediately follows the Call Option End Date.
Put Option End Date	The date that is 14 days after the Put Option Start Date.
Put Option Fee	\$1.00 (inclusive of GST)
Security Deposit	\$90,000.00 (inclusive of GST)

1.2 Definitions

In this deed:

ADI has the meaning given to it in section 5 of the *Banking Act 1959* (Cth).

Authorised Officer of a party which is a corporation means:

- (a) an employee of the party whose title contains either of the words Director or Manager;
- (b) a person performing the function of any of them;
- (c) a solicitor acting on behalf of the party; and
- (d) a person appointed by the party to act as an Authorised Officer for the purposes of this deed and notified to the others.

Bank means an ADI holding a consent under the *Banking Act 1959* (Cth) to call itself a bank.

Bank Cheque means a cheque drawn by a Bank on itself.

Business Day means:

- (a) if determining when a notice, consent or other communication is given, a day that is not a Saturday, Sunday or public holiday in the place to which the notice, consent or other communication is sent; and
- (b) for any other purpose, a day (other than a Saturday, Sunday or public holiday) on which banks are open for general banking business in Brisbane.

Buyer's Associates means the Buyer's employees, agents, consultants, nominees and invitees.

Buyer's Nominee has the meaning given in clause 4.1.

Call Option means the option granted by the Seller to the Buyer in clause 3.1.

Call Option Exercise Notice means a notice in the form (or substantially in the form) of the notice in Schedule 2 signed by the Buyer.

Call Option Exercise Period means the period:

- (a) commencing on the Call Option Start Date; and
- (b) ending at 5:00pm on the Call Option End Date.

Claim means any claim, allegation, debt, cause of action, Liability, proceeding, suit or demand of any nature and whether present or future, actual or contingent, fixed or unascertained and arising by operation of law, in equity, by statute or otherwise.

Contract means the contract of sale in the form in Schedule 1.

Controller has the meaning given to that term in section 9 of the Corporations Act.

Corporations Act means the *Corporations Act 2001* (Cth).

Cost means any cost, charge, expense, outgoing, payment or other expenditure of any nature including all legal fees.

Default Interest Rate means the default interest rate under the Contract.

Deposit means the deposit payable under the Contract in the event of the exercise of an Option.

Deposit Holder means the Deposit Holder under the Contract.

External Administrator means an administrator, Controller, trustee, provisional liquidator, liquidator or any other person holding or appointed to an analogous office or acting or purporting to act in an analogous capacity.

Government Body means:

- (a) any person, body or other thing exercising an executive, legislative, judicial or other governmental function of any country or political subdivision of any country;
- (b) any public authority constituted by or under a law of any country or political subdivision of any country; and
- (c) any person deriving a power directly or indirectly from any other Government Body.

GST has the meaning given in the GST Law.

GST Law has the meaning given in *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Insolvency Event means:

- (a) in relation to any corporation:
 - (1) its Liquidation;
 - (2) an External Administrator is appointed in respect of the corporation or any of its property;
 - (3) the corporation ceases or threatens to cease to carry on its business;
 - (4) the corporation being deemed to be, or stating that it is, unable to pay its debts when they fall due;
 - (5) any other ground for Liquidation or the appointment of an External Administrator occurs in relation to the corporation;
 - (6) the corporation resolves to enter into Liquidation;

- (7) an application being made which is not dismissed or withdrawn within ten Business Days for an order, resolution being passed or proposed, a meeting being convened or any other action being taken to cause or consider anything described in paragraphs (1) to (6) (inclusive) above;
- (b) in relation to an individual, that person becoming an insolvent under administration as defined in section 9 of the Corporations Act; and
- (c) in relation to any person, anything analogous to or having a similar effect to anything described above in this definition under the law of any relevant jurisdiction.

Law means any statute, rule, regulation, proclamation, ordinance or by-law, whether:

- (a) present or future; or
- (b) State, federal or otherwise.

Liability means any liability, debt or Obligation, whether actual, contingent or prospective, present or future, qualified or unqualified or incurred jointly or severally with any other person.

Liquidation means:

- (d) a winding up or liquidation (whether voluntary or involuntary), provisional liquidation, dissolution, bankruptcy or other analogous proceeding; or
- (e) an arrangement, assignment, composition or moratorium with or for the benefit of creditors or any class or group of creditors (including an administration or arrangement under part 5.3A of the Corporations Act).

Obligation means any obligation, agreement, commitment, covenant, undertaking or duty whether arising by operation of law, in equity or by statute and whether expressed or implied.

Option Exercise Date means the date on which the Call Option is exercised.

Plan means the plan of survey which will when registered to create a separate and indefeasible title for the Property.

Property means the property described in the Contract.

Purchase Price means the purchase price referred to in the Contract.

Put Option means the option granted by the Buyer to the Seller contained in clause 5.1.

Put Option Exercise Notice means the notice in the form (or substantially in the form) of the notice contained in Schedule 3 signed by the Seller.

Put Option Exercise Period means the period:

- (a) commencing on the Put Option Start Date; and
- (b) ending at 5:00pm on the Put Option End Date.

Reference Schedule means the schedule in clause 1.1.

RFI means a request for further information made by or on behalf of the Buyer to the Seller.

Tax Invoice means a document that complies with the requirements of the GST Law for a tax invoice.

1.3 Interpretation

- (a) Unless the contrary intention appears, a reference in this deed to:
 - (1) this deed or another document includes any variation or replacement of it despite any change in the identity of the parties;
 - (2) one gender includes the others;
 - (3) the singular includes the plural and the plural includes the singular;
 - (4) an item, recital, clause, subclause, paragraph, schedule or attachment is to an item, recital, clause, subclause, paragraph of, or schedule or attachment to, this deed and a reference to this deed includes any schedule or attachment;
 - (5) a person, partnership, corporation, trust, association, joint venture, unincorporated body, Government Body or other entity includes any other of them;
 - (6) a party includes the party's executors, administrators, successors, substitutes (including a person who becomes a party by novation) and permitted assigns;
 - (7) any statute, ordinance, code or other law includes regulations and other instruments under any of them and consolidations, amendments, re-enactments or replacements of any of them;
 - (8) money is to Australian dollars, unless otherwise stated; and
 - (9) a time is a reference to Brisbane time unless otherwise specified.
- (b) The words include, including, such as, for example and similar expressions are not to be construed as words of limitation.
- (c) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (d) Headings and any table of contents or index are for convenience only and do not affect the interpretation of this deed.
- (e) A provision of this deed must not be construed to the disadvantage of a party merely because that party or its advisers were responsible for the preparation of this deed or the inclusion of the provision in this deed.

1.4 Business Days

- (a) If anything under this deed must be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (b) If an act is required to be done on a particular day, it must be done before 5.00pm on that day or it will be considered to have been done on the following day.

1.5 Parties

- (a) If a party consists of more than one person, this deed binds each of them separately and any two or more of them jointly.
- (b) An agreement, Obligation, representation or warranty in favour of two or more persons is for the benefit of them jointly and each of them separately.

- (c) An agreement, Obligation, representation or warranty on the part of two or more persons binds them jointly and each of them separately.

2. Security Deposit

2.1 Payment

- (a) The Buyer must pay the Security Deposit to the Deposit Holder on the date of this deed.
- (b) The Buyer will be in default if it:
- (1) does not pay the Security Deposit when required;
 - (2) pays the Security Deposit by post-dated cheque; or
 - (3) pays the Security Deposit by cheque which is dishonoured on presentation.

2.2 Release of the Security Deposit

- (a) If the Call Option or Put Option is not exercised or the deed is validly terminated for any reason, the Security Deposit must be released and paid to the Seller.
- (b) The parties authorise the Deposit Holder to deal with the Security Deposit in the manner set out in subclause 2.2(a) immediately after the expiry and lapse of the Call Option or earlier termination of this deed.

2.3 Purpose of Security Deposit

- (a) The Deposit Holder holds the Security Deposit as security for the Buyer's performance of its Obligations under this deed.
- (b) If the Call Option or the Put Option is exercised, the Security Deposit will be credited to and will form part of the Deposit.

3. Call Option

3.1 Grant and Call Option Fee

In consideration of the Call Option Fee paid by the Buyer when the Buyer signs this deed (the receipt of which payment the Seller acknowledges has occurred), the Seller grants to the Buyer and the Buyer's Nominee an option to purchase the Property for the Purchase Price and on the provisions of the Contract.

3.2 Irrevocable offer

- (a) The Call Option is an irrevocable offer by the Seller to sell the Property to the Buyer or the Buyer's Nominee under the Contract which may be accepted in accordance with clause 3.3.
- (b) The Call Option is binding on the Seller and, in the event of the death of any person comprising the Seller, then his or her estate.

3.3 Exercise

The Call Option may be exercised: -

- (a) by the Buyer delivering the following to the Seller at the Seller's Address during the Call Option Exercise Period:
- (i) a completed Call Option Exercise Notice signed by the Buyer ;
 - (ii) two completed copies of the Contract signed by the Buyer or the Buyer's Nominee pursuant to the terms of the Contract; and
 - (iii) a cheque made payable to the Deposit Holder for an amount equal to the Deposit less the Security Deposit paid (however payment may also be effected by electronic funds transfer to the Deposit Holder's trust account provided evidence of that is provided to the Seller on the date on which the items above are delivered).

3.4 Effect of exercise

If the Call Option is exercised under clause 3.3:

- (a) the Contract is deemed to take effect on the Option Exercise Date and the provisions of the Contract will, for all purposes, be treated as applying from the Option Exercise Date;
- (b) the date of the Contract is the Option Exercise Date; and
- (c) the Seller must give the Buyer or the Buyer's Nominee (as the case may require) one copy of the Contract signed by the Seller within five Business Days after the Option Exercise Date.

3.5 Non-exercise

If the Call Option is not exercised:

- (a) the Call Option will expire and lapse; and
- (b) the Call Option Fee is the property of the Seller absolutely.

4. Buyer's Nominee

4.1 Nomination

- (a) Subject to clause 4.2, the Buyer may nominate a buyer (**Buyer's Nominee**) for the purposes of the Contract that will be formed on the exercise of the Call Option.
- (b) The right given to the Buyer under this clause does not affect the Buyer's entitlement to exercise the Call Option.
- (c) The provisions of this clause 4 do not confer on the Buyer's Nominee any rights or entitlements under this deed.

4.2 Notice of nomination

If the Buyer wishes to exercise the right of nomination under clause 4.1, it may only do so by giving notice of the nomination in the Call Option Exercise Notice signed by the Buyer.

4.3 Effect of nomination

(a) If:

- (1) the Call Option is exercised under clause 3.3; and
- (2) the Call Option Exercise Notice includes notice of a nomination made by the Buyer under clause 4.1,

Then:

- (3) the Contract will be formed between the Seller and the Buyer's Nominee;
- (4) the Buyer's Nominee will only become the buyer under the Contract on the exercise of the Call Option.
- (5) the Call Option Fee and Security Deposit will be deemed to have been paid by the Buyer's Nominee in substitution of the Buyer.

5. Put Option

5.1 Grant and Put Option Fee

In consideration of the Put Option Fee paid by the Seller when the Seller signs this deed (the receipt of which payment the Buyer acknowledges) the Buyer grants to the Seller an option to require the Buyer to purchase the Property for the Purchase Price and on the provisions of the Contract.

5.2 Irrevocable offer

- (a) The Put Option is an irrevocable offer by the Buyer to buy the Property under the Contract which may be accepted in accordance with clause 5.3.
- (b) The Put Option is binding on the Buyer and, in the event of the death of any person comprising the Buyer, then his or her estate.

5.3 Exercise

The only valid way for the Seller to exercise the Put Option is to deliver the following to the Buyer at the Buyer's Address during the Put Option Exercise Period:

- (a) a completed Put Option Exercise Notice signed by the Seller or its Authorised Officer; and
- (b) one copy of the Contract signed by the Seller (being one of the two copies held by the Seller's Solicitor under clause 5.6).

5.4 Effect of exercise

If the Put Option is exercised by the Seller:

- (a) the Contract is deemed to take effect on the Option Exercise Date and the provisions of the Contract will, for all purposes, be treated as applying from the Option Exercise Date; and
- (b) the date of the Contract is the Option Exercise Date.

5.5 Signing of Contract by Buyer

When signing this deed, the Buyer must deliver to the Seller at the Seller's Address:

- (a) two completed copies of the Contract signed by the Buyer (and any guarantor under the Contract) (the **escrow contract**); and
- (b) any notice required to waive the cooling-off period under the *Property Occupations Act 2014*.

5.6 Escrow

The Seller must cause the Seller's Solicitor to hold the Contract signed by the Buyer in escrow and the Seller must not sign the escrow contract until the Seller proposes to exercise the Put Option. Delivery of the contract signed by the Seller is satisfaction of clause 5.3(b).

5.7 Non-exercise

If the Put Option is not exercised, then the Put Option will expire and lapse and this deed will be at an end and the Put Option Fee is forfeited to the Buyer.

5.8 Restrictions on Exercise

The Seller may not exercise the Put Option if: -

- (a) This deed has been validly terminated; or
- (b) If the Call Option has been validly exercised.

6. GST

6.1 GST exclusive amounts

Unless expressly stated to the contrary all amounts expressed in this deed are exclusive of GST.

6.2 GST amount

- (a) If a party (**Supplier**) is obliged under the GST Law to pay an amount of GST for a taxable supply made by the Supplier to another party (**Recipient**) under this deed, the Recipient must pay the Supplier an amount equal to the GST payable on the supply by the Supplier.
- (b) The Recipient must pay the amount referred to in subclause 6.2(a) and any interest, penalty, fine or expense relating to the GST, in addition to and at the same time as the consideration otherwise payable by the Recipient for the supply.

6.3 Tax Invoice

If requested by the Recipient, the Supplier must provide the Recipient with a Tax Invoice on or before payment of any amount required by this clause 6.

6.4 Adjustment events

If an adjustment event arises for a taxable supply under subclause 6.2(a), the amount required to be paid must be recalculated (**Recalculated Amount**) and the Recipient must pay the Supplier the Recalculated Amount.

6.5 Reimbursements

Where a party is required to pay for or reimburse an expense or outgoing of another party, the amount required to be paid or reimbursed is the amount of the expense or outgoing less any input tax credits to which the other party, or the representative member of a GST group to which they belong, is entitled.

7. Termination and interest

7.1 Termination by Seller

If:

- (a) the Buyer fails to comply with or perform any of its Obligations under this deed; or
- (b) the Buyer suffers or is affected by an Insolvency Event,

the Seller may, without affecting the Seller's other rights, terminate this deed by notice in writing to the Buyer.

7.2 Interest

- (a) If the Buyer fails to pay an amount required to be paid by this deed then, without limiting the rights of the Seller, the Buyer must pay interest on the unpaid amount to the Seller.
- (b) Interest payable under this clause:
 - (1) must be calculated at the Default Interest Rate from the due date for payment of the unpaid amount to the date on which that amount is paid in full;
 - (2) is payable on demand; and
 - (3) may be recovered by the Seller from the Buyer as a liquidated amount.
- (c) Any judgement for money payable under this deed will bear interest from the date of judgement to the date of payment and the provisions of this clause apply to the calculation of that interest.

8. Notices

8.1 Form

Any notice or other communication to or by any party must be:

- (a) in writing and in the English language;
- (b) addressed to the address of the recipient in clause 8.4 or to any other address as the recipient may have notified the sender; and
- (c) be signed by the party or by an Authorised Officer of the sender.

8.2 Manner

In addition to any other method of service authorised by law, the notice may be:

- (a) personally served on a party;
- (b) left at the party's current address for service;
- (c) sent to the party's current address for service by prepaid ordinary mail or if the address is outside Australia by prepaid airmail;
- (d) sent by facsimile to the party's current numbers for service; or
- (e) sent by electronic mail to the party's electronic mail address.

8.3 Time

If a notice is sent or delivered in the manner provided in clause 8.2 it must be treated as given to or received by the addressee in the case of:

- (a) delivery in person, when delivered;
- (b) delivery by post:
 - (1) in Australia to an Australian address, the fourth Business Day after posting; or
 - (2) in any other case, on the tenth Business Day after posting;
- (c) facsimile, when a transmission report has been printed by the sender's facsimile machine stating that the document has been sent to the recipient's facsimile number; or
- (d) electronic mail, when the sender's computer reports that the message has been delivered to the electronic mail address of the addressee,

but if delivery is made after 5.00pm on a Business Day it must be treated as received on the next Business Day in that place.

8.4 Initial details

The addresses and numbers for service are initially:

- (a) for the Seller, those set out in the Seller's Address; and
- (b) for the Buyer, those set out in the Buyer's Address.

8.5 Changes

A party may from time to time change its address or numbers for service by notice to each other party.

8.6 No effect on exercise of Call Option

Nothing in this clause affects the requirements in this deed for the valid exercise of the Call Option.

9. Governing law and jurisdiction

9.1 Governing law

This deed is governed by and construed in accordance with the laws of Queensland.

9.2 Jurisdiction

Each party irrevocably:

- (a) submits to the non-exclusive jurisdiction of the courts of Queensland and the courts competent to determine appeals from those courts, with respect to any proceedings which may be brought at any time relating to this deed; and
- (b) waives any objection it may now or in the future have to the venue of any proceedings, and any claim it may now or in the future have that any proceedings have been brought in an inconvenient forum, if that venue falls within paragraph 9.2(a).

10. Lease

The parties acknowledge and agree that this Deed is subject to and conditional upon the Seller entering into a lease with the Tenant on terms satisfactory to the Seller and Tenant concurrently with execution of this Deed failing which the Buyer may terminate this Deed by written notice to the Seller with immediate effect. "Tenant" means PULSE TRAVEL PTY LTD ACN 010 936 179.

11. Miscellaneous

11.1 Exercise rights

A single or partial exercise or waiver by a party of any right under or relating to this deed will not prevent any other exercise of that right or the exercise of any other right.

11.2 Legal effect

Each party acknowledges and agrees for the benefit of each other party that this document is intended to take effect as a deed. Each party executes this document with the intention that it will be immediately legally bound by this document.

11.3 Merger

If the liability of a party to pay money under this deed becomes merged in any deed, judgment, order or other thing, the party liable must pay interest on the amount owing from time to time under that deed, judgment, order or other thing at the higher of the rate payable under this deed and that fixed by or payable under that deed, judgment, order or other thing.

11.4 Moratorium legislation

Any law which varies prevents or prejudicially affects the exercise by a party of any right, power or remedy conferred on it under this deed is excluded to the extent permitted by law.

11.5 No assignment

- (a) The Buyer must not assign, transfer or novate all or any part of its rights or obligations under or relating to this deed or grant, declare, create or dispose of any right or interest in it, without the prior written consent of the Seller.

(b) Nothing in this clause affects the rights of the Buyer under clause 4.

11.6 Indemnities

Subject to any other provision of this deed, the indemnities in this deed are continuing obligations, independent from the other obligations of the parties under this deed and continue after this deed ends. It is not necessary for a party to incur expense or make payment before enforcing a right of indemnity under this deed.

11.7 Remedies cumulative

The rights and remedies of the Seller under this deed are cumulative and not exclusive of any rights or remedies provided by law.

11.8 Severability

If a provision of this deed is illegal, invalid, unenforceable or void in a jurisdiction it is severed for that jurisdiction and the remainder of this deed has full force and effect and the validity or enforceability of that provision in any other jurisdiction is not affected.

11.9 Further assurance

The Buyer must promptly at its own cost do all things (including executing and delivering all documents) necessary or desirable to give full effect to this deed and the transactions contemplated by it.

11.10 Costs

The Buyer is responsible for the Sellers legal costs and expenses incurred in relation to the preparation, negotiation and execution of this deed on a full indemnity basis. The Buyer is responsible for all its own costs incurred in the negotiation and performance of this deed including legal costs.

11.11 Duty

The Buyer must pay all duty payable on:

- (a) this deed;
- (b) the Contract; and
- (c) any transaction evidenced by this deed,

and the Buyer must indemnify the Seller against any Liability resulting from any delay or omission by the Buyer to pay any such duty.

11.12 Time

- (a) Time is of the essence of this deed.
- (b) If the parties agree to vary a time requirement, the time requirement so varied is of the essence of this deed.
- (c) An agreement to vary a time requirement must be in writing.

11.13 Variation

An amendment or variation to this deed is not effective unless it is in writing and signed by the parties.

11.14 Waiver

- (a) A right in favour of the Seller under this deed, subject to any express provision of this deed to the contrary, may be waived prospectively or retrospectively by writing signed by the Seller.
- (b) No other act, omission or delay by the Seller will constitute a waiver of a right.

11.15 Counterparts

This deed may be executed in any number of counterparts each of which will be considered an original but all of which will constitute one and the same instrument. A party who has executed a counterpart of this deed may deliver it to, or exchange it with, another party by:

- (a) faxing; or
- (b) emailing a pdf (portable document format) copy of,
the executed counterpart to that other party.

11.16 Whole agreement

This deed:

- (a) is the entire agreement and understanding between the parties relating to the subject matter of this deed; and
- (b) supersedes any prior agreement, representation (written or oral) or understanding on anything connected with that subject matter.

11.17 Warranty of authority

Each person signing this deed:

- (a) as attorney for any party warrants to the other party that at the date of signing, the person has not received any notice or information of the revocation of the power of attorney appointing the person; and
 - (b) as an authorised officer, agent or trustee of any party warrants to the other party that at the date of signing, the person has full authority to sign this deed in their capacity.
-

Schedule 1 - Contract

(attached)

Contract for Commercial Lots in a Community Titles Scheme

Seventh Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of Commercial Lots in a Community Titles Scheme in Queensland.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

Contract Date: _____

AGENT

NAME:	Without the intervention of an Agent		
ABN:			LICENCE NO:
ADDRESS:			
SUBURB:	STATE:	POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:

PARTIES

SELLER

NAME:	JANISA PTY LTD ACN 100 305 182		ABN:	
ADDRESS:	PO Box 131			
SUBURB:	STATE:	VIC	POSTCODE:	3141
PHONE:	MOBILE:	FAX:	EMAIL:	

SELLER'S SOLICITOR

■ or any other solicitor notified to the Buyer

NAME:	David K Lawyers			
REF:	2202232	CONTACT:	David Krishnan	
ADDRESS:	GPO Box 5041			
SUBURB:	Brisbane	STATE:	QLD	POSTCODE: 4000
PHONE:	MOBILE:	FAX:	EMAIL:	
07 3102 2583	0438 043 244		david@davidklawyers.com.au	

INITIALS (Note: Initials not required if signed with Electronic Signature)

BUYER

NAME:	KLINAKIS INVESTMENTS PTY LTD A.C.N. 626 796 003 AS TRUSTEE			ABN:	
	FOR THE KLINAKIS 15 BARE TRUST				
ADDRESS:					
SUBURB:		STATE:		POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

NAME:				ABN:	
ADDRESS:					
SUBURB:		STATE:		POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

BUYER'S SOLICITOR

■ or any other solicitor notified to the Seller

NAME:	DRAKOS AND COMPANY SOLICITORS				
REF:	32017	CONTACT:	ZANE CASTLE		
ADDRESS:	PO BOX 5453				
SUBURB:	WEST END	STATE:	QLD	POSTCODE:	4101
PHONE:	07 3844 1441	MOBILE:		FAX:	
				EMAIL: ZCASTLE@HDRAKOSCO.COM	

PROPERTY

Lot:	ADDRESS:	15/14 Browning Street			
	SUBURB:	South Brisbane	STATE:	QLD	POSTCODE: 4101
Description: LOT:	15	On:	<input type="checkbox"/> BUP	<input type="checkbox"/> GTP	<input checked="" type="checkbox"/> SP
					144490
	SCHEME:	The Precinct West End	Community Titles Scheme:	30194	
TITLE REFERENCE:	50389651				
Local Government:	Brisbane City				
Present Use:	Commercial				
Excluded Fixtures:	Nil				
Included Chattels:	1 x 1500 mm x 1800 mm Light Timber Table 18 x 1500 mm x 1800 mm Workstation 1 x 1200 x 1800 Grey Bookshelf 1 x 1800 mm x 600 mm Bookcase 1 x 1800 mm x 1500 Dark Timber desk 1 x White 300 x 1200 Hutch 1 x Grey 3 draw filing cabinet 46 Desk Dividers (Part of workstations) 4 x assorted chairs				

INITIALS (Note: Initials not required if signed with Electronic Signature)

PRICE

Purchase Price:	\$ 1,800,000.00		
Deposit:	\$ 90,000.00	Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below:	
	\$	Balance Deposit (if any) payable on:	
Deposit Holder:	David K Lawyers Law Practice Trust Account		
	Deposit Holder's Trust Account	BANK: Westpac	ACCOUNT NO: 312056
		BSB: 034 003	

Default Interest Rate: % If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

FINANCE

Finance Amount:	\$ Not applicable	Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and Clause 3 does not apply.	
Financier:		Finance Date:	

BUILDING AND/OR PEST INSPECTION DATE

Inspection Date: Not applicable If 'Inspection Date' is not completed, the contract is not subject to an inspection report and clause 4 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

Is the Property sold subject to any Encumbrances? No Yes, listed below

See Special Conditions

WARNING TO SELLER: You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.

ADDITIONAL BODY CORPORATE INFORMATION

Interest Schedule Lot Entitlement of Lot:	Refer to Disclosure Statement
Aggregate Interest Schedule Lot Entitlement:	Refer to Disclosure Statement
Contribution Schedule Lot Entitlement of Lot:	Refer to Disclosure Statement
Aggregate Contribution Schedule Lot Entitlement:	Refer to Disclosure Statement

INSURANCE POLICIES

Insurer:	Refer to Disclosure Statement	Policy No: Refer to Disclosure Statement
Building:	Refer to Disclosure Statement	
Public liability:	Refer to Disclosure Statement	
Other:	Refer to Disclosure Statement	

INITIALS (Note: Initials not required if signed with Electronic Signature)

NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

The Seller gives notice to the Buyer in accordance with Section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* that the Lot:
(select whichever is applicable)

- is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land or
- is affected by an application to, or an order made by, QCAT in relation to a tree on the Land, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

■ **WARNING:** Failure to comply with s83 *Neighbourhood Disputes (Dividing Fences and Trees Act) 2011* by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

GST TABLE

GOODS AND SERVICES TAX – WARNING

Marking the GST items in the GST Table may have significant consequences for the Seller and Buyer. The Seller and Buyer should seek professional advice about completion of the GST items and not rely on the Agent to complete the GST items.

Notes to completion:

A. Only 1 box in the selected item must be marked.

B. If the Yes box in item GST1 is marked:

- items GST2 and GST3 must not be marked;
- despite any markings of items GST2 and GST3, clauses 11.4, 11.5 and 11.6 do not apply.

C. If the Yes box in item GST2 is marked:

- items GST1 and GST3 must not be marked;
- despite any marking of items GST1 and GST3, clauses 11.4, 11.5 and 11.7 do not apply.

GST1 Going Concern:

Is this a sale of a Going Concern? Yes
 If Yes, clause 11.7 (If the Supply is a Going Concern) applies.
 Otherwise clause 11.7 (If the Supply is a Going Concern) does not apply.
 If the Yes box is marked, do not complete items GST2 and GST3.

■ **WARNING:** There are strict requirements for the sale of a Going Concern under the GST Act. If in doubt about complying with those provisions, seek professional advice before marking this item.

GST2 Margin Scheme:

Is the Margin Scheme to apply to the sale of the Property? Yes
 If Yes, clause 11.6 (Margin Scheme) applies.
 Otherwise clause 11.6 (Margin Scheme) does not apply.
 The Seller must not apply the Margin Scheme to the Supply of the Property if clause 11.6 does not apply.

■ If the Yes box is marked, do not complete items GST1 and GST3

GST3 Inclusive or Exclusive Purchase Price:

Does the Purchase Price include GST?	Mark 1 box only	
	Yes <input type="checkbox"/>	If Yes, clause 11.4 (Purchase Price includes GST) applies.
	No <input checked="" type="checkbox"/>	If No, clause 11.5 (Purchase Price Does Not Include GST) applies

If neither box is marked or if both boxes are marked, clause 11.4 (Purchase Price Includes GST) applies.

■ Do not complete Item GST3 if Item GST1 (Going Concern) or Item GST2 (Margin Scheme) are marked Yes

INITIALS (Note: Initials not required if signed with Electronic Signature)

GST WITHHOLDING OBLIGATIONS**Buyer Warranty**

Is the Buyer registered for GST and acquiring the Lot for a creditable purpose?
(select whichever is applicable)

Yes

No

■ **WARNING:** the Buyer warrants in clause 2.4(6) that this information is true and correct.

[Note: If the Buyer selects [No] the Seller may be required to give a notice under section 14-255 of the Withholding Law prior to settlement.]

INITIALS (Note: Initials not required if signed with Electronic Signature)

COMMERCIAL TENANCY SCHEDULE*

**Attach further Schedule if insufficient space.*

LEASE 1

Name of Tenant: _____

Use: _____

Location/Tenancy No: _____

Area of Tenancy (m² approx.): _____

Current Rent per Annum: \$ _____ inclusive of outgoings exclusive of outgoings

Current Commencement Date: _____

Current Term: _____

Remaining Options:

Option 1	Term	_____	years
Option 2	Term	_____	years
Option 3	Term	_____	years

Tenant Car Park: No.: _____ Rate \$ _____ Per annum Per month

LEASE 2

Name of Tenant: _____

Use: _____

Location/Tenancy No: _____

Area of Tenancy (m² approx.): _____

Current Rent per Annum: \$ _____ inclusive of outgoings exclusive of outgoings

Current Commencement Date: _____

Current Term: _____

Remaining Options:

Option 1	Term	_____	years
Option 2	Term	_____	years
Option 3	Term	_____	years

Tenant Car Park: No.: _____ Rate \$ _____ Per annum Per month

SERVICE AGREEMENT SCHEDULE*

**Attach further Schedule if insufficient space.*

CONTRACT 1

Contractor: _____

Service Performed: _____

Cost: \$ _____ Per annum Per quarter Per month

CONTRACT 2

Contractor: _____

Service Performed: _____

Cost: \$ _____ Per annum Per quarter Per month

INITIALS (Note: Initials not required if signed with Electronic Signature)

SELLER'S DISCLOSURE

WARNING: *The Seller is taken to have knowledge of significant Body Corporate matters that may affect the Buyer, where the Seller ought reasonably to be aware of those matters.*

[Section 223(4) *Body Corporate and Community Management Act 1997*]

The Seller gives notice to the Buyer of the following matters:

(a) LATENT OR PATENT DEFECTS IN COMMON PROPERTY OR BODY CORPORATE ASSETS

Refer to Disclosure Statement

[Sections 223(2)(a) and 223(2)(b) *Body Corporate and Community Management Act 1997*] Annex details of disclosure made by the Seller (if any).

b) ACTUAL CONTINGENT OR EXPECTED LIABILITIES OF BODY CORPORATE

Refer to Disclosure Statement

[Sections 223(2)(c) and 223(2)(d) *Body Corporate and Community Management Act 1997*] Annex details of disclosure made by the Seller (if any).

(c) CIRCUMSTANCES IN RELATION TO AFFAIRS OF THE BODY CORPORATE

Refer to Disclosure Statement

[Sections 223(3) *Body Corporate and Community Management Act 1997*] Annex details of disclosure made by the Seller (if any).

(d) EXCEPTIONS TO STATEMENTS IN CLAUSE 7.4(2)

Refer to Disclosure Statement

Annex details of disclosure made by the Seller (if any).

(e) PROPOSED BODY CORPORATE RESOLUTIONS (CLAUSE 8.4)

Refer to Disclosure Statement

Annex details of disclosure made by the Seller (if any).

INITIALS (Note: Initials not required if signed with Electronic Signature)

SPECIAL CONDITIONS

See Annexure A

SETTLEMENT

Settlement Date: 30 days from the Contract Date ■ or the next Business Day if that is not a Business Day in the Place for Settlement.

Place for Settlement: Brisbane ■ If Brisbane is inserted, this is a reference to Brisbane CBD.

SIGNATURES

BUYER: See Annexure B _____

WITNESS: _____

BUYER: _____

WITNESS: _____

By placing my signature above I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

[Note: No witness is required if the Buyer signs using an Electronic Signature]

SELLER: See Annexure B _____

WITNESS: _____

SELLER: _____

WITNESS: _____

By placing my signature above I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

[Note: No witness is required if the Seller signs using an Electronic Signature]

DEPOSIT HOLDER: _____

■ Who acknowledges having received the Initial Deposit and agrees to hold that amount and any Balance Deposit when received as Deposit Holder for the parties as provided in the Contract.

INITIALS (Note: Initials not required if signed with Electronic Signature)

TERMS OF CONTRACT

FOR COMMERCIAL LOTS IN A COMMUNITY TITLES SCHEME

1. DEFINITIONS

1.1 In this contract:

- (1) terms in bold in the Reference Schedule and the Disclosure Statement have the meanings shown opposite them unless the context requires otherwise; and
- (a) **"ATO"** means the Australian Taxation Office;
- (b) **"ATO Clearance Certificate"** means a certificate issued under section 14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
- (c) **"Balance Purchase Price"** means the Purchase Price, less the Deposit paid by the Buyer, adjusted under clause 2.5;
- (d) **"Bank"** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959* (Cth).
- (e) **"Body Corporate"** means the body corporate of the Scheme;
- (f) **"Body Corporate Debt"** has the meaning in the Regulation Module but excludes the Body Corporate Levies for the period which includes the Settlement Date;
- (g) **"Body Corporate Levies"** means regular periodic contributions levied on the owner of the Lot (including, if applicable, levied under an exclusive use by-law) excluding any Special Contribution;
- (h) **"Bond"** includes any security for payment of rent or other monies or performance of any obligation pursuant to any Lease;
- (i) **"Building"** means any building that forms part of the Lot or in which the Lot is situated;
- (j) **"Business Day"** means a day other than:
- (i) a Saturday or Sunday;
- (ii) a public holiday in the Place for Settlement; and
- (iii) a day in the period 27 to 31 December (inclusive);
- (k) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
- (l) **"Commercial Tenancies"** means the tenancies referred to in the Commercial Tenancies Schedule and any additional tenancies granted by the Seller with the Buyer's consent under clause 10.6(1)(a);
- (m) **"Commercial Tenancy Documents"** means all agreements, deeds of covenant and other documents relating to the Commercial Tenancies;
- (n) **"Contract Date"** or **"Date of Contract"** means the date inserted in the Reference Schedule;
- (o) **"Contractor"** means any party performing services under a Service Agreement;
- (p) **"Court"** includes any tribunal established under statute;
- (q) **"Disclosure Statement"** means the statement under section 206 (existing lot) or section 213 (proposed lot) of the *Body Corporate and Community Management Act 1997*;
- (r) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
- (s) **"Encumbrances"** includes:
- (i) unregistered encumbrances
- (ii) statutory encumbrances; and
- (iii) Security Interests.
- (t) **"Essential Term"** includes, in the case of breach by:
- (i) the Buyer: clauses 2.1, 2.4(1), 2.4(5), 5.1 and 6.1; and
- (ii) the Seller: clauses 2.4(5), 5.1, 5.3(1)(a) – (d), 5.3(1)(e)(ii) & (iii), 5.7 and 6.1;
- but nothing in this definition precludes a Court from finding other terms to be essential;
- (u) **"Exclusive Use Areas"** means parts of the common property for the Scheme allocated to the Lot under an exclusive use by-law;
- (v) **"Financial Institution"** means a Bank, building society or credit union;
- (w) **"GST"** means the goods and services tax under the *GST Act*;
- (x) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act* and includes other GST related legislation;
- (y) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation;
- (z) **"Improvements"** means fixed structures in the Lot (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
- (aa) **"ITAA"** means the *Income Tax Assessment Act 1936* ("**1936 Act**") and the *Income Tax Assessment Act 1997* ("**1997 Act**"), or if a specific provision is referred to, the Act which contains the provision; however if a specific provision of the 1936 Act is referred to which has been replaced by a provision of the 1997 Act, the reference must be taken to be the replacement provision;
- (bb) **"Keys"** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
- (cc) **"Land"** means the scheme land for the Scheme;
- (dd) **"Outgoings"** means:
- (i) rates or charges on the Lot by any competent authority (for example, council rates, water rates, fire service levies);
- (ii) land tax; and
- (iii) Body Corporate Levies;
- (ee) **"PPSR"** means the Personal Property Securities Register established under *Personal Property Securities Act 2009* (Cth);
- (ff) **"Property"** means:
- (i) the Lot;
- (ii) the right to any Exclusive Use Areas;
- (iii) the Improvements;

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- (iv) the Included Chattels;
- (gg) **"Regulation Module"** means the regulation module for the Scheme;
- (hh) **"Rent"** means any periodic amount, including outgoings, payable under the Tenancies;
- (ii) **"Reserved Items"** means the Excluded Fixtures and all chattels in the Lot and Exclusive Use Areas other than the Included Chattels;
- (jj) **"Scheme"** means the community titles scheme containing the Lot;
- (kk) **"Security Interests"** means all security interests registered on the PPSR over Included Chattels and Improvements;
- (ll) **"Service Agreement"** means any agreement between the Seller and another party in connection with services performed for the benefit of the Property and set out in the Service Agreement Schedule;
- (mm) **"Service Agreement Documents"** means the Service Agreements and all other documents relating to the Service Agreements;
- (nn) **"Site Value"** means
 - (i) In the case of non-rural land, site value under the *Land Valuation Act 2010* or
 - (ii) In the case of rural land, the unimproved value of the land under the *Land Valuation Act 2010*.
- (oo) **"Special Contribution"** means an amount levied by the Body Corporate under the Regulation Module for a liability for which no provision or inadequate provision has been made in the budget of the Body Corporate;
- (pp) **"Tenant"** means a tenant under the Commercial Tenancies;
- (qq) **"Transfer Documents"** means:
 - (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Lot to the Buyer; and
 - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (rr) **"Transport Infrastructure"** has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (ss) **"Withholding Law"** means Schedule 1 to the *Taxation Administration Act 1953* (Cth).

1.2 Words and phrases defined in the *Body Corporate and Community Management Act 1997* have the same meaning in this contract unless the context indicates otherwise.

2. PURCHASE PRICE

2.1 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
 - (a) does not pay the Deposit when required;
 - (b) pays the Deposit by a post-dated cheque; or
 - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.2 Investment of Deposit

- (1) If:
 - (a) the Deposit Holder is instructed by either the Seller or the Buyer; and

- (b) is lawful to do so; the Deposit Holder must:
 - (c) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
 - (d) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).
- (2) If there is income from the investment of the Deposit in respect of any financial year to which no beneficiary is presently entitled for the purpose of Division 6 of Part 111 of ITAA as at 30 June of that financial year:
 - (a) the parties must pay to the Deposit Holder the tax assessed to it in respect of that income (other than tax in the nature of a penalty for late lodgement ("Penalty") which the Deposit Holder must bear itself) and all expenses of the Deposit Holder in connection with the preparation and lodgement of the tax return, payment of the tax, and furnishing to the parties the information and copy documents they reasonably require;
 - (b) if the tax (other than Penalty) and the Deposit Holder's expenses are not paid to the Deposit Holder on demand, it may deduct them from the Deposit and income;
 - (c) if tax is not assessed on the income when the Deposit and income are due to be paid to the party entitled, the Deposit Holder may deduct and retain its estimate of the assessment; and
 - (d) as between the parties, the tax must be paid by the party receiving the income on which the tax is assessed and the Deposit Holder's expenses.

2.3 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
 - (a) if this contract settles, the Seller;
 - (b) if this contract is terminated without default by the Buyer, the Buyer; and
 - (c) if this contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

2.4 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by Bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, reference to a "Bank cheque" in clause 2.4:
 - (a) includes a cheque drawn by a building society or credit union on itself;
 - (b) does not include a cheque drawn by a building society or credit union on a Bank;
 and the Seller is not obliged to accept a cheque referred to in clause 2.4(2)(b) on the Settlement Date.
- (3) If both of the following apply:
 - (a) the sale is not an excluded transaction under s14-215 of the Withholding Law; and
 - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
 - (i) an ATO Clearance Certificate; or
 - (ii) a variation notice under s14-235 of the Withholding Law which remains current at the

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Settlement Date varying the CGT Withholding Amount to nil,

then:

- (c) for clause 2.4(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
 - (d) the Buyer must lodge a *Foreign Resident Capital Gains Withholding Purchaser Notification Form* with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
 - (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
 - (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.4(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
- (a) the Property includes items in addition to the Lot and Improvements; and
 - (b) no later than 2 Business Days prior to the Settlement Date, the Seller gives the Buyer a valuation of the Lot and Improvements prepared by a registered valuer,
- in which case the market value of the Lot and Improvements will be as stated in the valuation.
- (5) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
- (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
 - (b) prior to settlement the Buyer must lodge with the ATO:
 - (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
 - (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
 - (c) on or before settlement, the Buyer must give the Seller copies of:
 - (i) the Form 1;
 - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
 - (iii) confirmation from the ATO that the Form 2 has been lodged; and
 - (iv) a completed ATO payment slip for the Withholding Amount;
 - (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
 - (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.
- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

2.5 Adjustments to Balance Purchase Price

- (1) The Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date. The Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.5(3), 2.5(4), 2.5(5), 2.5(6), 2.5(7), 2.5(15), and 2.5(18), Outgoings for periods including the Settlement Date must be adjusted:
 - (a) for those paid, on the amount paid;
 - (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
 - (c) for those not assessed:
 - (i) on the amount the relevant authority or the Body Corporate advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Lot at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
 - (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the interest schedule lot entitlement of the Lot to the aggregate interest schedule lot entitlement of the Scheme; and
 - (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) Land tax must be adjusted:
 - (a) on the assessment that the Office of State Revenue would issue for the land tax year current at the Settlement Date if the Seller was one natural person resident in Queensland and the Lot was the Seller's only land; or
 - (b) based on the assumptions in clause 2.5(4)(a), if there is no separate Site Value for the Lot, on a notional Site Value equal to:

Site Value of the Land	x	$\frac{\text{Interest schedule lotentitlement of Lot}}{\text{Aggregate interestschedule lot entitlement}}$
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- (5) If land tax is unpaid at the Settlement Date and the Office of State Revenue advises that it will issue a final clearance for the Lot on payment of a specified amount, then the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Office of State Revenue. If an amount is deducted under this clause, then land tax will be treated as paid at the Settlement Date for the purposes of clause 2.5(2).
- (6) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (7) If any Outgoings are assessed but unpaid at the Settlement Date, then the Buyer may deduct the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority or the Body Corporate, as appropriate. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.5(2).

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- (8) Arrears of Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.
- (9) Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.
- (10) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (11) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.5(8), 2.5(9), 2.5(10) and 2.5(11).
- (12) Payments under clause 2.5(11) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
- (13) The Seller is liable for:
- any Special Contribution for which a levy notice has been issued on or before the Contract Date; and
 - any other Body Corporate Debt (including any penalty or recovery cost resulting from non-payment of a Body Corporate Debt) owing in respect of the Lot at settlement.

The Buyer is liable for any Special Contribution levied after the Contract Date.

- (14) If an amount payable by the Seller under clause 2.5(13) is unpaid at the Settlement Date, the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Body Corporate.
- (15) For the purposes of clause 2.5(13), an amount payable under an exclusive use by-law will be treated as levied on the date it is due.
- (16) The cost of Bank cheques payable at settlement:
- to the Seller or its mortgagee are the responsibility of the Buyer; and
 - to parties other than the Seller or its mortgagee are the responsibility of the Seller.
- (17) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank cheque without the consent of the Buyer.
- (18) Upon written request by the Buyer, the Seller will, prior to Settlement, give the Buyer a written statement, supported by reasonable evidence, of –
- all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
 - any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.5.

If the Seller becomes aware of a change to the information provided the Seller will as soon as practicably provide the updated information to the Buyer.

3. FINANCE

- 3.1 This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.
- 3.2 The Buyer must give notice to the Seller that:
- approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
 - the finance condition has been either satisfied or waived by the Buyer.

- 3.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 3.2 by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 3.4 The Seller's right under clause 3.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 3.2.

4. BUILDING AND PEST INSPECTION REPORTS

- 4.1 This contract is conditional on the Buyer obtaining a written building report and a written pest report (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- 4.2 The Buyer must give notice to the Seller that:
- a satisfactory report under clause 4.1 has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
 - clause 4.1 has been either satisfied or waived by the Buyer.
- 4.3 If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- 4.4 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2 by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 4.5 The Seller's right under clause 4.4 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.2.

5. SETTLEMENT

5.1 Time and Date

- Settlement must occur between 9am and 4pm AEST on the Settlement Date.
- If the parties do not agree on where settlement is to occur, it must take place in the Place for Settlement at the office of a solicitor or Financial Institution nominated by the Seller, or, if the Seller does not make a nomination, at the land registry office in or nearest to the Place for Settlement.

5.2 Transfer Documents

- The Transfer Documents must be prepared by the Buyer's Solicitor and delivered to the Seller a reasonable time before the Settlement Date.
- If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Office of State Revenue nearest the Place for Settlement for stamping before settlement.

5.3 Documents and Keys at Settlement

- In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
 - any instrument of title for the Lot required to register the transfer to the Buyer; and
 - unstamped Transfer Documents capable of immediate registration after stamping; and
 - any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - if requested by the Buyer not less than 2 clear Business Days before the Settlement Date, the Keys; and
 - if there are Commercial Tenancies or Service Agreements:
 - the Seller's copy of any Commercial Tenancy Documents or Service Agreement Documents;

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(ii) a notice to each Tenant and Contractor advising of the sale and assignment of rights under this contract in the form required by law (if applicable); and

(iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond.

(2) If the Keys are not delivered at Settlement under clause 5.3 (1)(d), the Seller must deliver the Keys to the Buyer. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

5.4 Assignment of Covenants and Warranties

At settlement, the Seller assigns to the Buyer, the benefit of all:

- (1) covenants by the Tenant under the Commercial Tenancies;
- (2) guarantees and Bonds supporting the Commercial Tenancies;
- (3) the Seller's rights under the Service Agreements;
- (4) manufacturer's warranties for the Included Chattels; and
- (5) builders' warranties on the improvements,

to the extent that they are assignable and the Buyer accepts the assignment. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

5.5 Bonds

On settlement, the Seller will:

- (1) allow as a deduction from the Balance Purchase Price any Bond received by the Seller from any Tenant and held by the Seller;
- (2) transfer control to the Buyer over any trust account or fund held on trust for Tenants as Bond; and
- (3) assign to the Buyer, Bank guarantees held in respect of any Tenant as a Bond. If any Bank guarantee is not assignable, the Seller will enforce the guarantee at the written direction and expense of the Buyer for the Buyer's benefit.

5.6 Indemnity

The Buyer indemnifies the Seller in respect of claims by Tenants for the return of Bonds held or controlled by the Seller before settlement which are dealt with under clause 5.5. of this contract.

5.7 Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Lot and Exclusive Use Areas except for the Tenancies. Title to the Included Chattels passes at settlement.

5.8 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.8(2) or 5.8(3).

6. TIME

6.1 Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement.

6.2 Suspension of Time

- (1) This clause 6.2 applies if a party is unable to perform a Settlement Obligation solely as a consequence of a

Delay Event but does not apply where the inability is attributable to:

- (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
- (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.

(2) Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.

(3) An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.

(4) When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.

(5) When the Suspension Period ends, whether notice under clause 6.2(4) has been given or not, either party may give the other party a Notice to Settle.

(6) A Notice to Settle must be in writing and state:

- (a) that the Suspension Period has ended;
- (b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date; and
- (c) that time is of the essence.

(7) When Notice to Settle is given, time is again of the essence of the contract.

(8) In this clause 6.2:

- (a) "Affected Party" means a party referred to in clause 6.2(1);
- (b) "Delay Event" means:
 - (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
 - (ii) riot, civil commotion, war, invasion or a terrorist act;
 - (iii) an imminent threat of an event in paragraphs (i) or (ii); or
 - (iv) compliance with any lawful direction or order by a Government Agency;
- (c) "Government Agency" means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;
- (d) "Settlement Obligations" means, in the case of the Buyer, its obligations under clauses 2.4(1) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) – (e) and 5.7;
- (e) "Suspension Period" means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Delay Event.

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

The Lot is sold subject to the *Body Corporate and Community Management Act 1997* and the by-laws of the Body Corporate.

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances, Tenancies, statutory easements implied

by part 6A of the *Land Title Act 1994* and interests registered on the common property for the Scheme.

7.3 Requisitions

The Buyer may not deliver any requisitions or enquiries on title.

7.4 Seller's Warranties

- (1) The Seller warrants that, except as disclosed in this contract, at settlement:
 - (a) it will be the registered owner of an estate in fee simple in the Lot and will own the Improvements and Included Chattels;
 - (b) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (c) there will be no unsatisfied judgment, order (except for an order referred to in clause 7.6(1)(b)) or writ affecting the Property.
- (2) The Seller warrants that, except as disclosed in this contract, at the Contract Date and at settlement there are no current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property.
- (3) The Seller warrants that, except as disclosed in this contract, at the Contract Date:
 - (a) there is no unregistered lease, easement or other right capable of registration and which is required to be registered to give indefeasibility affecting the common property or Body Corporate assets;
 - (b) there is no proposal to record a new community management statement for the Scheme and it has not received a notice of a meeting of the Body Corporate to be held after the Contract Date or notice of any proposed resolution or a decision of the Body Corporate to consent to the recording of a new community management statement for the Scheme;
 - (c) all Body Corporate consents to improvements made to common property and which benefit the Lot, or the registered owner of the Lot, are in force; and
 - (d) the Additional Body Corporate Information is correct (if completed).
- (4) If the Seller breaches a warranty in clause 7.4(1) or clause 7.4(2), the Buyer may terminate this contract by notice to the Seller.
- (5) If:
 - (a) the Seller breaches a warranty in clause 7.4(3); or
 - (b) the Additional Body Corporate Information is not completed;

and, as a result, the Buyer is materially prejudiced, the Buyer may terminate this contract by notice to the Seller given within 14 days after the Contract Date but may not claim damages or compensation.
- (6) Clauses 7.4(4) and 7.4(5) do not restrict any statutory rights the Buyer may have which cannot be excluded by this contract.
- (7) (a) The Seller warrants that, except as disclosed in this contract or a notice given by the Seller to the Buyer under the *Environmental Protection Act 1994* ("EPA"), at the Contract Date:
 - (i) there is no outstanding obligation on the Seller to give notice to the administering authority under EPA of notifiable activity being conducted on the Land; and
 - (ii) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of EPA.

- (b) If the Seller breaches a warranty in clause 7.4(1) the Buyer may:
 - (i) terminate this contract by notice in writing to the Seller given no later than 2 Business Days before the Settlement Date; or
 - (ii) complete this contract and claim compensation, but only if the Buyer claims it in writing before the Settlement Date.
- (8) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- (1) The Buyer may survey the Lot.
- (2) If there is:
 - (a) an error in the boundaries or area of the Lot;
 - (b) an encroachment by structures onto or from the Lot; or
 - (c) a mistake or omission in describing the Lot or the Seller's title to it;

which is:

 - (d) immaterial; or
 - (e) material, but the Buyer elects to complete this contract;

the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing on or before settlement.
- (3) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(2).
- (4) If there is a material error, encroachment or mistake, the Buyer may terminate this contract before settlement.

7.6 Requirements of Authorities

- (1) Subject to clause 7.6(5), any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property ("**Work or Expenditure**") must be fully complied with:
 - (a) if issued before the Contract Date, by the Seller before the Settlement Date;
 - (b) if issued on or after the Contract Date, by the Buyer.
- (2) If any Work or Expenditure that is the Seller's responsibility under clause 7.6(1)(a) is not done before the Settlement Date, the Buyer is entitled to claim the reasonable cost of work done by the Buyer in accordance with the notice or order referred to in clause 7.6(1) from the Seller after settlement as a debt.
- (3) Any Work or Expenditure that is the Buyer's responsibility under clause 7.6(1)(b), which is required to be done before the Settlement Date, must be done by the Seller unless the Buyer directs the Seller not to and indemnifies the Seller against any liability for not carrying out the work. If the Seller does the work, or spends the money, the reasonable cost of that Work or Expenditure must be added to the Balance Purchase Price.
- (4) The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under section 246AG of the *Building Act 1975* that affects the Property. The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under sections 247 or 248 of the *Building Act 1975* or sections 167 or 168 of the *Planning Act 2016* that affects the Property or Land.
- (5) Clause 7.6(1) does not apply to orders disclosed under section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.

7.7 Property Adversely Affected

- (1) If at the Contract Date:
 - (a) the Present Use is not lawful under the relevant town planning scheme;

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- (b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
- (c) access or any service to the Land passes unlawfully through other land;
- (d) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
- (e) there is an outstanding condition of a development approval attaching to the Lot under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(c);
- (f) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
- (g) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*; or
- (h) there is a charge against the Lot under s104 of the *Foreign Acquisitions and Takeovers Act 1975*,

and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given on or before settlement.

- (2) If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
- (3) The Seller authorises the Buyer to:
 - (a) inspect records held by any authority, including Security Interests on the PPSR, relating to the Property or the Lot; and
 - (b) apply for a certificate of currency of the Body Corporate's insurance from any insurer.

7.8 Dividing Fences

Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of construction of any dividing fence between the Lot and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.

8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

8.1 Risk

The Property is at the Buyer's risk from 5pm on the first Business Day after the Contract Date.

8.2 Access

After reasonable notice to the Seller, the Buyer and its consultants may enter the Property:

- (1) once to read any meter;
- (2) for inspections under clause 4;
- (3) once to inspect the Property before settlement; and
- (4) once to value the Property before settlement.

8.3 Seller's Obligations After Contract Date

- (1) The Seller must use the Property reasonably until settlement. The Seller must not do anything regarding the Property or Commercial Tenancies that may significantly alter them or result in later expense for the Buyer.
- (2) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work on the Property, give a copy to the Buyer.
- (3) Without limiting clause 8.3(1), the Seller must not without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property that binds the Buyer to perform.

8.4 Body Corporate Meetings

- (1) The Seller must promptly give the Buyer a copy of:
 - (a) any notice it receives of a proposed meeting of the Body Corporate to be held after the Contract Date; and
 - (b) resolutions passed at that meeting and prior to settlement.
- (2) The Buyer may terminate this contract by notice in writing to the Seller given before settlement if it is materially prejudiced by:
 - (a) any resolution of the Body Corporate passed after the Contract Date, other than a resolution, details of which are disclosed to the Buyer in this contract; or
 - (b) where the Scheme is a subsidiary scheme, any resolution of a body corporate of a higher scheme.
- (3) In clause 8.4(2) a resolution includes a decision of the Body Corporate Committee to consent to recording a new community management statement.
- (4) If the Buyer is not given a copy of the resolutions before settlement, it may sue the Seller for damages.

8.5 Information Regarding the Property

Upon written request of the Buyer but in any event before settlement, the Seller must give the Buyer:

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement;
- (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR.

8.6 Possession Before Settlement

If possession is given before settlement:

- (1) the Buyer must maintain the Property in substantially its condition at the date of possession, fair wear and tear excepted;
- (2) entry into possession is under a licence personal to the Buyer revocable at any time and does not:
 - (a) create a relationship of landlord and tenant; or
 - (b) waive the Buyer's rights under this contract;
- (3) the Buyer must insure the Property to the Seller's satisfaction; and
- (4) the Buyer indemnifies the Seller against any expense or damages incurred by the Seller as a result of the Buyer's possession of the Property.

8.7 Seller's Obligations After Contract Date

- (1) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work on the Property, give a copy to the Buyer.
- (2) After the Contract Date, the Seller must not without the prior written consent of the Buyer, give any notice, seek or consent to any order or make an agreement that affects the Property.

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

Without limiting any other right or remedy of the parties including those under this contract, or any right at law or in equity, if the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract.

9.2 If Seller Affirms

If the Seller affirms this contract under clause 9.1, it may sue the Buyer for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.3 If Buyer Affirms

If the buyer affirms this contract under clause 9.1, it may sue the Seller for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.4 If Seller Terminates

If the Seller terminates this contract under clause 9.1, it may do all or any of the following:

- (1) resume possession of the Property;
- (2) forfeit the Deposit and any interest earned;
- (3) sue the Buyer for damages;
- (4) resell the Property.

9.5 If Buyer Terminates

If the Buyer terminates this contract under clause 9.1, it may do all or any of the following:

- (1) recover the Deposit and any interest earned;
- (2) sue the Seller for damages.

9.6 Seller's Resale

(1) If the Seller terminates this contract and resells the Property, the Seller may recover from the Buyer as liquidated damages:

- (a) any deficiency in price on a resale; and
- (b) its expenses connected with any repossession, any failed attempt to resell, and the resale;

provided the resale settles within 2 years of termination of this contract.

- (2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

The Seller may claim damages for any loss it suffers as a result of the Buyer's default, including its legal costs on an indemnity basis and the cost of any Work or Expenditure under clause 7.6(3).

9.8 Buyer's Damages

The Buyer may claim damages for any loss it suffers as a result of the Seller's default, including its legal costs on an indemnity basis.

9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Rate:
 - (a) on any amount payable under this contract which is not paid when due; and
 - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
 - (a) under clause 9.9(1)(a), from the date it is due until paid; and
 - (b) under clause 9.9(1)(b), from the date of judgement until paid.
- (3) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

10. COMMERCIAL TENANCIES**10.1 Seller's Statement**

- (1) Within a reasonable time after written request by the Buyer, the Seller must give the Buyer:
 - (a) a statement of Outgoings which cannot be discovered by search; and
 - (b) a notice under section 262A(4AH) of ITAA (if applicable to the Property).
- (2) The Seller must update the statement if the Seller becomes aware that it has become inaccurate in a material respect.
- (3) The Seller warrants that the statement and notice will be accurate at the Settlement Date.

10.2 Commercial Tenancies and Service Agreements

The Seller states that details of all Commercial Tenancies and Service Agreements affecting the Property are disclosed in the Commercial Tenancy Schedule and Service Agreement Schedule respectively.

10.3 Commercial Tenancy Warranties

The Seller warrants that, except as disclosed in this contract, the following are correct at the Contract Date:

- (1) details of the Commercial Tenancies set out in the Commercial Tenancy Schedule;
- (2) each of the Commercial Tenancies is valid and subsisting;
- (3) no Tenant is in arrears with the payment of any Rent or other money payable under any Commercial Tenancy;
- (4) there is no subsisting breach of a provision of any Tenancy Document;
- (5) there is no notice or correspondence between the Seller and any Tenant relating to Rent review or the exercise of an option for renewal;
- (6) for each Commercial Tenancy, the relevant Commercial Tenancy Documents constitute the entire agreement between the Seller and each Tenant and there is no written, oral or other agreement between the Seller and any Tenant varying the terms of a Commercial Tenancy or granting any additional option for renewal of the term of any Commercial Tenancy;
- (7) no Tenant received any incentive or inducement to enter into its initial or current Commercial Tenancy;
- (8) there is no pending litigation or arbitration between the Seller and any Tenant arising out of any of the Commercial Tenancies; and
- (9) if any Commercial Tenancy is a retail shop lease within the meaning of the *Retail Shop Leases Act 1994*:
 - (a) as far as the Seller is aware the Seller has complied with the *Retail Shop Leases Act 1994* in relation to the Commercial Tenancy;
 - (b) there is no existing or renewed retail tenancy dispute in relation to a Commercial Tenancy;
 - (c) there are no mediation agreements, proceedings or orders in existence under the *Retail Shop Leases Act 1994* in respect of a Commercial Tenancy;
 - (d) no Tenant has notified the Seller requesting a right to renew any Commercial Tenancy for a further period; and
 - (e) no Tenant has made a claim against the Seller for compensation for loss or damage suffered by the Tenant under sections 43, 46G or 46K of the *Retail Shop Leases Act 1994* and there are no circumstances existing to the Seller's knowledge which might give rise to a claim for compensation.

10.4 Inaccuracies

The Buyer may terminate this contract by notice in writing to the Seller if a warranty contained in clause 10.3 is inaccurate and the Buyer is materially prejudiced by that inaccuracy.

10.5 Commercial Tenancy Documents

- (1) The Seller must produce to the Buyer's Solicitor within 7 days after the Contract Date copies of all Commercial Tenancy Documents and Service Agreements.
- (2) If the Seller does not deliver the Commercial Tenancy Documents when required under clause 10.5(1), the Buyer may terminate this contract by notice to the Seller given no later than 14 days after the Contract Date.
- (3) If the Buyer is not satisfied with the terms of the Commercial Tenancies, it may terminate this contract by notice to the Seller given no later than 7 days after the Buyer's receipt of the Commercial Tenancy Documents.
- (4) If no notice is given under this clause 10.5, the Buyer will be treated as having accepted the Commercial Tenancies and all matters referred to in the Commercial Tenancy Documents.

10.6 Dealings with Commercial Tenancies

- (1) Unless it would breach a provision of, or waive or prejudice the Seller's rights under, a Commercial Tenancy, the Seller must not, after the Contract Date:
 - (a) deal with the Property or any of the Commercial Tenancies without the Buyer's consent (which must not be unreasonably withheld);
 - (b) accept a surrender of any Commercial Tenancy;
 - (c) consent to a transfer of any Commercial Tenancy;
 - (d) terminate any Commercial Tenancy;
 - (e) consent to any request by a Tenant;
 - (f) grant or agree to grant a new Commercial Tenancy of any part of the Property or an extension of a Commercial Tenancy other than where a Tenant validly exercises an option in a Commercial Tenancy; or
 - (g) initiate or negotiate a Rent review or respond to any Rent review notice from a Tenant.
- (2) If any Tenant seeks the Seller's consent under a Commercial Tenancy before settlement:
 - (a) the Seller must inform the Buyer and give the Buyer a copy of any written material received from the Tenant;
 - (b) the Buyer must co-operate with the Seller in dealing with the application;
 - (c) the Buyer must inform the Seller whether it agrees to the Seller giving consent and any conditions which should be imposed by the Seller;
 - (d) the Buyer must not withhold or delay its agreement to the Seller giving consent except on reasonable grounds which must be indicated in writing to the Seller; and
 - (e) the Seller must not give its consent to any Tenant without having first obtained the Buyer's agreement to do so in accordance with this clause.
- (3) If any Tenant defaults in the payment of Rent, the Seller must promptly inform the Buyer in writing. The Buyer may require the Seller to do either or both of the following actions at the Seller's expense:
 - (a) serve on the Tenant a notice of breach of covenant if required by law;
 - (b) terminate the Commercial Tenancy by physical re-entry (subject to the provisions of the Commercial Tenancy).
- (4) The Seller must give the Buyer copies of any documents relating to the Commercial Tenancies that come within the control or possession of the Seller between the Contract Date and settlement.

10.7 Service Agreements

- (1) The Seller:
 - (a) may terminate any Service Agreement which is not capable of assignment (subject to the provisions of the relevant Service Agreement); and
 - (b) indemnifies the Buyer against claims under the Service Agreements prior to the Settlement Date.
- (2) The Buyer:
 - (a) assumes the obligations of the Seller under those Service Agreements which are assigned until their termination; and
 - (b) indemnifies the Seller against claims under Service Agreements after the Settlement Date.
- (3) If:
 - (a) the Seller cannot terminate a Service Agreement; or
 - (b) the Seller's rights under a Service Agreement cannot be assigned or are not effectively assigned to the Buyer;

the Seller must enforce that Service Agreement at the direction of the Buyer for the Buyer's benefit.

11. GOODS AND SERVICES TAX**11.1 Definitions**

Words and phrases defined in the GST Act have the same meaning in this contract unless the context indicates otherwise.

11.2 GST Table

The GST Table and the notes in it are part of this clause 11.

11.3 Taxable Supply

This clause 11 applies where the transaction is:

- (1) a Taxable Supply; or
- (2) not a Taxable Supply because it is the Supply of a Going Concern.

11.4 Purchase Price Includes GST

If this clause 11.4 applies, the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.

11.5 Purchase Price Does Not Include GST

If this clause 11.5 applies, the Purchase Price does not include the Seller's liability for GST on the Supply of the Property. The Buyer must on the Settlement Date pay to the Seller in addition to the Purchase Price an amount equivalent to the amount payable by the Seller as GST on the Supply of the Property.

11.6 Margin Scheme

Warning The Seller is warranting that the Margin Scheme can apply. If in doubt about using the Margin Scheme you should seek professional advice.

If this clause 11.6 applies:

- (1) the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.
- (2) the Seller:
 - (a) must apply the Margin Scheme to the Supply of the Property; and
 - (b) warrants that the Margin Scheme is able to be applied;
- (3) if the Seller breaches clause 11.6(2)(a) or its warranty under clause 11.6(2)(b) then:
 - (a) the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;

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- (b) if the Buyer does not terminate this contract under clause 11.6(3)(a) or does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable for the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
- (c) the Buyer is entitled to compensation from the Seller if there is a breach of clause 11.6(2).

11.7 If the Supply is a Going Concern

Warning The parties are providing certain warranties under this clause. If there is doubt about whether there is a Supply of a Going Concern you should seek professional advice.

If this clause 11.7 applies:

- (1) the Purchase Price does not include any amount for GST;
- (2) the parties agree the Supply of the Property is a Supply (or part of a Supply) of a Going Concern;
- (3) the Seller warrants that:
 - (a) between the Contract Date and the Settlement Date the Seller will carry on the Enterprise; and
 - (b) the Property (together with any other things that must be provided by the Seller to the Buyer at the Settlement Date under a related agreement for the same Supply) is all of the things necessary for the continued operation of the Enterprise;
- (4) the Buyer warrants that at the Settlement Date it is Registered or Required to be Registered under the GST Act;
- (5) If either of the warranties in clause 11.7(3) is breached:
 - (a) the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;
 - (b) if the Buyer does not terminate this contract then, at the Settlement Date, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property;
 - (c) if the Buyer does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable in respect of the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
 - (d) the Buyer is entitled to compensation from the Seller if there is a breach of the warranty;
- (6) if the warranty in clause 11.7(4) is not correct the Buyer must pay to the Seller an amount equal to the GST payable in respect of the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand;
- (7) if for any reason other than a breach of a warranty by the Seller or the Buyer this transaction is not a Supply of a Going Concern, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand.

11.8 Adjustments

Where this contract requires an adjustment or apportionment of Outgoings or Rent and profits of the Property, that adjustment or apportionment must be made on the amount of the Outgoing, Rent or profit exclusive of GST.

11.9 Tax Invoice

Where GST is payable on the Supply of the Property, the Seller must give to the Buyer a Tax Invoice at the Settlement Date.

11.10 No Merger

To avoid doubt, the clauses in this clause 11 do not merge on settlement.

11.11 Remedies

The remedies provided in clauses 11.6(3), 11.7(5) and 11.7(6) are in addition to any other remedies available to the aggrieved party.

12. GENERAL

12.1 Agent

The Agent is appointed as the Seller's agent to introduce a buyer.

12.2 Foreign Buyer Approval

The Buyer warrants that either:

- (1) the Buyer's purchase of the Property is not a notifiable action; or
- (2) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975*.

12.3 Duty

The Buyer must pay all duty on this contract.

12.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or required to be given by law may be given by:
 - (a) delivering or posting to the other party or its solicitor; or
 - (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
 - (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 12.4(5), a notice given after this contract is entered into in accordance with clause 12.4(3) will be treated as given:
 - (a) 5 Business Days after posting;
 - (b) if sent by facsimile, at the time indicated on a clear transmission report; and
 - (c) if sent by email, at the time it is sent.
- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 12.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 12.4(3)(c) and clause 13.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.

12.5 Business Days

- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.

12.6 Rights After Settlement

Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.

12.7 Further Acts

If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.

12.8 Severance

If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.

12.9 Interpretation**(1) Plurals and Genders**

Reference to:

- (a) the singular includes the plural and the plural includes the singular;
- (b) one gender includes each other gender;
- (c) a person includes a body corporate; and
- (d) a party includes the party's executors, administrators, successors and permitted assigns.

(2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.

(3) Statutes and Regulations

Reference to statutes includes all statutes amending, consolidating or replacing them.

(4) Inconsistencies

If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.

(5) Headings

Headings are for convenience only and do not form part of this contract or affect its interpretation.

12.10 Counterparts

- (1) This contract may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same contract.
- (2) A counterpart may be electronic and signed using an Electronic Signature.

13. Electronic Settlement**13.1 Application of Clause**

- (1) Clause 13 applies if the Buyer, Seller and each Financial Institution involved in the transaction agree to an Electronic Settlement using the same ELNO System and overrides any other provision of this contract to the extent of any inconsistency.
- (2) Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 13.1(1).
- (3) Clause 13 (except clause 13.5(3)) ceases to apply if either party gives notice under clause 13.5 that settlement will not be an Electronic Settlement.

13.2 Completion of Electronic Workspace

- (1) The parties must:
 - (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and

- (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.
- (2) If the parties cannot agree on a time for settlement, the time to be nominated in the Workspace is 4pm AEST.
- (3) If any part of the Purchase Price is to be paid to discharge an Outgoing:
 - (a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;
 - (b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.
- (4) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
 - (a) the Deposit Holder must, if directed by the Seller at least 2 Business Days prior to Settlement, pay the Deposit (and any Interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;
 - (b) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 13.2(4)(a);
 - (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
 - (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

13.3 Electronic Settlement

- (1) Clauses 5.1(2) and 5.2 do not apply.
- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.4(1).
- (3) The Seller and Buyer will be taken to have complied with:
 - (a) clause 2.4(3)(c),(e) and (f); and
 - (b) clause 2.4(5)(d) and (e),
 (as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.
- (4) The Seller will be taken to have complied with clause 5.3(1)(b), (c), (d), and (e) if:
 - (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and
 - (b) in relation to any other document or thing, the Seller's Solicitor:
 - (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.3(1)(d)) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and
 - (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and
 - (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.
- (5) A party is not in default to the extent it is prevented from complying with an obligation because the other party or

the other party's Financial Institution has not done something in the Electronic Workspace.

- (6) Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.
- (7) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

13.4 Computer System Unavailable

If settlement fails and cannot occur by 4pm AEST on the Settlement Date because a computer system operated by the Land Registry, Office of State Revenue, Reserve Bank, a Financial Institution or the relevant ELNO System is inoperative, neither party is in default and the Settlement Date is deemed to be the next Business Day. Time remains of the essence.

13.5 Withdrawal from Electronic Settlement

- (1) Either party may elect not to proceed with an Electronic Settlement by giving written notice to the other party.
- (2) A notice under clause 13.5(1) may not be given later than 5 Business Days before the Settlement Date unless an Electronic Settlement cannot be effected because:
 - (a) the transaction is not a Qualifying Conveyancing Transaction; or
 - (b) a party's solicitor is unable to complete the transaction due to death, a loss of legal capacity or appointment of a receiver or administrator (or similar) to their legal practice or suspension of their access to the ELNO System; or
 - (c) the Buyer's or Seller's Financial Institution is unable to use the relevant ELNO System to effect Electronic Settlement.
- (3) If clause 13.5(2) applies:
 - (a) the party giving the notice must provide satisfactory evidence of the reason for the withdrawal; and
 - (b) the Settlement Date will be extended to the date 5 Business Days after the Settlement Date.

13.6 Costs

Each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement.

13.7 Definitions for clause 13

In clause 13:

"Digitally Sign" and "Digital Signature" have the meaning in the ECNL.

"ECNL" means the Electronic Conveyancing National Law (Queensland).

"Electronic Conveyancing Documents" has the meaning in the *Land Title Act 1994*.

"Electronic Lodgement" means lodgement of a document in the Land Registry in accordance with the ECNL.

"Electronic Settlement" means settlement facilitated by an ELNO System.

"Electronic Workspace" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.

"ELNO" has the meaning in the ECNL.

"ELNO System" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.

"Financial Settlement" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.

"Financial Settlement Schedule" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.

"Qualifying Conveyancing Transaction" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Office of State Revenue, Land Registry or a Financial Institution involved in the transaction.

14. ELECTRONIC CONTRACT AND DISCLOSURE

14.1 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and the Seller:

- (a) agree to enter into this contract in electronic form; and
- (b) consent to either or both parties signing the contract using an Electronic Signature.

14.2 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer and which was given before the Buyer signed this contract.

Annexure "A" – Special Conditions

These clauses form part of a contract for the sale of property situated at 15/14 Browning Street, South Brisbane QLD 4101 between Janisa Pty Ltd ACN 100 305 182 (as **Seller**) and KLINAKIS INVESTMENTS PTY LTD A.C.N. 626 796 003 AS TRUSTEE FOR THE KLINAKIS 15 BARE TRUST (as **Buyer**)

1. Terms and Conditions

1.1 Inconsistency

- (a) In these Special Conditions, references to the Terms of Contract are references to the Terms of Contract for Commercial Lots in a Community Titles Scheme (Seventh Edition) approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated.
- (b) The Terms of Contract are amended by these Special Conditions. If there is any inconsistency these Special Conditions apply.

1.2 Additional definitions

In addition to the definitions in clause 1.1 of the Terms of Contract, the following definitions apply to this Contract:

- (a) **"Authority"** means any person, body, authority, or corporation (municipal, government, statutory or non-statutory) that has authority over the Property, the Land or the Building or to whose systems the Property are or will be connected.
- (b) **"Buyer's Agent"** means George Koukides and any other agent employed by First National Metro
- (c) **"Buyer Enforcement Action"** means any action by the Buyer where the Buyer: -
 - (i) makes any Claim
 - (ii) seeks a reduction in, or to retain any part of, the Purchase Price
 - (iii) delays Settlement
 - (iv) rescinds or terminates this Contract, or
 - (v) attempts or purports to do any of the actions referred to in (i) to (iv) above.
- (d) **"Claim"** means any cost, claim, demand, obligation, remedy, damage, Loss, action, proceeding, claim for compensation, claim for damages, requisition or objection, whichever is applicable.
- (e) **"Contract"** means this contract of sale for the Property between the Buyer and the Seller including all annexures.
- (f) **"Disclosure Statements"** means the disclosure statements for each of the lots comprising the Property given by the Seller to the Buyer in accordance with section 206 of the *Body Corporate and Community Management Act 1997* (Qld).
- (g) **"Lease"** means the lease granted to the Buyer or a related entity of the Buyer entered into on or around the date of this Contract.
- (h) **"Loss"** means any loss whether: -
 - (i) arising from or in connection with any Claim or not
 - (ii) liquidated or not

- (iii) present, prospective or contingent, or
 - (iv) owed, incurred or imposed by or to or on account of or for the account of any person alone or severally or jointly with another or others.
- (i) **“Object”** means means to object generally and includes:
- (i) Object to a variation, change or substitution;
 - (ii) Object to title to the Land;
 - (iii) avoid or attempt to avoid this contract;
 - (iv) refuse to settle of this Contract;
 - (v) delay settlement of this Contract;
 - (vi) claim compensation or any reduction in the Purchase Price;
 - (vii) retain any part of the Purchase Price;
 - (viii) require the Seller to carry out any works to the Property;
 - (ix) withhold consent;
 - (x) make any claim, demand appeal or suit of any nature; or
 - (xi) seek an injunction.
- (j) **“Plant and Equipment”** means all plant and equipment (for example, air conditioning equipment, lifts, escalators, security or fire alarm systems, stopcocks, fire hoses, hydrants, fire and smoke detectors, other fire prevention aids, and fire fighting systems) comprised in the Property
- (k) **“PPSA”** means the *Personal Properties Securities Act 2009* (Cth).
- (l) **“PPSR”** means the personal property security register administered under the PPSA.
- (i) **“Prior Agent”** means Matt Maranta and David Highman or any other agent employed by Ray White Commercial
- (m) **“Property”** means the:
- (i) the Land;
 - (ii) the Improvements;
 - (iii) the Plant and Equipment;
 - (iv) the Included Chattels and
 - (v) includes part of the Property.
- (n) **“Put and Call Option Deed”** means the put and call option deed entered into between the Seller and Pulse Travel Pty Ltd pursuant to which this Contract arose.
- (o) **“Remaining Fixtures”** means the fixtures or fittings in the Property at Settlement but not including and property excluded pursuant to Special Condition 6.1.
- (p) **“Settlement”** means the completion of the sale and purchase of the Property under this Contract in accordance with its terms.
- (q) **“Special Conditions”** means the provisions contained in this Annexure A.
- (r) **“Specified Security Interest”** means a security interest registered on the PPSR which affects the Property.
- (s) **“Tenant”** means PULSE TRAVEL PTY LTD ACN 010 936 179.

1.3 Amendments to the Terms of Contract

The Terms of Contract are amended as follows:

Clause	Amendments
3, 4, 5.3(1)(d), 7.4(2), 7.4(3), 7.4(4), 7.4(5), 7.4(6), 7.4(7), 7.5(2), 7.5(3), 7.5(4), 7.6(4), 7.7, 8.4, 10.3, 10.4 and 10.5.	Deleted
2.5 (Adjustments)	<p>(a) Clause 2.5(4) is amended by deleting the words "...the Seller was one natural person resident in Queensland and...".</p> <p>Clause 2.5(18) is amended by inserting the phrase "<i>as determined by the Seller, acting reasonably</i>" after the phrase "<i>reasonable evidence</i>".</p>
5.8 (Reservations)	<p>Clause 5.8(3) is replaced with:</p> <p><i>"5.8(3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may at its own cost appropriate those Reserved Items or dispose of them in any way."</i></p>
7.5 (Survey and Mistake)	<p>Clause 7.5 is replaced with:</p> <p><i>"7.5(1) The Buyer may survey the Lot.</i></p> <p><i>7.5(2) Any material or immaterial:</i></p> <p style="padding-left: 40px;"><i>(a) error in the boundaries or area of the Lot</i></p> <p style="padding-left: 40px;"><i>(b) encroachment by structures onto or from the Lot, or</i></p> <p style="padding-left: 40px;"><i>(c) mistake or omission in describing the Lot,</i></p> <p><i>does not entitle the Buyer to take any Buyer Enforcement Action."</i></p>
7.6 (Requirements of Authorities)	<p>Clause 7.6(1) is deleted and replaced with:</p> <p><i>"7.6(1) Subject to clause 7.6(5), any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property ("Work or Expenditure") must be fully complied</i></p>

	<i>with by the Buyer.”</i>
8.3 (Seller's obligations after Contract Date)	<p>Clause 8.3 is replaced with:</p> <p><i>“8.3(1) The Seller must use the Property reasonably until Settlement. However, the Seller is not responsible for any damage to or deterioration of the Property that occurs after risk has passed to the Buyer and the Buyer is not entitled to take any Buyer Enforcement Action in respect of any such damage or deterioration.</i></p> <p><i>8.3(2) The Seller must not do anything regarding the Property that may significantly alter the Property or result in later expense for the Buyer.”</i></p>
8.6 (Possession Before Settlement)	<p>Clause 8.6(4) is replaced with the following clauses:</p> <p><i>“8.6(4) the Buyer must:</i></p> <ul style="list-style-type: none"> <i>(a) not carry out works on the Property, without the Seller's prior written consent</i> <i>(b) rectify immediately at its own expense any damage that it or its employees, agents, contractors, or invitees do to the Property, and</i> <i>(c) use reasonable endeavours to ensure the use and enjoyment of the Building by the Seller or any other person lawfully in occupation of any part of the Building is not unreasonably disturbed, and</i> <p><i>8.6(5) the Buyer is liable for and irrevocably and unconditionally indemnifies the Seller against all Claims made against or incurred by the Seller as a consequence of the Buyer's possession of the Property.”</i></p>
10.6 (Dealings with Commercial Tenancies)	<p>Clause 10.6(1) is amended by inserting the phrase <i>“except as required in accordance with the terms of the Tenancies”</i> after the words <i>“the Seller must not, after the Contract Date.”</i></p>
12.4 (Notices)	<p>Clause 12.4(4)(c) is replaced with:</p> <p><i>“(c) if sent by email, at the time it is sent (provided the sender has not received a notification that for any reason, the email was not received by the recipient.)”</i></p>

2. Buyer's Agent

2.1 Buyer's acknowledgement

The Buyer acknowledges that the Property is being sold by the Seller without the intervention of an Agent and that the Buyers Agent was engaged by the Buyer.

2.2 Buyers' warranties

The Buyer warrants to the Seller that all commissions and fees payable to the Buyer's Agent and the Prior Agent is the responsibility of the Buyer.

2.3 Buyers Indemnity

The Buyer indemnifies the Seller for any costs, expenses, and commissions payable to the Buyer's Agent, the Prior Agent and any amounts levied against the Seller in relation to this Contract or any previous transactions in relation to this Property. The Buyer indemnifies the Seller for any costs the Seller incurs which is the responsibility of the Buyer pursuant to this Special Condition 2.

2.4 No merger

The provisions of this Special Condition 2 do not merge on Settlement and remain in full force and effect.

3. Sale in "as is" condition

3.1 Buyer's acknowledgement

The Buyer acknowledges:

- (a) it received the Disclosure Statements signed and dated by the Seller or its authorised representative prior to signing this Contract
- (b) it has entered into this Contract on the basis it is acquiring the Property on an "as is, where is" basis, with all faults and defects whether apparent or not
- (c) it has relied on its own enquiries and has not relied on or been influenced by any representation, warranty, promise or forecast made by the Seller, or any person on the Seller's behalf, and
- (d) unless expressly provided for in this Contract or the Disclosure Statements, no warranty is given by the Seller in respect to any matters affecting the Property, the Land, the Tenancies or the Scheme.

3.2 Acceptance by Buyer

The Buyer accepts the Property is sold subject to: -

- (a) all notifications, easements and restrictions (other than any mortgage, charge or writ) noted on the title to the Property by Titles Queensland
- (b) any Encumbrance affecting the Property or the Land (other than a mortgage, charge or writ) or other matter described in this Contract or the Disclosure Statements
- (c) any transfer, lease, easement or other right over the Property or the Land given to the Local Government, any electricity provider, any telecommunications provider, any retail water entity or any other statutory authority
- (d) any encumbrance affecting the Property or the Land (other than a mortgage, charge or writ) or other matter described in Contract or the Disclosure Statements
- (e) any utility infrastructure passing through the Property or the Land, whether or not it services the Property, and
- (f) all statutory rights relating to water supply, sewerage, drainage, electricity, telephone and other Services in, passing through or over the Lot, whether or not protected by registered easement.

3.3 No Buyer Enforcement Action

The Buyer is not entitled to take any Buyer Enforcement Action because of any matter about which, under this Contract, the Seller gives no warranty.

3.4 No merger

The provisions of this Special Condition 3 do not merge on Settlement and remain in full force and effect.

4. Lease

4.1 Buyer's acknowledgement

The Buyer acknowledges that:-

- (a) it has requested that the Seller enter into the Lease with the Tenant;
- (b) The Seller has agreed to enter into the Lease on terms commercially favourable to the Tenant because the Buyer has entered into this Contract.

4.2 Acceptance by the Buyer

The Buyer accepts that:-

- (c) it cannot Object if the Tenant is still in occupation at settlement;
- (d) it is not entitled to Object or make any Claim in respect to the Lease; and
- (e) despite the Lease, clause 11.5 of the Contract applies to the sale of the Property.

5. Intentionally Deleted

6. Inclusions and exclusions

6.1 Fixtures and fittings included and excluded in the sale

All fixtures and fittings in the Property are included in the sale except for any other property which is identified in the "Excluded Fixtures" section of this Contract or not owned by the Seller.

6.2 Fixtures and fittings not removed

The Remaining Fixtures become the property of the Buyer on Settlement and the parties acknowledge and agree: -

- (a) the Remaining Fixtures are sold in an "as is" condition, subject to all faults, defects and liabilities whether or not they are apparent or legal, physical or technical in nature
- (b) the Buyer accepts any liabilities now or in the future regarding the Remaining Fixtures
- (c) between the Contract Date and the Settlement Date, the condition of the Remaining Fixtures may deteriorate and the Seller is under no obligation to repair the Remaining Fixtures or deliver the Remaining Fixtures to the Buyer in the same condition they were in on the Contract Date
- (d) the Seller has given no warranties regarding the entitlement of the Buyer to claim any taxation deductions for depreciation or capital allowances, or to obtain any other taxation allowances or benefits arising out of the Buyer's proposed ownership of the Remaining Fixtures, and
- (e) the Seller assigns to the Buyer with effect from Settlement, the benefit of all warranties capable of assignment and held by the Seller in respect of the Remaining Fixtures (if any).

7. Limitation of liability

7.1 Capacity of the Seller

The Buyer agrees this Contract binds the Seller solely in its capacity as trustee of the Trust. The Buyer acknowledges the obligations incurred by the Seller under this Contract are incurred by the Seller in its capacity as trustee of the Trust and not in any other capacity.

7.2 Limited liability

Subject to Special Condition 7.3, the Seller: -

- (a) will not be liable to pay or satisfy any of its obligations or liabilities under this Contract out of any assets held by it personally or in its capacity as trustee of any trust or scheme other than the Trust, and
- (b) will only be liable to pay or satisfy any of its obligations or liabilities under this Contract out of the assets of the Trust out of which the Seller is actually indemnified.

7.3 Circumstances where the Seller is personally liable

- (a) The Seller will be liable to the Buyer, in its personal capacity under this Contract for any loss or damage which the Buyer may suffer as a result of a breach of this Contract where such breach is caused by: -
 - (i) fraud of the Seller
 - (ii) the Seller having committed a breach of trust, or
 - (iii) the Seller having been negligent in the performance of its duties as responsible entity of the Trust.
- (b) However, the Seller is only liable under this Special Condition 7 to the extent that such fraud, breach of trust or negligence causes a loss or reduction of the Seller's right of indemnity out of the assets of the Trust in respect of that loss or damage.

7.4 Enforcement by the Seller

Subject to Special Condition 7.3, the Buyer may only enforce its rights against the Seller arising from any breach or non-performance by the Seller of its obligations under this Contract—

- (a) in the Seller's capacity as trustee of the Trust and not in the Seller's personal capacity, and
- (b) only to the extent that the Seller is actually indemnified out of the assets of the Trust.

7.5 Proceedings prohibited

If, after enforcing the rights referred to in Special Condition 7.4, the Buyer does not recover all moneys owing to it due to a deficiency in the assets of the Trust available by way of indemnity to the Seller or otherwise then, subject only to Special Condition 7.3, the Buyer must not seek to recover the shortfall by any means, including the commencement of proceedings against members.

7.6 Release of the Seller

The Buyer, subject only to Special Condition 7.3, waives its rights and releases the Seller from any liability (including any personal liability) whatsoever in respect of any loss or damage which the Buyer may suffer as a result of any breach or non-performance by the Seller of its obligations under this Contract, which cannot be satisfied out of the assets of the Trust available by way of indemnity to the Seller.

7.7 Other liabilities incurred on behalf of the Seller

The Buyer agrees that neither it nor any receiver, receiver and manager or attorney that it appoints may incur any liability on behalf of or for the account of the Seller unless that liability is subject to the limitation contained in this Special Condition 7.

7.8 Provisions paramount

The provisions of this Special Condition 7 are paramount and apply regardless of any other provision of this Contract or other instrument, including a provision which seeks to apply regardless of any other provision.

8. Personal Property Securities Act

8.1 Legislation

Words and phrases used in this Special Condition 8 which are defined in the PPSA have the same meaning in this Special Condition 8.

8.2 Release

- (a) Subject to Special Condition 8.2(b) the Seller warrants the Property will be free from any Specified Security Interests at Settlement.
- (b) Where a Specific Security Interest is registered on the PPSR at Settlement, the Seller must give to the Buyer at or before Settlement, a deed of release from the secured party of any Specified Security Interest. The deed of release must contain an assurance from the secured party that it will take all steps required to remove the Specified Security Interest from the register within a reasonable time after Settlement.

8.3 Form of Release

A release for the purposes of this Special Condition 8 must be in writing and in a form published by the Australian Bankers Association or otherwise in the form approved by the secured party of the security interest, acting reasonably.

9. Intentionally Deleted

10. General

10.1 Entire Contract

The parties acknowledge: -

- (a) this Contract comprises the whole of the Contract between the parties in relation to the subject matter of it, and
- (b) no further or other covenants are implied or arise between the parties by way of collateral or other Contract or by reason of any alleged promise, representation, warranty or undertaking given or made by either party to the other on or before the execution of this Contract and the existence of any implied, collateral or other Contract is negated.

10.2 Trusts

If the Buyer is buying the Property as a trustee of any trust, whether or not the Seller has notice of the trust, the Buyer warrants: -

- (a) despite the existence of the trust, the Buyer will be personally liable for the performance of all the Buyer's obligations contained in this Contract
- (b) the Buyer has full complete and valid authority under the trust to enter this Contract and the consent of the beneficiaries is not required or if required has been obtained, and
- (c) the Buyer has a right of indemnity under the trust.

10.3 No caveat

The Buyer is not entitled to lodge a caveat in relation to the Lot or the Land (or any part of the Lot or the Land).

10.4 Attorney

- (a) The Buyer irrevocably appoints the Seller and each of its directors (jointly and severally) as its attorney to do anything necessary to remove a caveat lodged by the Buyer or on the Buyer's behalf in breach of Special Condition 10.3.

- (b) The Buyer authorises the Seller to enter into conflict transactions (as that term is defined in section 73 of the *Powers of Attorney Act 1998*) generally under the attorney granted pursuant to this Special Condition 10.4.

11. Intentionally Deleted

Annexure "B" – Signatures

SIGNED SEALED AND DELIVERED by
Janisa Pty Ltd ACN 100 305 182 in
accordance with section 127 of the
Corporations Act 2001 (Cth):

Signature of director

Signature of director/secretary

SIGNED SEALED AND DELIVERED by
KLINAKIS INVESTMENTS PTY LTD A.C.N.
626 796 003 AS TRUSTEE FOR THE
KLINAKIS 15 BARE TRUST in accordance
with section 127 of the *Corporations Act*
2001 (Cth):

Signature of director

Signature of director/secretary

Schedule 2 - Call Option Exercise Notice

To: Janisa Pty Ltd ACN 100 305 182 (**Seller**)

of c/o David K Lawyers, 105 Bowen Street, Spring Hill QLD 4000

Exercise of Option by Buyer*

KLINAKIS INVESTMENTS PTY LTD A.C.N. 626 796 003 AS TRUSTEE FOR THE KLINAKIS 15 BARE TRUST (**Buyer**) exercises the option granted under clause 3.1 of the option deed dated [Date of Option] between the Seller and the Buyer.

Nomination and Exercise of Option by Buyer on behalf of Buyer's Nominee*

KLINAKIS INVESTMENTS PTY LTD A.C.N. 626 796 003 AS TRUSTEE FOR THE KLINAKIS 15 BARE TRUST (**Buyer**) exercises the right of nomination under clause 4.1 of the option deed dated [insert date of option deed] (**Option Deed**) and nominates [insert name of Buyer's Nominee] (**Buyer's Nominee**).

The Buyer exercises the option granted under clause 3.1 of the Option Deed such that the contract formed on the exercise of the option is between the Seller and the Buyer's Nominee.

*Delete as applicable

Dated:

**Executed as a deed by KLINAKIS
INVESTMENTS PTY LTD A.C.N. 626 796 003
AS TRUSTEE FOR THE KLINAKIS 15 BARE
TRUST in accordance with the Corporations Act
2001 (Cth)**

Director/Sole Director/Sole Director and Secretary

Director/Secretary (if applicable)

Print full name of Director/Sole Director

Print full name of Director/Secretary

Schedule 3 – Put Option Exercise Notice

To: KLINAKIS INVESTMENTS PTY LTD A.C.N. 626 796 003 AS TRUSTEE FOR THE KLINAKIS 15 BARE TRUST (Buyer)

of C/- David K Lawyers, 105 Bowen Street, Spring Hill QLD 4000

Exercise of Option by Seller

Janisa Pty Ltd ACN 100 305 182 (Seller) exercises the option granted under clause 5.1 of the option deed dated [Date of Option] between the Buyer and the Seller.

Dated:

Executed as a deed Janisa Pty Ltd ACN 100 305 182 in accordance with the Corporations Act 2001 (Cth)

Director/Sole Director/Sole Director and Secretary

Director/Secretary (if applicable)

Print full name of Director/Sole Director

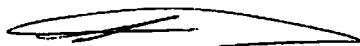
Print full name of Director/Secretary

Signing page

**Executed as a deed by Janisa Pty Ltd ACN
100 305 182 in accordance with the
Corporations Act 2001 (Cth)**



Sole Director and Secretary



DIRECTOR

MICHAEL ROSEY

Print full name of Sole Director and Secretary

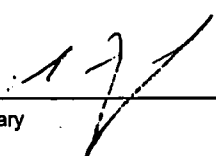
TOM ROSEY

PRINT FULL NAME OF DIRECTOR

**Executed as a deed by KLINAKIS
INVESTMENTS PTY LTD A.C.N. 626 796 003
AS TRUSTEE FOR THE KLINAKIS 15 BARE
TRUST in accordance with the Corporations Act
2001 (Cth)**



Director



Director/Secretary

ANTHEA KLINAKIS

Print full name of Director

STANLEY KLINAKIS

Print full name of Director/Secretary

H. DRAKOS & COMPANY SOLICITORS PTY LTD

P.O. BOX 5453, WEST END QLD 4101

TELEPHONE: 07 3844 1441

EMAIL: conveyancing@hdrakosco.com

SETTLEMENT STATEMENT

File No: BH - 32017 Klinakis

BUYERS:	Klinakis Investments Pty Ltd
SELLER:	Janisa Pty Ltd
PROPERTY ADDRESS:	15/14 Browning Street, South Brisbane QLD 4101
PROPERTY DESCRIPTION:	Lot 15 on SP 144490
TITLE REFERENCE:	50389651
SETTLEMENT DATE:	Thursday, 11 August 2022
SETTLEMENT TIME:	2:00pm
SETTLEMENT PLACE:	Brisbane

ATTENDEES:	
FOR BUYER/S:	H Drakos & Company
FOR SELLER/S:	David K Lawyers
ADVANCING:	Stan and Anthea Klinakis
RELEASING:	N/A

Contract Price		\$	1,800,000.00
Less: Deposit		\$	90,000.00
		\$	1,710,000.00

Plus: Council Rates			
from 01/07/2022 to 30/09/2022			
Quarterly Rate	\$3,087.43		
No. of days	92		
Buyers share (days)	50	\$	1,677.95
		\$	1,711,677.95

Less: Body corporate Levies			
from 01/08/2022 to 30/11/2022			
Admin Levy	\$10,666.38		
Sinking Fund Levy	\$9,816.36		
Insurance Levy	\$903.84		
No. of days	122		
Seller share (days)	11	\$	1,928.30
		\$	1,709,749.65

Less: Water Consumption Calculated			
from 27/07/2022 to 11/08/2022			
Usage Charge (\$/kL)	\$4.16		
Average Usage (kL/day)	0.331		
No. of days	16	\$	22.05
		\$	1,709,727.60

Less: Sewerage Services Calculated			
from 26/07/2022 to 11/08/2022			
Usage Charge (\$/kL)	\$2.47		
Average Usage (kL/day)	0.2979		

No. of days	<u>17</u>	\$ <u>12.51</u>
		\$ 1,709,715.09
Less: Water and Sewerage Access Charges from 26/07/2022 to 11/08/2022		
Annual Charges (646.18+243.99)	\$890.17	
No. of days	365	
Seller's share (days)	<u>17</u>	\$ <u>41.46</u>
		\$ 1,709,673.63
Less: Special Water Reading unbilled Charges from 08/07/2022 to 26/07/2022		
		\$ <u>78.73</u>
		\$ 1,709,594.90
Plus: Land Tax from 01/07/2022 to 30/06/2023		
Lot 15 Rate	\$10,925.07	
No. of days	365	
Buyers share (days)	<u>323</u>	\$ <u>9,667.94</u>
		\$ 1,719,262.84
Less: Rent Refund from 11/08/2022 to 22/09/2023		
Rent (monthly)	\$5,000.00	
Lease Term	3 months	
Refunded proportion	<u>1 month and 10 days</u>	\$ <u>6,666.67</u>
		\$ 1,712,596.17
Plus: GST		
GST Amount = \$1,712,596.17+\$90,000		\$ <u>180,259.62</u>
		\$ 1,892,856.60
<u>Total</u>		<u>\$ 1,892,856.60</u>

CHEQUE DIRECTIONS

1. PEXA		\$ 123.97
2. Office of State Revenue		\$ 10,925.00
3. Janisa Pty Ltd		\$ <u>1,881,807.63</u>
		<u>\$ 1,892,856.60</u>

ADDITIONAL DIRECTIONS

4. PEXA Fees		\$ 123.97
5. Transfer Duty		\$ 94,375.00
6. Titles Registry Fees (transfer and mortgage)		\$ <u>7,268.43</u>
		<u>\$ 1,994,624.00</u>

LOAN FACILITY AGREEMENT

STANLEY KLINAKIS AND ANTHEA KLINAKIS
("Lender")

and

KLINAKIS INVESTMENTS PTY LTD ACN 626 796 003
AS TRUSTEE FOR THE KLINAKIS 15 BARE TRUST
("Borrower")

H. DRAKOS & COMPANY
SOLICITORS

First Floor
Boundary Chambers
170 Boundary Street
West End Q 4101

PO Box 5453
West End Q 4101

Telephone (07) 3844 1441
Facsimile (07) 3844 7336

LOAN AGREEMENT

THIS AGREEMENT is made the 4th day of August 2022

BETWEEN:

STANLEY KLINAKIS AND ANTHEA KLINAKIS of C/- H Drakos & Company Solicitors, 170 Boundary Street, West End QLD 4101 ('the Lender')

AND:

KLINAKIS INVESTMENTS PTY LTD ACN 626 796 003 AS TRUSTEE FOR THE KLINAKIS 15 BARE TRUST of C/- H Drakos & Company Solicitors, 170 Boundary Street, West End QLD 4101 ('the Borrower')

Background

- A The Borrower has agreed to purchase property situated at Unit 15, 14 Browning Street, South Brisbane, Queensland Australia ("the Property") for the benefit of The Klinakis Family Superannuation Fund;
- B The Borrower has requested the Lender to lend and advance to the Borrower the Loan Amount for the purposes of purchasing the Property;
- C The Lender has agreed to lend and advance the Loan Amount to the Borrower upon the terms and conditions herein contained

NOW THIS AGREEMENT ACKNOWLEDGES AND IT IS HEREBY AGREED AS FOLLOWS:

1. Definitions and Interpretations

- 1.1. In this Agreement unless contrary to the obvious meaning the following expressions shall have the following meanings:-

"Advance Date" means the date on which the advance of the Loan Amount shall be made;

"Business Day" means a day other than a Saturday, Sunday or public holiday in Queensland;

"Event of Default" means any of the events as described in Clause 7 of this Agreement;

"Event of Financial Hardship" means any of the following events:

- a) The death of the Borrower or any director of the Borrower;
- b) If the Borrower is placed into Receivership or under external Administration;
- c) If an application to wind up the Borrower is filed;
- d) If a Judgment is entered against any of the Borrower or any director of the Borrower for more than the Loan Amount.

"Financial Hardship Deduction" means a sum equivalent to one month's rent paid on the Total Monies calculated at the rate referred to in clause 5.1.

"Interest" means the interest which accrues under clause 5, having regard to the balance of the Total Monies outstanding from time to time.

"Interest Rate" means the rate of interest detailed in Item 7 of the Schedule.

"Loan Amount" means the sum of detailed in Item 1 of the Schedule represented as Australian Dollars.

"Mortgage" means the mortgage referred to in Item 2 of the Schedule.

"Property" means Unit 15, 14 Browning Street, South Brisbane, Queensland Australia

"Repayment Date" means the date that is detailed in Item 4 of the Schedule;

"Security Documents" means the other documentation as detailed in Item 6 of the Schedule;

"Term of the Loan" means the period detailed in Item 5 of the Schedule commencing from the Advance Date.

"Total Monies" means the aggregate of:-

- (a) Such part of the Loan Amount as shall remain unpaid; and
- (b) All other monies payable by the Borrower to the Lender pursuant to the terms of this Agreement; and
- (c) All other monies payable by the Guarantor under the Security Documents.

- 1.2. Words importing the singular shall include the plural and vice versa and words importing one shall include every gender;
- 1.3. Any reference to any of the parties of their defined terms includes the party's permitted assigns;
- 1.4. The headings used in this document are for reference purposes only and do not affect the interpretation of this agreement

2. Facility

- 2.1. The Lender shall lend and advance to the Borrower the Loan Amount on the Advance Date.
- 2.2. The Loan Amount shall be used and applied by the Borrower only for the purpose/s detailed in Item 8 of the Schedule.
- 2.3. The Loan Amount shall not be used for any other purposes without the consent in writing of the Lender first had and obtained.

3. Repayment

- 3.1. The Borrower shall pay to the Lender the Loan Amount by equal monthly installments commencing from the 1st day of the calendar month following the Date of Advance.
- 3.2. The Borrower must repay the whole of the Loan Amount and Interest in full by the Date of Repayment.
- 3.3. The Borrower may repay the whole of or part of the Loan Amount and Interest at any time, without penalty.

4. Interest

- 4.1. The Borrower shall pay to the Lender Interest on the Total Monies calculated at the Interest Rate.
- 4.2. Such Interest to be computed from the Advance Date and calculated and adjusted on monthly rests. The interest shall be payable quarterly in arrears with the first payment being due on the day which is three months from the Advance Date.
- 4.3. Without prejudice to the rights of the Lender, if any interest shall not be paid when due, such interest shall be capitalised and shall attract interest at the rate referred to in sub clause 5.1 and shall be payable on demand.

- 4.4. If any Judgment shall be entered by the Lender against the Borrower in respect to any debt consisting of principal, interest or other monies comprising the whole or any part of the Total Monies, the Borrower agrees to pay interest on the Judgment until payment of the same at the Interest Rate, to be calculated and adjusted on quarterly rests and to be computed from the date of the Judgment.

5. Repayment in Event of Financial Hardship

- 5.1. If an Event of Financial Hardship occurs during the Term of the Loan the Lender will be entitled to give to the Borrower notice in writing requiring the Loan Amount to be repaid.
- 5.2. Upon a notice being given to the Borrower pursuant to Clause 6.1 the Borrower must, not later than 3 months after the notice is given:
- a) Repay the Loan Amount to the Lender;
 - b) Pay any interest due to the Lender pursuant to Clause 5 calculated to the date of payment less the Financial Hardship Deduction.

6. Events of Default

The happening of any one or more of the following events shall be deemed to be an event of default under this Loan Agreement and the Borrower shall be in default under this Loan Agreement.

- (a) If any indebtedness of the Borrower to the Lender is not paid when due and payable.
- (b) If the Loan Amount is used for a purpose other than that referred to in clause 2.2 without the consent in writing of the Lender first had and received.
- (c) If a receiver is appointed to any of the assets of the Borrower.
- (d) If the Borrower is wound up, or a petition for the liquidation of the Borrower is presented.
- (e) If any distress or execution is levied or enforced against any of the assets or property of the Borrower.
- (f) If the Borrower breaches any undertaking at any time given to the Lender or any condition imposed by the Lender in agreeing to any matter or thing.
- (g) If the Borrower defaults under any first mortgage security registered over the properties in clause 2.2.
- (h) If it shall be held by any Court or if the Borrower shall claim or allege that this agreement shall be invalid or enforceable or that any condition of this agreement shall be invalid or unenforceable.
- (i) If any Guarantor is made bankrupt or if a Petition for the bankruptcy of such Guarantor is presented.
- (j) If any Guarantor shall assign his estate for the benefit of creditors.

AND a determination by the Lender that any one or more of these Events of Default have occurred shall be final and binding on the Borrower.

7. Rights Upon Default

- 7.1. Upon the happening of an event of default as referred to in clause 7, the whole of the Loan Amount together with interest thereon and any other monies secured under any instrument of security given as security for the Loan Amount will become immediately due and payable.
- 7.2. Immediately upon the happening of an Event of Default, but not before, the Lender will be entitled to register the Mortgage in the Department of Natural Resources and Mines and shall thereupon be entitled to exercise all of the rights under such instrument of security.
- 7.3. For the avoidance of doubt, the Lender's only recourse for the Borrower's default shall be against the Mortgage.

8. Financial Covenants

- 8.1. The Borrower shall within fourteen days of being requested to do so by the Lender produce to the Lender such financial information in relation to the Borrower as the Lender may require.
- 8.2. In the event of any default on the part of the Borrower the Lender may at the cost and expense of the Borrower cause a valuation to be carried out of the properties referred to in clause 2.2 or any one of them by a valuer nominated by the Lender.

9. Trust Provisions

- 9.1. The Borrower warrants and represents that it is entering into this Loan Agreement and the Security Documents, so far as they apply to the Borrower, in its capacity as Trustee for the trust detailed in Item 9 of the Schedule ("the Trust").
- 9.2. The Borrower warrants to the Lender that:
 - 9.2.1. it is the sole trustee of the Trust and no action has been taken to remove or replace it as Trustee;
 - 9.2.2. the Trust Deed of the Trust delivered with the execution of this Loan Agreement is a true copy of the Trust Deed in force at the date of this Loan Agreement;
 - 9.2.3. this Loan Agreement and the Security Documents are executed and all transactions as referred to in this Loan Agreement and/or the Security Documents are or will be entered into as part of the due and proper administration of the Trust and are or will be for the benefit of the beneficiaries of the Trust;
 - 9.2.4. it has an unrestricted and unlimited right to be fully indemnified out of the Trust fund;
 - 9.2.5. it is not in default under the Trust;
 - 9.2.6. no vesting date for the Trust has been determined;
 - 9.2.7. it has complied with all fiduciary obligations directly or indirectly imposed on it;
 - 9.2.8. the rights of the Lender will rank in priority to the claims of the beneficiaries of the Trust; and
 - 9.2.9. the Trust Deed contains a valid and subsisting power to borrow monies and pay interest at the rate provided for in this Loan Agreement.
- 9.3. The Borrower further warrants that the warranties referred to in clause 10.2 are within its control and will remain true throughout the Term of the Loan.
- 9.4. The Borrower warrants and agrees with the Lender:
 - 9.4.1. the Trust Deed will not be varied;

- 9.4.2. the Borrower will not retire as Trustee of the Trust nor appoint any new or additional trustee; and
- 9.4.3. the Borrower will not default in the observance or performance of its duties as Trustee of the Trust.

10. Administrative Provisions

Costs and Expenses

- 10.1. All costs as set out below shall be for the account of the Borrower and shall be payable on demand, namely:
- 10.1.1. Legal costs of preparation of this Agreement; and
- 10.1.2. Any expenses and other amounts incurred by the Lender in respect of this Agreement, including those arising in consequence or on account of:
- 11.1.2.1 Any Event of Default by the Borrower and/or the exercise or purported or attempted exercise of any of the Lender's rights and powers; or
- 11.1.2.2 The preservation of any rights in reference to this Agreement; and
- 10.1.3. Any stamp duty and taxes on receipts or payments arising directly or indirectly in respect of this Agreement.

Notices

- 10.2. Without derogating from any of the provisions of the Corporations Act or any other legislation providing a method for service any notice or statement to be given by the Lender, or demands to be made under this Agreement may be given, and shall be deemed to have been validly given or made, if made in writing and if:
- 11.2.1 Sent through the post in a pre-paid envelope or wrapper to the addressee at the address specified for the addressee in this agreement in which case service shall be deemed to be effected on the next Business Day after the date of posting; and/or
- 11.2.2 Delivered to or left at the address specified for the addressee in this agreement; and /or
- 11.2.3 Sent by facsimile in which case service shall be deemed to be effected upon sending; and /or
- 11.2.4 Delivered to or left at the last known address of the Borrower whether or not the Borrower continues to reside and/or carry on business from such address.

Exercise of Rights

- 10.3. No failure on the part of the Lender to exercise and no delay in exercising, and no course of dealing with respect to any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right or power and no waiver of any right, power or privilege hereunder shall be effective unless made in writing. The rights and remedies herein provided are cumulative and not exclusive of any rights or remedies provided by law.

Statutes

- 10.4. To the fullest extent to which it may from time to time be lawful so to do the provisions of all statutes whether now existing or hereafter to come into force and operating directly or indirectly to lessen or otherwise modify or vary or affect in favour of the Borrower the obligations of the Borrower or to stay, postpone or otherwise prejudicially affect the exercise by the Lender of all or any of the rights, powers and remedies conferred on it by this Agreement shall be and the same are hereby expressly negated and excluded from this Agreement.

Governing Law

- 10.5. This Agreement shall be governed by and construed in accordance with the laws of Queensland and the Borrower agrees to submit to the non-exclusive jurisdiction of the Courts thereof.

Payments

- 10.6. The debt payable by the Borrower under this Agreement shall be paid by the Borrower without set-off or counter-claim and free and clear of all deductions whatsoever and is to be made not later than 3:00p.m. (Brisbane time) on the due date. Time shall be deemed of the essence of this Agreement and/or any collateral security document. All monies payable by the Borrower to the Lender shall be by way of bank cheque or telegraphic transfer of cleared funds to an account nominated in writing by the Lender or as the Lender may otherwise from time to time direct.

Application of Monies

- 10.7. The Lender shall have an absolute discretion (without the need to communicate it's election to any person) to apply any payment received by it in reduction of such part of the Loan Amount, Interest or costs or expenses as it shall elect. Such election may be made at any time notwithstanding any statement of account or other matter or thing. The Borrower shall be given credit for monies only when same are actually received by the Lender. If at any time the Lender receives surplus monies such surplus shall not carry interest and the Lender may pay same to the credit of an account in the name of the Borrower in any bank the Lender thinks fit and thereafter be under no liability in respect of same.

Damages

- 10.8. The Borrower shall fully indemnify the Lender from and against any expense loss damage or liability (as to the amount of which the certificate of the Lender shall in the absence of manifest error be conclusive) which the Lender may incur as a consequence of the occurrence of any Event of Default or otherwise in connection with this Agreement.

11. Severability

If it is held by a Court of competent jurisdiction that:-

- 11.1. any part of this Loan Agreement is void voidable illegal or unenforceable; or
- 11.2. this Loan Agreement would be void voidable illegal or unenforceable unless any part of this Loan Agreement were severed,

that part shall be severable from and shall not affect the continued operation of the rest of this Loan Agreement, and that the remaining provisions shall be in full force and effect.

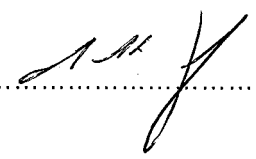
THE SCHEDULE

#	Item	Detail
1.	Loan Amount	An amount of \$500,000.00 AUD
2.	Mortgage	A Mortgage over Lot 15 on SP 144490, Title Reference 50389651 which is commonly known as 15/14 Browning Street, South Brisbane 4101 , in favour of the Lender.
3.	Not Used	
4.	Repayment Date:	03 / 08 / 2037
5.	Term of Loan	15 years
6.	Security Documents	The Mortgage detailed in Item 2 of the Schedule.
7.	Interest Rate	Reserve Bank of Australia Indicator Lending Rates for banks providing standard variable housing loans for investors, applicable rates as follows: <ul style="list-style-type: none"> 1. For the 2022-23 year, the rate is 5.35% 2. For the 2023-24 and later years, the rate published for May (the rate for the month of May immediately prior to the started of the relevant financial year)
8.	Purpose of Loan	Relating to the purchase of the property situated at Unit 15, 14 Browning Street, South Brisbane, Queensland, Australia
9.	Borrower Trust entity	The Klinakis 15 Bare Trust

IN ACKNOWLEDGEMENT the parties have executed this Agreement.

SIGNED SEALED AND DELIVERED by **STANLEY KLINAKIS** the said **LENDER** in the presence of:

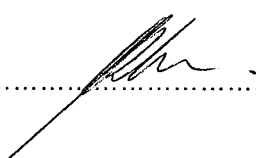

..... Signature
..... **Benjamin Harlow** Full Name
..... **Solicitor** Qualification

)
) 
)

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

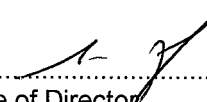
SIGNED SEALED AND DELIVERED by **ANTHEA KLINAKIS** the said **LENDER** in the presence of:


..... Signature
..... **Benjamin Harlow** Full Name
..... **Solicitor** Qualification

)
) 
)

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

EXECUTED by **KLINAKIS INVESTMENTS PTY LTD ACN 626 796 003 AS TRUSTEE FOR THE KLINAKIS 15 BARE TRUST** the said **BORROWER** in accordance with section 127 of the Corporations Act 2001:


.....
Signature of Director

..... **STANLEY KLINAKIS**
Name (block letters)


.....
Signature of Director/Secretary

..... **ANTHEA KLINAKIS**
Name (block letters)

DEED OF BARE TRUST

**KLINAKIS INVESTMENTS PTY LTD ACN 626 796 003 AS TRUSTEE FOR THE
KLINAKIS 15 BARE TRUST
(Trustee)**

**KLINAKIS SUPER PTY LTD ACN 626 717 333 AS TRUSTEE FOR THE KILINAKIS
FAMILY SUPERANNUATION FUND
(Beneficiary)**

Relating to the purchase of the property situated at Unit 15, 14 Browning Street, South Brisbane,
Queensland, Australia

DEED OF BARE TRUST

DEED made the 4TH day of DECEMBER 2019

PARTIES

BETWEEN KLINAKIS INVESTMENTS PTY LTD ACN 626 796 003 as trustee for
THE KLINAKIS 15 BARE TRUST
(Trustee)

AND KLINAKIS SUPER PTY LTD ACN 626 717 333 as trustee for THE
KILINAKIS FAMILY SUPERANNUATION FUND
(Beneficiary)

MATTER Relating to the purchase of the property situated at Unit 15, 14 Browning
Street, South Brisbane, Queensland, Australia

BACKGROUND

- A. The Trustee and Beneficiary are known to each other.
- B. The Trustee agrees to acquire and hold property situated at Unit 15, 14 Browning Street, South Brisbane, Queensland, Australia, more particularly described in Item 1 of the Schedule ("the Property") on trust for the sole benefit of the Beneficiary.
- C. The Trustee has at all relevant times agreed to act as a trustee for the Beneficiary on the terms set out in this Deed.
- D. The parties wish to enter into this deed to acknowledge the terms and conditions of said arrangement.

OPERATIVE TERMS

1. ACKNOWLEDGEMENT OF TRUST

- 1.1. The Trust is hereby declared and established by the Trustee and Beneficiary by execution

of this Deed.

- 1.2. The Property will at all times be held by the Trustee upon trust for the beneficiary who has provided all of the purchase moneys and/or facilitated financial accommodation to purchase the Property.
- 1.3. The Trustee hereby acknowledge that while they have legal ownership of the Property, the Trustee hereby acknowledges and declares that they hold the said Property **on trust** for the sole and exclusive benefit of the Beneficiary including all earnings, profits or gains accrued or to accrue in respect of the Property.
- 1.4. The Trust created by this Deed will be known by the name in Item 2 of the Schedule.

2. DEALING WITH TRUST PROPERTY

- 2.1. The trustee has been authorised to complete any purchase, sale of land agreement and registration of transfer of the Property as instructed by the Beneficiary.
- 2.2. The Trustee acknowledges that the Property will be held in the name of the Trustee as a matter of convenience only and for the benefit of the Beneficiary in the terms set out in this Deed.
- 2.3. Subject to clause 2.4, upon request of the Beneficiary, the Trustee shall transfer the Property to the Beneficiary. The Trustee must do all things necessary, with respect to the Property (or that portion of the Property allocated to that said Beneficiary), to give effect to said direction with all expediency, which includes, but is not limited to Transfer the Property or part thereof to the Beneficiary or to a person, company, or family trust nominated by the Beneficiary, in the proportions and numbers as may be directed by the Beneficiary.
- 2.4. The Beneficiary agrees that it will not direct the Trustee to transfer legal title to the Property to the Beneficiary until such time as:
 - a. The Beneficiary has satisfied all of its obligations with respect to the repayment of the loan taken out by the Beneficiary in respect of the purchase the Property; and
 - b. The Property is not subject to any charge including mortgage, lien or other encumbrance.
- 2.5. The Trustee, in dealing with the Trust Property, must not, without the prior written consent of the Beneficiary, do any of the following:
 - a) Sell, transfer, assign, give, alienate, or otherwise dispose of any or part of the Property;
 - b) Exercise or purport to exercise any of the powers or voting rights which the Trustees would have as a result of its legal ownership of the Property;
 - c) Mortgage, pledge, charge, or otherwise encumber the Property;

- d) Assign or enter into any general arrangement or composition with respect to the Property for the benefit of creditors.

2.6. As an independent and additional stipulation, The Trustee shall:

- a) Account to the Beneficiary all such income or receivables on that portion which the holder of the Property would have been entitled to receive; and
- b) Provide the Beneficiary with full and unimpeded access to all written records of the Property, at such times in the day as the Beneficiary may require. The Trustee must, upon request, provide photocopies or scanned copies of such documents to the Beneficiary as the Beneficiary may require.

2.7. The terms set out in this clause are essential terms of this deed.

3. RELIEF

- 3.1. If the Trustee shall fail to observe any of the terms of this deed, or fails to execute the directions of the Beneficiary in a timely manner, then the Beneficiary may and shall be entitled to exercise all rights interests and powers which it has in law or at equity, which includes, but not limited to, injunctive relief for specific performance.
- 3.2. The Trustee shall bear the costs, on an indemnity basis, any costs incurred by the Beneficiary incidental to the enforcement of the rights, remedies, and powers under this deed.

4. CONFIDENTIALITY

- 4.1. The terms and existence of this deed shall be kept strictly confidential and shall not be disclosed to any person other than persons which are bound by a duty of confidentiality which scope shall be no narrower than those imposed by this deed, except where the terms are required to be disclosed to enforce the terms of this deed.

5. OTHER CLAUSES

- 5.1. Counterpart: This deed may be signed in two or more counterparts each of which may be a facsimile or electronic copy and which shall be deemed to be an original but together shall constitute one and the same instrument and shall be binding on the parties.
- 5.2. Severability: If for any reason whatsoever, any term or condition of this deed or the application thereof to any party or circumstances shall, to any extent be invalid or unenforceable, all other terms and conditions of this deed and/or the application of such terms and conditions to parties or circumstances, other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term and condition of this deed shall be separately valid and enforceable to the fullest extent permitted by law.
- 5.3. Governing Law: The parties submit to the exclusive jurisdiction of Queensland courts, and agree that the law that governs this deed shall be Queensland law.

- 5.4. No Variation: No variation of this deed will be of any force or effect unless it is in writing and signed by the parties to this document.
- 5.5. Entire Deed: This deed and the documents incorporated by reference, constitute the entire deed between the parties and supersedes all previous deeds and understandings between the parties in any way relating to the subject matter hereof.
- 5.6. Costs: Each party shall be responsible for their respective legal cost incurred in connection to the preparation, negotiation, and execution of this deed.

SCHEDULE A

1. Property: Unit 15, 14 Browning Street, South Brisbane, Queensland, Australia described as Lot 15 on SP 144490, Certificate of Title 50389561.
2. Trust name: The Klinakis 15 Bare Trust

IN WITNESS WHEREOF this Deed is duly executed:

EXECUTION BY TRUSTEE

EXECUTED by **KLINAKIS INVESTMENTS**)
PTY LTD ACN 626 796 003 as trustee)
for **THE KLINAKIS 15 BARE TRUST**, the)
said **TRUSTEE** in accordance with section 127
of the Corporations Act 2001:

.....
Signature of Director

STANLEY KLINAKIS
.....
Name (block letters)

.....
Signature of Director/Secretary

ANTHEA KLINAKIS
.....
Name (block letters)

EXECUTION BY BENEFICIARY

EXECUTED by **KLINAKIS SUPER PTY LTD**)
CAN 626 717 333 as trustee for **THE**)
KILINAKIS FAMILY SUPERANNUATION)
FUND, the said **BENEFICIARY** in
accordance with section 127 of the Corporations
Act 2001:

.....
Signature of Director

STANLEY KLINAKIS
.....
Name (block letters)

.....
Signature of Director/Secretary

ANTHEA KLINAKIS
.....
Name (block letters)

F137



Metro

Tax Invoice

Stan Klinakis

due 06/04/2022

Invoice Date
30/03/2022

Invoice #
592240

ABN
7515691365

Property Address
15 / 14 Browning Street South Brisbane

Property Three Pty Ltd
metrofn.com.au
3840 5900
PO Box 5245
West End Qld 4101

Items

description	GST	amount (inc. GST)
Realcommercial Elite 180 day listing	10%	\$3,107.94
Commercial Floor Plan	10%	\$275.00
	Sub Total exc. GST	\$3,075.40
	GST	\$307.54
	Invoice Total	\$3,382.94
	LESS Paid or Credited	\$0.00
	BALANCE DUE	\$3,382.94



Payment Advice

deposit details

BSB: 084-447

Account Number: 134933383

customer Stan Klinakis
invoice # 592240
reference 15/14 Browning St

amount due \$3,382.94
due date 06/04/2022



Australian Government

Australian Taxation Office



THE TRUSTEE FOR KLINAKIS FAMILY
SUPERANNUATION FUND
PO BOX 3249
SOUTH BRISBANE BC QLD 4101

Our reference: 7130155595728

Phone: 13 10 20

ABN: 24 494 818 176

23 June 2022

Superannuation remittance advice

To whom it may concern

An amount of \$500.00 has been forwarded to you from the low income super amount account for THE TRUSTEE FOR KLINAKIS FAMILY SUPERANNUATION FUND as per the enclosed remittance advice.

More information about the remittance process is provided on the back of this page, but if you have any questions please phone **13 10 20** between 8.00am and 6.00pm, Monday to Friday.

Yours faithfully

Grant Brodie
Deputy Commissioner of Taxation

Reading your remittance advice

This remittance advice provides details of low income super amounts credited to you for one or more of your members.

Payment for and account details

These details are provided so you can reconcile each payment with the correct member account.

Where you have made a claim for payment, the member and account details will match those you reported to us as part of your claim.

Remittance reference number

This is a unique identifier we assign to the remittance of a member's low income super amount payment.

It is important to note this number as it needs to be quoted if you are not accepting a particular payment on this remittance.

Payment

This is the total amount of low income super amounts being credited for a member.

Tax file numbers

From 1 July 2007, funds cannot accept any member contributions, including low income super amount paid by the Australian Taxation Office unless the fund holds a tax file number for that member.

What should you do if you will not be accepting one or more payments on the remittance?

You will need to complete a *Superannuation payment variation advice* (NAT 8451) statement and lodge it and your repayment with us on or before **29 July 2022**.

The *Completing the Superannuation payment variation advice* (NAT 8450) statement instructions will help you fill out this form.

Your repayment can be sent electronically to us by BPAY® or direct credit, or by cheque enclosed with the completed form.

If you are paying by cheque, please refer to the 'How to pay' information on the *Superannuation payment variation advice* (NAT 8451) statement. This will help you to complete the repayment details.

HOW TO PAY

Your payment reference number (PRN) is:

BPAY®



Billers code: 75556

Ref:

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

More info: www.bpay.com.au

CREDIT OR DEBIT CARD

Pay online with your credit or debit card at www.governmenteasypay.gov.au/PayATO

To pay by phone, call the Government EasyPay service on **1300 898 089**.

A card payment fee applies.

OTHER PAYMENT OPTIONS

For other payment options, visit www.ato.gov.au/paymentoptions

Superannuation remittance advice

Provider: THE TRUSTEE FOR KLINAKIS FAMILY SUPERANNUATION FUND
 Tax file number: 504 532 302
 Remittance type: Low income super amount

Payment for	Account/Other ID	TFN	Date of birth	Remittance reference number	Financial year	Payment
Anthea Klinakis	SMSF11556974621 8		2/5/1960	7027955277389	2021	\$500.00

Payment details	Description	Processed date	Credit
	Low income super amount remittance	22 June 2022	\$500.00 CR
Total payment amount			\$500.00 CR

	Stan	Anthea
Sept	\$480.00	\$780.00
Dec	\$840.00	\$840.00
March	\$720.00	\$720.00
June	\$840.00	\$840.00
	\$2,880.00	\$3,180.00

Created: 2/02/2023 11:31 AM

t/a Pulse Travel & Pulse Cruises The Precinct, Ground Level 12 Browning Street WEST END QLD 4101
AUSTRALIA

Payroll Activity [Summary]

ABN: 42 010 936 179

1/07/2021 To 30/09/2021

Email: accounts@PulseTravel.com.au

Employee

Super

KLINAKIS, ANTHEA	\$780.00	
KLINAKIS, STAN	\$480.00	\$1,260.00

Created: 2/02/2023 11:31 AM

t/a Pulse Travel & Pulse Cruises The Precinct, Ground Level 12 Browning Street WEST END QLD
4101 AUSTRALIA

Payroll Activity [Summary]

ABN: 42 010 936 179

1/10/2021 To 31/12/2021

Email: accounts@PulseTravel.com.au

Employee Super

KLINAKIS, ANTHEA	\$840.00	
KLINAKIS, STAN	\$840.00	\$1,680.00

Created: 2/02/2023 11:31 AM

t/a Pulse Travel & Pulse Cruises The Precinct, Ground Level 12 Browning Street WEST END QLD
4101 AUSTRALIA

Payroll Activity [Summary]

ABN: 42 010 936 179

1/01/2022 To 31/03/2022

Email: accounts@PulseTravel.com.au

Employee Super

KLINAKIS, ANTHEA	\$720.00	
KLINAKIS, STAN	\$720.00	\$1,440.00

Created: 2/02/2023 11:31 AM

t/a Pulse Travel & Pulse Cruises The Precinct, Ground Level 12 Browning Street WEST END QLD 4101
AUSTRALIA

Payroll Activity [Summary]

ABN: 42 010 936 179

1/04/2022 To 30/06/2022

Email: accounts@PulseTravel.com.au

Employee Super

KLINAKIS, ANTHEA	\$840.00	
KLINAKIS, STAN	\$840.00	\$1,680.00



THE MATADOR GROUP

.....taking charge when it counts

F147

Suite 10
205 Montague Road
West End QLD 4101
M: 0413 826044
PO Box 3249
South Brisbane BC QLD 4101
International: +61 413 826044
E: mail@thematadorgroup.com.au
W: www.thematadorgroup.com.au

23 August 2021

Mr S Klinakis, Mrs Klinakis, Ms N Klinakis & Ms G Klinakis
28 Kneale Street
HOLLAND PARK WEST QLD 4121

Dear Stan, Anthea, Nicole & Georgia

Re: TAX INVOICE – ABN 39080978972

NO: 922009

Professional fee for services rendered in relation to the Klinakis Family Superannuation Fund as follows:

- (a) Review and dissection of your financial information;
- (b) Preparation and lodgement of Business Activity Statement for the quarters ended 31 March and 30 June;
- (c) Advice and discussions generally with respect to the above matters;

Our Fee	400.00
GST @ 10%	40.00
TOTAL FEE	\$ <u>440.00</u>

OUR BANK ACCOUNT DETAILS for EFT PAYMENTS

BSB: 084-004 Account No: 401552674

With Compliments
THE MATADOR GROUP

Net Payable Within 7 Days

PLEASE INCLUDE REMITTANCE ADVICE WHEN MAKING PAYMENT

E.&O.E.



THE MATADOR GROUP

.....taking charge when it counts

F148

ABN 39 080 978 972
Suite 10
205 Montague Road
West End QLD 4101
M: 0413 826044
PO Box 3249
South Brisbane BC QLD 4101
International: +61 413 826044
E: mail@thematadorgroup.com.au
W: www.thematadorgroup.com.au

23 November 2021

Mr S Klinakis, Mrs Klinakis, Ms N Klinakis & Ms G Klinakis
28 Kneale Street
HOLLAND PARK WEST QLD 4121

Dear Stan, Anthea, Nicole & Georgia

Re: TAX INVOICE

NO: 922314

Professional fee for services rendered in relation to the Klinakis Family Superannuation Fund as follows:

- (a) Review and dissection of your financial information;
- (b) Preparation and lodgement of Business Activity Statement for the quarter ended 30 September;
- (c) Advice and discussions generally with respect to the above matters;

Our Fee	290.00
GST @ 10%	29.00
TOTAL FEE	\$ <u>319.00</u>

With Compliments
THE MATADOR GROUP

Net Payable Within 7 Days

PLEASE INCLUDE REMITTANCE ADVICE WHEN MAKING PAYMENT

E.&O.E.



THE MATADOR GROUP

.....taking charge when it counts

F149

ABN 39 080 978 972
Suite 10
205 Montague Road
West End QLD 4101
M: 0413 826044
PO Box 3249
South Brisbane BC QLD 4101
International: +61 413 826044
E: mail@thematadorgroup.com.au
W: www.thematadorgroup.com.au

1 June 2022

Mr S Klinakis, Mrs Klinakis, Ms N Klinakis & Ms G Klinakis
28 Kneale Street
HOLLAND PARK WEST QLD 4121

Dear Stan, Anthea, Nicole & Georgia

Re: TAX INVOICE

NO: 922924

Professional fee for services rendered in relation to the Klinakis Family Superannuation Fund as follows:

- (a) Review and dissection of your financial information;
- (b) Preparation and lodgement of Business Activity Statements for the quarters ended 31 December 2021 and 31 March 2022;
- (c) Advice and discussions generally with respect to the above matters;

Our Fee	400.00
GST @ 10%	40.00
TOTAL FEE	\$ <u>440.00</u>

Our Bank Account Details for EFT Payments
BSB: 084-004 Account No: 401552674

With Compliments
THE MATADOR GROUP

Net Payable Within 7 Days
PLEASE INCLUDE REMITTANCE ADVICE WHEN MAKING PAYMENT

E.&O.E.



THE MATADOR GROUP

.....taking charge when it counts

F150

ABN 39 080 978 972
Suite 10
205 Montague Road
West End QLD 4101
M: 0413 826044
PO Box 3249
South Brisbane BC QLD 4101
International: +61 413 826044
E: mail@thematadorgroup.com.au
W: www.thematadorgroup.com.au

17 June 2022

Mr S Klinakis, Mrs A Klinakis, Ms N Klinakis & Ms G Klinakis
Klinakis Super Pty Ltd
28 Kneale Street
HOLLAND PARK WEST QLD 4121

Dear Stan, Anthea, Nicole & Georgia

RE: TAX INVOICE

NO. 922934

Professional fee for services rendered in relation to the following:

- (i) Attendance to company annual statement issued by the Australian Securities and Investment Commission;
- (ii) Preparation of directors solvency declaration;
- (iii) Company secretarial service for the year;

Our Fee	\$ 250.00	
GST @ 10%	<u>25.00</u>	
TOTAL PROFESSIONAL FEE		275.00
ADD ASIC Annual Return Fee Incurred as Agent		<u>56.00</u>
TOTAL FEE		<u>\$ 331.00</u>

OUR BANK ACCOUNT DETAILS for EFT PAYMENTS

BSB: 084-004 Account No: 401552674

With Compliments

THE MATADOR GROUP

Net Payable Within 7 Days

PLEASE ADVISE EFT PAYMENTS VIA EMAIL

E.&O.E.

Income tax	2				
THE TRUSTEE FOR KLINAKIS FAMILY SUPERANNUATION FUND					
Processed Date	Effective Date	Description	Debit(DR)	Credit(CR)	Running Balance
09-Jun-22	14-Jun-22	' EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$1,188.00		\$0.00
08-Jun-22	16-May-22	' Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$1,188.00	\$1,188.00 CR
11-Jun-21	11-Jun-21	'Remission of general interest charge		\$16.73	\$0.00
11-Jun-21	11-Jun-21	'General interest charge calculated from 01 Jun 21 to 10 Jun 21	\$16.73		\$16.73 DR
11-Jun-21	10-Jun-21	'Payment received		\$9,673.90	\$0.00
01-Jun-21	01-Jun-21	'Remission of general interest charge		\$27.90	\$9,673.90 DR
01-Jun-21	01-Jun-21	'General interest charge calculated from 03 May 21 to 31 May 21	\$27.90		\$9,701.80 DR
25-Apr-21	17-May-21	' Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$9,673.90		\$9,673.90 DR

Activity statement	4				
THE TRUSTEE FOR KLINAKIS FAMILY SUPERANNUATION FUND					
Processed Date	Effective Date	Description	Debit(DR)	Credit(CR)	Running Balance
01-Nov-22	04-Nov-22	' EFT refund for GST for the period from 01 Jul 22 to 30 Sep 22	\$170,667.00		\$0.00
29-Oct-22	25-Nov-22	'Original Activity Statement for the period ending 30 Sep 22			\$170,667.00 CR
29-Oct-22	29-Oct-22	'- GST		\$170,667.00	\$170,667.00 CR
16-Aug-22	15-Aug-22	'Payment received		\$11,095.00	\$0.00
15-Aug-22	25-Aug-22	'Original Activity Statement for the period ending 30 Jun 22			\$11,095.00 DR
15-Aug-22	25-Aug-22	'- PAYG Instalments	\$5,358.00		\$11,095.00 DR
15-Aug-22	25-Aug-22	'- GST	\$5,737.00		\$5,737.00 DR
06-Jun-22	06-Jun-22	'Remission of general interest charge		\$0.27	\$0.00
06-Jun-22	06-Jun-22	'General interest charge calculated from 01 Mar 22 to 05 Jun 22	\$0.27		\$0.27 DR
06-Jun-22	03-Jun-22	'Payment received		\$180.00	\$0.00
01-Jun-22	26-May-22	'Original Activity Statement for the period ending 31 Mar 22			\$180.00 DR
01-Jun-22	26-May-22	'- PAYG Instalments	\$180.00		\$180.00 DR
28-Feb-22	25-Feb-22	'Payment received		\$296.00	\$0.00
25-Feb-22	28-Feb-22	'Original Activity Statement for the period ending 31 Dec 21			\$296.00 DR
25-Feb-22	28-Feb-22	'- PAYG Instalments	\$296.00		\$296.00 DR
24-Nov-21	29-Nov-21	' EFT refund for GST for the period from 01 Jul 21 to 30 Sep 21	\$127.00		\$0.00
23-Nov-21	25-Nov-21	'Original Activity Statement for the period ending 30 Sep 21			\$127.00 CR
23-Nov-21	25-Nov-21	'- PAYG Instalments	\$140.00		\$127.00 CR
23-Nov-21	23-Nov-21	'- GST		\$267.00	\$267.00 CR
24-Aug-21	23-Aug-21	'Payment received		\$664.00	\$0.00
23-Aug-21	25-Aug-21	'Original Activity Statement for the period ending 30 Jun 21			\$664.00 DR
23-Aug-21	25-Aug-21	'- PAYG Instalments	\$700.00		\$664.00 DR
23-Aug-21	23-Aug-21	'- GST		\$36.00	\$36.00 CR
26-May-21	25-May-21	'Payment received		\$127.00	\$0.00
24-May-21	26-May-21	'Original Activity Statement for the period ending 31 Mar 21			\$127.00 DR
24-May-21	26-May-21	'- PAYG Instalments	\$249.00		\$127.00 DR
24-May-21	24-May-21	'- GST		\$122.00	\$122.00 CR
19-Feb-21	18-Feb-21	'Payment received		\$249.00	\$0.00
12-Feb-21	02-Mar-21	'Original Activity Statement for the period ending 31 Dec 20			\$249.00 DR
12-Feb-21	02-Mar-21	'- PAYG Instalments	\$249.00		\$249.00 DR



Australian Government
Australian Taxation Office

PAYG Instalments report 2022

Tax Agent 25395118

Last Updated 07/01/2023

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
	THE TRUSTEE FOR KLINAKIS FAMILY SUPERANNUATION FUND	140.00	296.00	180.00	5,358.00	5,974.00

Total No of Clients: 1

	Q1	Q2	Q3	Q4		
Income - Super	1,716.12	3,625.08	2,212.24	5,051.28	12,604.72	
Income - Rent				60,454.55	60,454.55	Q4 includes correction of Rent from Q3
					-	
Expenses				- 3,847.31	- 3,847.31	
Interest & Bank Charges	- 6,318.92	- 6,739.27	- 6,086.95	- 6,202.18	- 25,347.32	
GST Collected	-	-	-	6,045.00		
ITC	267.00	-	-	308.00		
PAYGI	140.00	296.00	180.00	5,358.00		
Net Payment/(Refund)	(127)	296	180	11,095		

	PAYGI
Q1	140
Q2	296
Q3	180
Q4	5358
	5974



Australian Government
Australian Taxation Office

Year to date revenue product summary report 2021/2022

Client Name THE TRUSTEE FOR KLINAKIS FAMILY SUPERANNUATION
FUND

Last Updated 07/01/2023

TFN

Net amounts applicable for the year to date.

Description	ICA004 Total (\$)
Fringe benefits tax instalments	
Wine equalisation tax	
Deferred company/fund instalments	
Pay as you go income tax instalments	5,974.00
Pay as you go income tax withholding	
Luxury car tax	
Goods and services tax	5,470.00
Goods and services tax instalments	0.00
Goods and services return	0.00
Fuel tax credit	

Total clients for this tax agent : 1



Australian Government
Australian Taxation Office

Year to date interest summary report 2021/2022

ⓘ **You should not rely** on this report to prepare your client's income tax returns. For more information refer to [recurring data issues](https://www.ato.gov.au/tax-professionals/tax-agent-portal/using-the-tax-agent-portal/portal-reports/pre-filling-service/recurring-data-issues/#interestnonfromalaccts) (<https://www.ato.gov.au/tax-professionals/tax-agent-portal/using-the-tax-agent-portal/portal-reports/pre-filling-service/recurring-data-issues/#interestnonfromalaccts>)

Client Name THE TRUSTEE FOR KLINAKIS FAMILY SUPERANNUATION
FUND
Last Updated 07/01/2023
TFN

Net amounts applicable for the year to date.

Description	ITA Total (\$)
Total net interest debited	44.63
Total net interest credited	44.63 CR

Total clients for this tax agent : 1

Created: 2/02/2023 11:31 AM

t/a Pulse Travel & Pulse Cruises The Precinct, Ground Level 12 Browning Street
WEST END QLD 4101 AUSTRALIA

Payroll Activity [Summary]

ABN: 42 010 936 179

1/07/2021 To 30/09/2021

Email: accounts@PulseTravel.com.au

Employee Super

KLINAKIS, ANTHEA	\$780.00	
KLINAKIS, STAN	\$480.00	\$1,260.00

Created: 2/02/2023 11:31 AM

t/a Pulse Travel & Pulse Cruises The Precinct, Ground Level 12 Browning Street
WEST END QLD 4101 AUSTRALIA

Payroll Activity [Summary]

ABN: 42 010 936 179

1/10/2021 To 31/12/2021

Email: accounts@PulseTravel.com.au

Employee Super

KLINAKIS, ANTHEA	\$840.00	
KLINAKIS, STAN	\$840.00	\$1,680.00

Created: 2/02/2023 11:31 AM

t/a Pulse Travel & Pulse Cruises The Precinct, Ground Level 12 Browning Street
WEST END QLD 4101 AUSTRALIA

Payroll Activity [Summary]

ABN: 42 010 936 179

1/01/2022 To 31/03/2022

Email: accounts@PulseTravel.com.au

Employee Super

KLINAKIS, ANTHEA	\$720.00	
KLINAKIS, STAN	\$720.00	\$1,440.00

Created: 2/02/2023 11:31 AM

t/a Pulse Travel & Pulse Cruises The Precinct, Ground Level 12 Browning Street
WEST END QLD 4101 AUSTRALIA

Payroll Activity [Summary]

ABN: 42 010 936 179

1/04/2022 To 30/06/2022

Email: accounts@PulseTravel.com.au

Employee Super

KLINAKIS, ANTHEA	\$840.00	
KLINAKIS, STAN	\$840.00	\$1,680.00



Reference number: 72970188-02-016139

23 November 2021



452789281 FADM ASA007-003040 038
Klinikis Super Pty Ltd ATF Klinikis Family
Superannuation Fund
28 Kneale St
HOLLAND PARK WEST QLD 4121

Important information for Klinikis Super Pty Ltd ATF Klinikis Family Superannuation Fund,

YOU'RE GETTING A REFUND

We're paying you \$31.65

Your Business Cheque Account ending in 3002 was incorrectly charged transaction fees of \$30.00 between August 2018 and October 2018.

We're sorry this happened.

Your refund of \$31.65 will be paid into your NAB account ending in 3002 by 10 December 2021. Refund information and calculation details are shown over the page, as the payment may have tax implications.

We're here to help

If you have any questions or you'd like to discuss anything further about this refund, please:

- call us on 1800 370 777 Monday to Friday 10am to 5pm AEST/AEDT; or
- email us at NAB.Customer.Support.Team@nab.com.au and include your reference number 72970188-02-016139.

Regards,

Catherine Macleod
Executive, Deposits & Transaction Banking

Important information about your refund

As the refund may have tax implications, we've itemised these calculations for you.

Refund	Amount	Description
Fee refund	\$30.00	All eligible transaction fees charged in error.
Compensatory interest	\$1.65	Interest paid as compensation for our error.
Total refund	\$31.65	

If you need more information on how your refund was calculated, please contact us on 1800 370 777.

You should seek independent tax advice about how this payment could impact your tax situation. The Australian Taxation Office has provided general guidance outlining that:

- a refund of an amount (such as a fee, or interest paid) will generally be subject to tax to the extent a tax deduction was originally claimed for the amount; and
- compensatory interest (if applicable) is also generally taxable.

Any concerns?

We value your feedback and want to make sure problems are resolved quickly. If you're not happy with the outcome after speaking to us, you can contact the Australian Financial Complaints Authority (AFCA) at afca.org.au

Date	Amount	Account Number	Transaction Type	Transaction Details	Balance	Category	Merchant Name
24-Dec-21	-1457.75	287133002	INTEREST CHARGED	INTEREST CHARGED FROM A/C 73-904-9099	67749.51	Financial	-1457.75
24-Dec-21	-100	287133002	FEES	SERVICE FEE FROM A/C73-904-9099	69207.26	Uncategorised	-100
24-Dec-21	-40	287133002	MISCELLANEOUS DEBIT	COMPANY SEARCH FEES	69307.26	Uncategorised	-40
24-Dec-21	-40	287133002	MISCELLANEOUS DEBIT	PPSR FEES	69347.26	Uncategorised	-40
20-Dec-21	586.67	287133002	INTER-BANK CREDIT	QUICKSPR3108873996 QUICKSUPER The Trustee for	69387.26	Transfers in	586.67 586.67
20-Dec-21	661.75	287133002	INTER-BANK CREDIT	QUICKSPR3108873995 QUICKSUPER The Trustee for	68800.59	Transfers in	661.75
01-Dec-21	-1941.04	287133002	INTEREST CHARGED	INTEREST CHARGED CA INTEREST KLINAKIS SUP	68138.84	Financial	-1941.04
01-Dec-21	31.65	287133002	INTER-BANK CREDIT	RefundTransFee CUST REMEDIATION KLINAKIS SUP	70079.88	Transfers in	31.65
30-Nov-21	-100	287133002	FEES	SERVICE FEE L.S.F KLINAKIS SUP	70048.23	Uncategorised	-100
29-Nov-21	127	287133002	INTER-BANK CREDIT	ATO24494818176I004 ATO KLINAKIS FAMILY	70148.23	Income	
01-Nov-21	-1759.07	287133002	INTEREST CHARGED	INTEREST CHARGED CA INTEREST KLINAKIS SUP	70021.23	Financial	-1759.07
29-Oct-21	-100	287133002	FEES	SERVICE FEE L.S.F KLINAKIS SUP	71780.3	Uncategorised	-100
28-Oct-21	1260	287133002	INTER-BANK CREDIT	QUICKSPR3073569702 QUICKSUPER Klinakis Super P	71880.3	Transfers in	1260
25-Oct-21	558.33	287133002	INTER-BANK CREDIT	QUICKSPR3071134637 QUICKSUPER The Trustee for	70620.3	Transfers in	558.33
07-Oct-21	558.33	287133002	INTER-BANK CREDIT	QUICKSPR3059704908 QUICKSUPER The Trustee for	70061.97	Transfers in	558.33
01-Oct-21	-1819.73	287133002	INTEREST CHARGED	INTEREST CHARGED CA INTEREST KLINAKIS SUP	69503.64	Financial	-1819.73
							3625.08 -6739.27

Date	Amount	Account Number	Transaction Type	Transaction Details	Balance	Category	Merchant Name	
31-Mar-22	-100	287133002	FEEES	SERVICE FEE L.S.F KLINAKIS SUP	23578.8	Uncategorised		-100
25-Mar-22	-1702.09	287133002	INTEREST CHARGED	INTEREST CHARGED CA INTEREST KLINAKIS SUP	23678.8	Financial		-1702.09
25-Mar-22	611.11	287133002	INTER-BANK CREDIT	QUICKSPR3172350773 QUICKSUPER The Trustee for	25380.89	Transfers in		611.11
23-Mar-22	-90000	287133002	MISCELLANEOUS DEBIT	WITHDRAWAL	24769.78	Cash		
15-Mar-22	50000	287133002	TRANSFER CREDIT	ONLINE S2665204093 tfer KLINAKS S	114769.78	Internal transfers		45,454.55
28-Feb-22	-100	287133002	FEEES	SERVICE FEE L.S.F KLINAKIS SUP	64769.78	Uncategorised		-100
25-Feb-22	-1882.93	287133002	INTEREST CHARGED	INTEREST CHARGED CA INTEREST KLINAKIS SUP	64869.78	Financial		-1882.93
25-Feb-22	1012.21	287133002	INTER-BANK CREDIT	QUICKSPR3152621847 QUICKSUPER The Trustee for	67048.71	Transfers in		1012.21
25-Feb-22	-296	287133002	TRANSFER DEBIT	INTERNET BPAY TAX OFFICE PAYMENTS 4244948181760360	66752.71	Transfers out		
31-Jan-22	-100	287133002	FEEES	SERVICE FEE L.S.F KLINAKIS SUP	66036.5	Uncategorised		-100
25-Jan-22	-1882.93	287133002	INTEREST CHARGED	INTEREST CHARGED CA INTEREST KLINAKIS SUP	66136.5	Financial		-1882.93
25-Jan-22	588.92	287133002	INTER-BANK CREDIT	QUICKSPR3130856093 QUICKSUPER The Trustee for	68019.43	Transfers in		588.92
18-Jan-22	-319	287133002	TRANSFER DEBIT	ONLINE G2643908446 inv922314 ANTHEA KLINAKIS	67430.51	Internal transfers		-319
								- 6,086.95 2,212.24

Date	Amount	Transaction Type	Transaction Details	Balance			Actg	Super	Rent	Tax	Advertising	CHECK
30-Jun-22	-100	FEES	SERVICE FEE L.S.F KLINAKIS SUP	26,280.96	-100							-
27-Jun-22	-2,188.13	INTEREST CHARGED	INTEREST CHARGED CA INTEREST KLINAKIS SUP	26,380.96	-2,188.13							-
27-Jun-22	-331	TRANSFER DEBIT	ONLINE Y7213037716 inv 922934 ANTHEA KLINAKIS	28,569.09			-331					-
24-Jun-22	-5,000.00	MISCELLANEOUS DEBIT	To Account 084-004 43-095-9174	28,900.09	-5,000.00							-
24-Jun-22	611.11	INTER-BANK CREDIT	QUICKSPR3236293763 QUICKSUPER The Trustee for	33,900.09				611.11				-
23-Jun-22	500	INTER-BANK CREDIT	ATO001100015902757 ATO KLINAKIS SUPER P	33,288.98						500		-
17-Jun-22	0	MISCELLANEOUS CREDIT	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 7.220%	32,788.98	0							-
14-Jun-22	1,188.00	INTER-BANK CREDIT	ATO003000016372085 ATO KLINAKIS SUPER P	32,788.98						1,188.00		-
03-Jun-22	-440	TRANSFER DEBIT	MATADOR GROUP Z9748273297 922924	31,600.98			-440					-
03-Jun-22	-180	TRANSFER DEBIT	INTERNET BPAY TAX OFFICE PAYMENTS 4244948181760360	32,040.98						-180		-
01-Jun-22	5,500.00	TRANSFER CREDIT	KLINAKIS SUPER PULSE TRAVEL	32,220.98					5,500.00			-
31-May-22	-100	FEES	SERVICE FEE L.S.F KLINAKIS SUP	26,720.98	-100							-
25-May-22	-1,720.77	INTEREST CHARGED	INTEREST CHARGED CA INTEREST KLINAKIS SUP	26,820.98	-1,720.77							-
25-May-22	709.06	INTER-BANK CREDIT	QUICKSPR3213979970 QUICKSUPER The Trustee for	28,541.75				709.06				-
13-May-22	0	MISCELLANEOUS CREDIT	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 6.720%	27,832.69	-							-
02-May-22	5,500.00	TRANSFER CREDIT	KLINAKIS SUPER PULSE TRAVEL	27,832.69					5,500.00			-
29-Apr-22	-100	FEES	SERVICE FEE L.S.F KLINAKIS SUP	22,332.69	-100							-
27-Apr-22	-1,993.28	INTEREST CHARGED	INTEREST CHARGED CA INTEREST KLINAKIS SUP	22,432.69	-1,993.28							-
27-Apr-22	611.11	INTER-BANK CREDIT	QUICKSPR3193677651 QUICKSUPER The Trustee for	24,425.97				611.11				-
26-Apr-22	1,440.00	INTER-BANK CREDIT	QUICKSPR3192664041 QUICKSUPER Klinakis Super P	23,814.86				1,440.00				-
19-Apr-22	5,500.00	TRANSFER CREDIT	KLINAKIS SUPER PULSE TRAVEL	22,374.86					5,500.00			-
04-Apr-22	-5,000.00	MISCELLANEOUS DEBIT	To Account 084-004 43-095-9174	16,874.86	-5,000.00							-
04-Apr-22	-3,383.94	TRANSFER DEBIT	INTERNET TRANSFER inv592240 advert	21,874.86							-3,383.94	-
01-Apr-22	1,680.00	INTER-BANK CREDIT	QUICKSPR3177260421 QUICKSUPER Klinakis Super P	25,258.80				1,680.00				-
					- 6,202.18	- 10,000.00	- 771.00	5,051.28	16,500.00	1,508.00	- 3,383.94	
											- 307.63	ITC
									50,000.00			
								5,051.28	66,500.00		6,045.45	GST
15-Mar-22	50000	TRANSFER CREDIT	ONLINE S2665204093 tfer KLINAKS S					5,051.28	60,454.55		5,737.82	Net to Pay
									65,505.83			