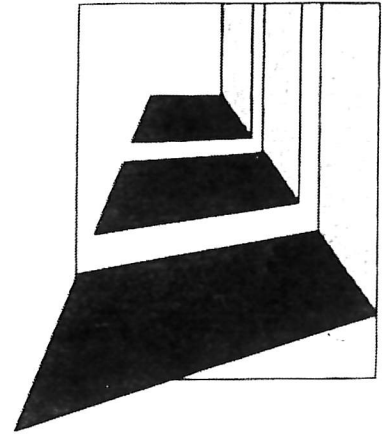


CAVEHILL



Imran Holdings Pty. Ltd.

A.C.N. 006 760 229

260 Main Street
LILYDALE VIC 3140
Postal:- P O Box 678
LILYDALE VIC 3140

4 October, 2021

Dear Unitholder,

Re: End of Financial Year 2021 and the Compulsory Acquisition of 535-537 & 607
Maroondah Highway, Coldstream

On behalf of my fellow Director and the Board of Management I trust you are all safe and well during these difficult times.

Please find enclosed the Financial Report for the year ending 30th June 2021. The Imran Unit Trust recorded a small loss for tax purposes for the year ending June, 2021 and accordingly there is no distribution for Unitholders to declare in their 30th June, 2021 tax returns.

The two items of business remaining for the Trust are finalising the compensation from Yarra Valley Water for the compulsory acquisition of our Coldstream holdings and the winding up of the Trust. As you may appreciate the current state of regular pandemic lockdowns over the past 18 months has severely restricted movements and our ability to bring this matter to a successful conclusion. Nonetheless, I have been in regular discussions and have provided written submissions to our engaged consultants and contractors to strengthen our case for further compensation. We are hopeful of concluding this matter prior to the end of the current financial year at which time we would also expect to finalise the Trust and make any final payments to Unitholders.

Your continuing support and patience is greatly appreciated.

Yours sincerely,

A handwritten signature in black ink that reads "Martin Reich". The signature is written in a cursive, flowing style.

Martin Reich AAPI
Trustee and Chairman
Imran Unit Trust

THE IMRAN UNIT TRUST

ABN 43 191 880 033

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2021

THE IMRAN UNIT TRUST
ABN 43 191 880 033

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THE IMRAN UNIT TRUST
ABN 43 191 880 033

PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2021

	Note	2021 \$	2020 \$
RENTAL INCOME			
Rent received		-	18,001
<hr/>			
LESS EXPENDITURE			
Accountancy fees		8,219	12,485
Bank charges		110	120
Commission and agent fees		-	997
Donations		750	-
Filing fees		273	267
Insurance		280	50
Light and power		320	722
Postage		933	642
Printing and stationery		148	138
Rent		3,961	3,960
Security costs		-	289
Telephone		1,335	1,387
		<hr/>	<hr/>
		16,329	21,057
		<hr/>	<hr/>
		(16,329)	(3,056)
<hr/>			
OTHER INCOME			
Interest received		16,264	638,775
Capital gain (loss) on sale of non-current assets		-	10,562,895
		<hr/>	<hr/>
		16,264	11,201,670
<hr/>			
NET OPERATING PROFIT (LOSS)		(65)	11,198,614
Retained Profits at the beginning of the financial year		<hr/>	<hr/>
		4,255	4,255
<hr/>			
TOTAL AVAILABLE FOR DISTRIBUTION		4,190	11,202,869
<hr/>			
Distribution to unit holders:			
Unitholders		<hr/>	<hr/>
		-	11,198,614
<hr/>			
RETAINED PROFITS AT THE END OF THE FINANCIAL YEAR		<hr/> <hr/>	<hr/> <hr/>
		4,190	4,255

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report.

2640-01.

THE IMRAN UNIT TRUST
ABN 43 191 880 033

BALANCE SHEET
AS AT 30 JUNE 2021

	Note	2021 \$	2020 \$
CURRENT ASSETS			
Cash at bank		333,673	1,581,701
Term deposit		1,504,738	12,020,145
		<u>1,838,411</u>	<u>13,601,846</u>
FIXED ASSETS			
Maroondah Hwy Coldstream	2	31,461	-
		<u>31,461</u>	<u>-</u>
TOTAL ASSETS		<u>1,869,872</u>	<u>13,601,846</u>
CURRENT LIABILITIES			
Unitholders unpaid entitlements	3	117,692	11,847,692
Sundry creditors		440	2,350
		<u>118,132</u>	<u>11,850,042</u>
TOTAL LIABILITIES		<u>118,132</u>	<u>11,850,042</u>
NET ASSETS		<u>1,751,740</u>	<u>1,751,804</u>
TRUST FUNDS			
Settled sum - 6,900 units of \$417		2,877,300	2,877,300
General reserve		(1,180,541)	(1,180,541)
Unit redemption reserve		2,958	2,958
Unit buy back reserve		47,833	47,832
Undistributed profits		4,190	4,255
TOTAL TRUST FUNDS		<u>1,751,740</u>	<u>1,751,804</u>

$\$1,751,740 \div 6900 \text{ units}$
 $= \$253.87.$

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report.

THE IMRAN UNIT TRUST
ABN 43 191 880 033

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

	2021	2020
	\$	\$
1 Statement of Significant Accounting Policies		
The financial statements are a special purpose report prepared for use by the trustee and unit holders. The trustee has determined that the trust is not a reporting entity.		
The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current valuations of non-current assets.		
No Australian Accounting Standards, Australian Accounting Interpretations Views or other authoritative pronouncements of the Australian Accounting Standards Board have been intentionally applied.		
2 Maroondah Hwy Coldstream:		
Maroondah Hwy Coldstream - Legal fees	<u>31,461</u>	<u>-</u>
3 Unitholders unpaid entitlements:		
Loans from:		
Unitholders	<u>117,692</u>	<u>11,847,692</u>

These notes should be read in conjunction with the attached compilation report.



THE IMRAN UNIT TRUST
ABN 43 191 880 033

DIRECTORS' DECLARATION

The directors of the trustee company declare that the trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

In accordance with a resolution of the directors, the directors of the trustee company declare that:


1. the financial statements and notes, as set out on pages 2 to 4, present fairly the trust's financial position as at 30 June 2021 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;
2. in the directors' opinion there are reasonable grounds to believe that the trust will be able to pay its debts as and when they become due and payable.

Director



Martin Reich

Director



Annunziato Pignataro

Dated: 4 October, 2021

THE IMRAN UNIT TRUST
ABN 43 191 880 033

COMPILATION REPORT

TO THE IMRAN UNIT TRUST

We have compiled the accompanying special purpose financial statements for the year ended 30 June 2021 of The Imran Unit Trust, as set out on pages 2 to 4. 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 Directors of the Trustee Company

The directors of the trustee company 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 significant accounting policies used are 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 directors of the trustee company, we have compiled the accompanying special purpose financial statements in accordance with the significant accounting policies 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 significant accounting policies 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.

HAINES MUIR HILL PTY LTD
Chartered Accountants
Level 1, 888 Doncaster Road
Doncaster East, Vic, 3109



Dated this 16th day of September 2021