PDKFINANCIAL
SYNERGY PTY LTD

ACCOUNTING - FINANCIAL PLANNING - INSURANCE
FINANCE - TAXATION - STRATEGIC PLANNING

12 Ware Property Trust

Financial Statements & Income Tax Return

For the Year Ended
30 June 2018

PREPARED BY

PDK FINANCIAL SYNERGY
M1 MANDALA BUILDING
LEVEL 5/195 NORTH TERRACE
ADELAIDE SA 5000

12 Ware Property Trust

Financial Year Ended – 30 June 2018

Contents

PDKFINANCIAL
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PO BOX 3685
ADELAIDE SA 5000

M1 MANDALA BUILDING
LEVEL 5/195
NORTH TERRACE
ADELAIDE SA 5000

23 January 2019
Our Ref: 240098_1

12 Ware Property Trust
22 Douglas Drive
MAWSON LAKES SA 5095

Dear Cathy,

Please find enclosed the **2018** Financial Statements, Income Tax Return and Electronic Lodgement Declaration for the following:-

12 Ware Property Trust

Please sign the Electronic Lodgement Declaration and the Trustees Declarations where indicated. When signed please return the documents to our office to enable lodgement of your Income Tax Returns with the Australian Taxation Office.

Attached is my account for this work. It would be appreciated if you could include payment with the signed declaration. Lodgement of your Tax Return is unable to be processed until payment is received.

The bound copy of Financial Statements and Income Tax Returns require your signatures where indicated and has been supplied for your information and should be retained with your records for a minimum of 5 Years.

Self Assessment – it's your responsibility

It is your responsibility to lodge a tax return that is signed, complete and correct.

We have compiled your Income Tax Returns using the information supplied to us. The accuracy of these returns are therefore dependent on these details. Whilst we have exercised due care and skill in preparing the tax returns, you should note that the Income Tax Assessment Act places the responsibility for its contents with the taxpayers.

Therefore it is very important that before signing you should read the Declarations and check the Income Tax Return details to ensure that they are true and correct before returning it to us for lodgement with the Australian Taxation Office.

The Australian Taxation Office does not check everything in your tax returns before issuing your Notices of Assessments. At a later date they may check some of the details more thoroughly, perhaps to review more specific parts of your tax return or conduct an audit, but they do not take responsibility for checking that your tax return details are correct. You are responsible for the information provided in your tax returns.

Tax Positions

We estimate your taxable positions to be as follows:-

12 Ware Property Trust

2018 Taxable Income (distributed to unit holders as follows): $145,888

Collins Superannuation Fund	$36,472
M & M Eckert Private Superannuation Fund	$36,472
Ay Alone Trust	$36,472
The Charles and Debra Superannuation Fund	$36,472

Other Matters

We have lodged the annual GST return for 2018 with the Australian Taxation Office; please find a copy of the activity statement attached for your records. As shown on the annual return a payment of $5,094 is due. A payment slip is attached to assist with making payment.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,
PDK FINANCIAL SYNERGY PTY LTD

PHIL LOUNDER CPA FTIA BA (ACC)
Director

12 WARE PROPERTY TRUST

ABN: 15 969 685 534

CONTENTS

FOR THE YEAR ENDED 30 JUNE 2018

12 WARE PROPERTY TRUST

ABN: 15 969 685 534

COMPILATION REPORT

I have compiled the accompanying special purpose financial statements of 12 Ware Property Trust which comprise the balance sheet as at 30 June 2018, and the income 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 to provide information relating to the performance and financial position of the trust that satisfies the information needs of the director of the trustee company and of the unit holders.

The responsibility of the trustee

The director 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 basis of accounting used is appropriate to meet their needs and for the purpose that the financial statements were prepared.

My responsibility

On the basis of information provided by the director of the trustee company, I have compiled the accompanying special purpose financial statements in accordance with the basis of accounting as described in the notes to the financial statements and APES 315: Compilation of Financial Information.

I have applied my expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in the notes to the financial statements. I 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, I am not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, I do not express an audit opinion or a conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the trustee of the trustee company who are responsible for the reliability, accuracy and completeness of the information used to compile them. I do not accept responsibility for the contents of the special purpose financial statements.

Firm	PDK Financial Synergy Pty Ltd Certified Practicing Accountants
Address	Level 5, 195 North Terrace Adelaide, SA, 5000
Date	23 January 2019
Signed	.....
	Phil Lounder

12 WARE PROPERTY TRUST

ABN: 15 969 685 534

TRUSTEE'S DECLARATION

The directors of the trustee company have determined that the unit trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies described in Note 2 to the financial statements.

The director of the trustee company declare that:

1. The financial statements and notes present fairly the unit trust's financial position as at 30 June 2018 and its performance for the year ended on that date in accordance with the accounting policies described in Note 2 to the financial statements;

2. In the trustee's opinion there are reasonable grounds to believe that the unit trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the trustee.

Director _____

Christopher Collins

Director _____

Alan Elsley

Dated 23 January 2019

12 WARE PROPERTY TRUST

ABN: 15 969 685 534

RENTAL STATEMENT

FOR THE YEAR ENDED 30 JUNE 2018

	2018	*2017*
	$	*$*
Rental Income	166,071	110,714
NET PROFIT FROM RENTAL	166,071	110,714

The accompanying notes form part of these financial statements.
These statements should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.

12 WARE PROPERTY TRUST

ABN: 15 969 685 534

PROFIT AND LOSS STATEMENT

FOR THE YEAR ENDED 30 JUNE 2018

	2018	*2017*
	$	*$*
INCOME		
Interest Received	16	12
Net profit (loss) on rental operations	166,071	110,714
	166,087	110,726
EXPENSES		
Accountancy Fees	1,548	1,500
Filing Fees	254	249
Rates & Taxes	1,113	-
	2,915	1,749
NET PROFIT	163,171	108,977

The accompanying notes form part of these financial statements.
These statements should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.

12 WARE PROPERTY TRUST

ABN: 15 969 685 534

APPROPRIATION STATEMENT

FOR THE YEAR ENDED 30 JUNE 2018

	2018	*2017*
	$	*$*
Net profit	163,171	108,977
Retained earnings (accumulated losses) at the beginning of the financial year	-	-
TOTAL AVAILABLE FOR DISTRIBUTION	163,171	108,977
Distribution to Beneficiaries	163,171	108,977
RETAINED EARNINGS (ACCUMULATED LOSSES) AT THE END OF THE FINANCIAL YEAR	-	-
UNITHOLDERS DISTRIBUTION:		
Collins Superannuation Fund	40,793	27,244
M & M Eckert Private Superannuation Fund	40,793	27,244
Ay Alone Trust	40,793	27,244
The Charles and Debra Superannuation Fund	40,793	27,244
	163,171	108,977

The accompanying notes form part of these financial statements.
These statements should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.

12 WARE PROPERTY TRUST

ABN: 15 969 685 534

BALANCE SHEET

FOR THE YEAR ENDED 30 JUNE 2018

	Note	*2018*	*2017*
		$	*$*
CURRENT ASSETS			
Bank SA Power Saver ***6040		89,826	29,289
TOTAL CURRENT ASSETS		89,826	29,289
NON-CURRENT ASSETS			
Property, plant and equipment	3	1,050,000	1,050,000
TOTAL NON-CURRENT ASSETS		1,050,000	1,050,000
TOTAL ASSETS		1,139,826	1,079,289
CURRENT LIABILITIES			
Other Creditors		2,839	2,785
Provision for GST		5,094	(218)
Collins Superannuation Fund		10,720	(3,072)
M & M Eckert Private Superannuation Fund		10,722	(3,071)
Ay Alone Trust		10,722	(3,071)
The Charles and Debra Superannuation Fund		10,720	(3,072)
TOTAL CURRENT LIABILITIES		50,818	(9,719)
TOTAL LIABILITIES		50,818	(9,719)
NET ASSETS		1,089,008	1,089,008
EQUITY			
Unit Trusts - Class of Units		1,004,508	1,004,508
Asset Revaluation Reserve		84,500	84,500
TOTAL EQUITY		1,089,008	1,089,008

The accompanying notes form part of these financial statements.
These statements should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.

The financial statements cover 12 Ware Property Trust and have been prepared in accordance with the trust deed to meet the needs of stakeholders and to assist in the preparation of the tax return.

Comparatives are consistent with prior years, unless otherwise stated.

1 Basis of preparation

The unit trust is non-reporting since there are unlikely to be any users who would rely on the general purpose financial statements.

The special purpose financial statements have been prepared in accordance with the significant accounting policies described below and do not comply with any Australian Accounting Standards unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Significant accounting policies adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

2 Summary of significant accounting policies

Revenue and other income

Rental income

Investment property revenue is recognised on a straight-line basis over a period of the lease term so as to reflect a constant periodic rate of return on the net investment.

Interest revenue

Interest is recognised using the effective interest method.

Goods and services tax (GST)

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

Receivables and payables are stated inclusive of GST.

Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Property, plant and equipment

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment.

Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a straight-line basis over the assets useful life to the trust, commencing when the asset is ready for use.

	Note	*2018*	*2017*
		$	*$*
3 PROPERTY, PLANT AND EQUIPMENT			
BUILDINGS			
Property - 22 Douglas Drive, Mawson Lakes		832,671	832,671
FURNITURE AND FITTINGS			
Furniture & Fittings - 22 Douglas Drive, Mawson Lakes		217,329	217,329
		1,050,000	1,050,000

12 WARE PROPERTY TRUST
TAX RECONCILIATION
FOR YEAR ENDED 30 JUNE 2018

TAX RECONCILIATION

	$
Accounting Profit per Financial Statements	**163,171.39**

TAX RECONCILIATION

Tax Adjustments:	
Less Tax depreciation (DIV 40)	(5,999.00)
Less Building allowance (DIV 43)	(11,284.00)
TAXABLE INCOME	**145,888.00**

Allocated to the Beneficiaries as follows:	**Accounting**	**Taxable**
Collins Superannuation Fund	40,792.85	36,472.00
M & M Eckert Private Superannuation Fund	40,792.85	36,472.00
Ay Alone Trust	40,792.85	36,472.00
The Charles and Debra Superannuation Fund	40,792.84	36,472.00
	$ 163,171.39	**145,888.00**

12 Ware Property Trust

Unit Holders at 30/06/2018

	Units
Ay Alone Trust	251,127.08
M&M Eckert SF	251,127.08
The Charles & Debra SF	251,127.08
Collins Superfund	251,127.08
	1,004,508.32

Net Assets:	$ 1,089,008.00
Unit price	$ 1.08412

Reference Number: 240077_1

MEMORANDUM OF RESOLUTION OF AIS [C & M] Pty Ltd
ATF 12 WARE PROPERTY TRUST
HELD AT 22 DOUGLAS DRIVE, MAWSON LAKES SA 5095

NET INCOME:

In accordance with clause 13.2 of the Trust Deed, the income of the trust (Trust Income) for the 2018 year is to be determined by the Trustee; the trustee has the absolute discretion to determine whether the income of the trust fund shall include the whole or part of any receipt, profit or gain which would not be credited to the income of the Trust fund for accounting or taxation purposes.

It was resolved that the income of the trust for the year ended 30 June 2018 be appropriated and set aside for the benefit of the beneficiaries in accordance with clause 3(a), as follows:

Beneficiary	Distribution $
Collins Superannuation Fund	as per units issued
M & M Eckert Private Superannuation Fund	as per units issued
Ay Alone Trust	as per units issued
The Charles & Debra Superannuation Fund	as per units issued

It was further resolved that the distributions of income be credited to each beneficiary's loan account and that such amounts shall become the absolute property of that beneficiary.

Signed by the trustees:

..... 29/06/2018
Christopher Collins
Director

..... 29/06/2018
Alan Elsley
Director

MEMORANDUM OF RESOLUTION OF AIS [C & M] Pty Ltd
ATF 12 WARE PROPERTY TRUST
HELD AT 22 DOUGLAS DRIVE, MAWSON LAKES SA 5095

RECORD OF DECISIONS:

Reference is made to the decision made on 29th June 2018 whereby it was determined in whose favour the discretion of the Trustee would be exercised in respect of the net income for the year ended 30th June 2018.

It is now recorded that the accounts of the Trust for the year ended 30th June 2018 have been completed and disclose a net accounting profit of $163,171 and a net taxable profit of $145,888.

Pursuant to the decision made on 29th June 2018 the following is the distribution made for 30 June 2018:

	Accounting Distribution	**Taxable Distribution**
	$	$
Collins Superannuation Fund	40,793	36,472
M & M Eckert Private Superannuation Fund	40,793	36,472
Ay Alone Trust	40,793	36,472
The Charles & Debra Superannuation Fund	40,492	36,472
Total	**163,171**	**145,888**

CLOSURE:

There being no further business, the meeting was closed.

Signed by the trustees:

..... 31/01/2019
Christopher Collins
Director

..... 31/01/2019
Alan Elsley
Director

Trust tax return 2018

01/07/2017 to 30/06/2018

Tax file number See the Privacy note in the Taxpayer's declaration	878 504 128	**Other attachments?**	N
Name of trust	12 Ware Property Trust		
ABN	15 969 685 534		
Current postal address	c/- PDK Financial PO Box 3685 ADELAIDE SA 5000		
Full name of the trustee to whom the notices should be sent	AIS (C & M) Pty Ltd ABN		
Daytime number	08 82719555		
Type of trust	U		
Tax payable by trustee?	N	**Final tax return**	N
Electronic funds transfer (EFT)			

Income excluding foreign income

9 Rent

Gross rent	F	166071
Capital works deductions	X	11284
Other rental deductions	H	5999
Net rent		148788

11 Gross interest - including Australian government loan interest — J 16

15 Total of items 5 to 14 — 148804

Deductions

16 Deductions relating to:
Australian investment income — P 2916

19 Total of items 16 to 18 — 2916

20 Net Australian income or loss - other than capital gains — Subtract item 19 from item 15 — $ 145888

21 Capital gains
Did you have a CGT event during the year? — G N

Foreign Income

22 Attributed foreign income

Did you have overseas branch operations or a direct or indirect interest in a foreign trust, foreign company, controlled foreign entity or transferor trust? — S N

24 Total of items 20 to 23 — 145888

26 Total net income or loss — 145888

27 Losses information

Net capital losses carried forward to later income years — V 35924

Overseas transactions / thin capitalisation

29 Overseas transactions

Was the aggregate amount of your transactions or dealings with international related parties (including the value of any property/service transferred or the balance of any loans) greater than $2 million? — W N

Did the thin capitalisation provisions affect you? — O N

Was any beneficiary who was not a resident of Australia at any time during the year of income presently entitled to a share of the income of the trust? — A N

Transactions with specified countries

Did you directly or indirectly send to, or receive from, one of the countries specified in the instructions, any funds or property; or
Do you have the ability or expectation to control, whether directly or indirectly, the disposition of any funds, property, assets or investments located in, or located elsewhere but controlled or managed from one of those countries?

C N

30 Personal services income

Does your income include an individual's PSI?

N N

Key financial information

32 All current assets	F	89826
33 Total assets	G	1139826
34 All current liabilities	I	50818
35 Total liabilities	J	50818

Business and professional items

48 Capital allowances

For all depreciating assets
Total adjustable values at end of income year

E 217329

Note: It is not an offence not to quote a TFN for a beneficiary. However, TFNs help the ATO to correctly identify each beneficiary's tax records. The ATO is authorised by the *Income Tax Assessment Act 1936* and the *Income Tax Assessment Act 1997* to ask for information in this tax return. We need this information to help administer the tax laws. To make a correct Trustee Beneficiary (TB) statement you must quote the TFN of a resident trustee beneficiary of a closely held trust.

Note: If the trust needs to provide annual reports under the Trustee Beneficiary Rules or the TFN withholding rules you will be able to do so by completing the information in the statement of distribution.

55 Statement of distribution

TFN	798157438	Entity code	S SMSF
Name of beneficiary	Collins Superannuation Fund		
Residential addr (ind) or	6 Pecan Close		
Business addr (non-ind)	HIGHBURY	SA	5089

Assessment calc. code	V	35	Distribution percentage		
Share of income of the trust estate	W		Share of cr. for TFN amounts w'held from payments from closely held trusts	O	
Share of credit for tax w'held - FRW (excl. CGT)	L		Capital gains	F	
Aust. franking credits from a NZ franking co.	N		Share of credit for for. res. CGT withholding	Z	
Primary production	A		Attributed foreign inc.	G	
Non-primary production	B	36472	Other assessable foreign source income	H	
Credit for tax withheld where ABN not quoted	C		For. inc. tax offset	I	
Franked distributions	U		NRAS scheme tax offset	R	
Franking credit	D		Expl. credits distrib.	M	
TFN amounts withheld	E		ESVCLP tax offset	T	
			ESIC tax offset	J	

Small business income tax offset information

Net small business income	Y				

Non-resident beneficiary additional information

s98(3) assessable amt	J		s98(4) assessable amt	K	

TB statement information

Tax preferred amounts	P		Untaxed part of share of net income	Q	

Annual Trustee Payment report information

Distrib. from ordinary or statutory income during income year	S		Total TFN amounts withheld from payments	T	

TFN	44716949	Entity code	S SMSF
Name of beneficiary	M & M Eckert Private Superannuation Fu		
Residential addr (ind) or	Lot 53 Checker Hill Road		
Business addr (non-ind)	GUMERACHA	SA	5233

Assessment calc. code	V	35	Distribution percentage		
Share of income of the trust estate	W		Share of cr. for TFN amounts w'held from payments from closely held trusts	O	
Share of credit for tax w'held - FRW (excl. CGT)	L		Capital gains	F	
Aust. franking credits from a NZ franking co.	N		Share of credit for for. res. CGT withholding	Z	
Primary production	A		Attributed foreign inc.	G	
Non-primary production	B	36472	Other assessable foreign source income	H	
Credit for tax withheld where ABN not quoted	C		For. inc. tax offset	I	
Franked distributions	U		NRAS scheme tax offset	R	
Franking credit	D		Expl. credits distrib.	M	
TFN amounts withheld	E		ESVCLP tax offset	T	
			ESIC tax offset	J	

Small business income tax offset information

Net small business income	Y				

Non-resident beneficiary additional information

s98(3) assessable amt	J		s98(4) assessable amt	K	

TB statement information

Tax preferred amounts	P		Untaxed part of share of net income	Q	

Annual Trustee Payment report information

Distrib. from ordinary or statutory income during income year	S		Total TFN amounts withheld from payments	T	

TFN	44079962	Entity code	T Trust
Name of beneficiary	Ay Alone Trust		
Residential addr (ind) or	11 Orchard Grove		
Business addr (non-ind)	HAWTHORNDENE	SA	5051

Assessment calc. code	V	35	Distribution percentage		
Share of income of the trust estate	W		Share of cr. for TFN amounts w'held from payments from closely held trusts	O	
Share of credit for tax w'held - FRW (excl. CGT)	L		Capital gains	F	
Aust. franking credits from a NZ franking co.	N		Share of credit for for. res. CGT withholding	Z	
Primary production	A		Attributed foreign inc.	G	
Non-primary production	B	36472	Other assessable foreign source income	H	
Credit for tax withheld where ABN not quoted	C		For. inc. tax offset	I	
Franked distributions	U		NRAS scheme tax offset	R	
Franking credit	D		Expl. credits distrib.	M	
TFN amounts withheld	E		ESVCLP tax offset	T	
			ESIC tax offset	J	

Small business income tax offset information

Net small business income	Y	

Non-resident beneficiary additional information

s98(3) assessable amt	J		s98(4) assessable amt	K	

TB statement information

Tax preferred amounts	P		Untaxed part of share of net income	Q	

Annual Trustee Payment report information

Distrib. from ordinary or statutory income during income year	S		Total TFN amounts withheld from payments	T	

TFN	878 902 275 — Entity code S SMSF
Name of beneficiary	Charles & Debra Superannuation Fund
Residential addr (ind) or Business addr (non-ind)	7 Te Anau Avenue
	Prospect — SA — 5082

Assessment calc. code	V	35	Distribution percentage		
Share of income of the trust estate	W		Share of cr. for TFN amounts w'held from payments from closely held trusts	O	
Share of credit for tax w'held - FRW (excl. CGT)	L		Capital gains	F	
Aust. franking credits from a NZ franking co.	N		Share of credit for for. res. CGT withholding	Z	
Primary production	A		Attributed foreign inc.	G	
Non-primary production	B	36472	Other assessable foreign source income	H	
Credit for tax withheld where ABN not quoted	C		For. inc. tax offset	I	
Franked distributions	U		NRAS scheme tax offset	R	
Franking credit	D		Expl. credits distrib.	M	
TFN amounts withheld	E		ESVCLP tax offset	T	
			ESIC tax offset	J	

Small business income tax offset information

Net small business income	Y	

Non-resident beneficiary additional information

s98(3) assessable amt	J		s98(4) assessable amt	K	

TB statement information

Tax preferred amounts	P		Untaxed part of share of net income	Q	

Annual Trustee Payment report information

Distrib. from ordinary or statutory income during income year	S		Total TFN amounts withheld from payments	T	

Total of all distribution statements

Share of income of the trust estate	W		Capital gains	F	
Share of credit for tax w'held - FRW (excl. CGT)	L		Share of credit for for. res. CGT withholding	Z	
Aust. franking credits from a NZ franking co.	N		Attributed foreign inc.	G	
Primary production	A		Other assessable foreign source income	H	
Non-primary production	B	145888	For. inc. tax offset	I	
Credit for tax withheld where ABN not quoted	C		NRAS scheme tax offset	R	
Franked distributions	U		Expl. credits distrib.	M	
Franking credit	D		Other refund. tax offsets	X	
TFN amounts withheld	E		ESVCLP tax offset	T	
Share of cr. for TFN amounts w'held from payments from closely held trusts	O		ESVCLP tax offset c/f from prev. year	K	
			ESIC tax offset	J	
			ESIC tax offset c/f from previous year	M	

Small business income tax offset information

Net small business income	Y	

Non-resident beneficiary additional information

s98(3) assessable amt	J		s98(4) assessable amt	K	

TB statement information

Tax preferred amounts	P		Untaxed part of share of net income	Q	

Annual Trustee Payment report information

Distrib. from ordinary or statutory income during income year	S		Total TFN amounts withheld from payments	T	

57 Beneficiary under legal disability who is presently entitled to income from another trust

Was any beneficiary in this trust, who was under a legal disability on 30 June 2018, also presently entitled to a share of the income of another trust? N

58 Non-resident trust

Is the trust a non-resident trust? N

TAX PAYER'S DECLARATION

Important

Before making this declaration check to ensure that all income has been disclosed and the tax return, all attached schedules and any additional documents are true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the ATO. The income tax law imposes heavy penalties for false or misleading statements in tax returns.

This declaration must be signed by a trustee or public officer.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each beneficiary in our records. It is not an offence not to provide the TFNs. However, if the TFNs are not provided, it could increase the chance of delay or error in each beneficiary's assessment.

Taxation law authorises the ATO to collect information including personal information about the person authorised to sign the declaration. For information about your privacy go to **ato.gov.au/privacy**

DECLARATION:

I declare that the information on this tax return, all attached schedules and any additional documents is true and correct.

Signature _____ Date _____

Hours taken to prepare and complete this return 0

Tax agent's declaration: We, PDK Financial Synergy Pty Ltd,
declare that this tax return has been prepared in accordance with information supplied by the taxpayer, that the taxpayer has given us a declaration stating that the information provided to us is true and correct and that the taxpayer has authorised us to lodge the tax return.

Agent's signature _____ Date _____

Agent's telephone	08 82719555	Client's reference	AISPT
Contact name	Phillip Andrew Lounder	Agent's reference no	25452589

NOTE:THIS PRINT-OUT IS NOT TO BE LODGED WITH THE ATO.

Address of property	22 Douglas Drive		
Suburb/State/P'code	MAWSON LAKES	SA	5095

Date property first earned rental income			15/06/2009
Rented from	01/07/2017	to	30/06/2018
Number of weeks property was rented this year			52

Acquisition and disposal details	Date	Amount
Acquired	26/03/2009	

Number of weeks property available for rent this year	52
What is the entity's % ownership of the property	100
Has the loan for the property been renegotiated this year?	N

Income
(If registered for GST and GST was payable on your rental income, do not include it here.)

Rents received	166071	A	166071
Gross rent:	166071	C	166071

Expenses
(If registered for GST do not claim Input credits here. If NOT registered for GST or income is for residential premises, include any GST in the expenses you claim.)

			Net
Depreciation on plant	5999	I	5999
Capital works deductions (special building write off)	11284	R	11284
Total expenses: Add expenses amounts (D to V)	17283	W	17283
Net rent: Take W away from C		X	148788

Interest Income

Financial institution **Branch** **Account Number** **Sharing status (if applicable)**	**TFN withholding**	**Interest**
BankSA ***6040		16.00
Total share for this return		16

Gross dividends
(excluding distributions from cash management, property and certain other unit trusts)

Deductions relating to Australian investment income (labels P and R)

Description	Amount
ACCOUNTING FEES	1549
ASIC	254
ESL	1113
Total Australian investment income deductions **Deductions relating to Franked distributions (label R)**	2916
Deductions relating to Australian investment income (label P)	2916

PART A Electronic lodgment declaration (Form P, T, F, SMSF or EX)

This declaration is to be completed where the tax return is to be lodged via an approved ATO electronic channel. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Tax File Number: 878 504 128 Year of return: 2018

Name of Partnership, Trust, Fund or Entity: 12 Ware Property Trust

Total Income/Loss	Total Deductions	Net Income/Loss
148804	2916	145888

Privacy

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to ato.gov.au/privacy

The Australian Business Register

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this tax return to maintain the integrity of the register.

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information - it outlines our commitment to safeguarding your details.

Electronic funds transfer - direct debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.

I authorise my tax agent to electronically transmit this tax return via an approved ATO electronic channel.

Important: Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration: I declare that:

* all the information I have provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
* I authorise the agent to give this document to the Commissioner of Taxation.

Signature of Partner, Trustee or Director: Date:

PART D Tax agent's certificate (shared facilities only)

We, PDK Financial Synergy Pty Ltd declare that:

* We have prepared this tax return in accordance with the information supplied by the partner, trustee, director or public officer
* We have received a declaration made by the entity that the information provided to us for the preparation of this tax return is true and correct, and
* We are authorised by the partner, trustee, director or public officer to lodge this tax return, including any applicable schedules.

Agent's Signature: Date:

Agent's phone: 08 82719555 Client's reference: AISPT

Agent's Contact Name: Phillip Andrew Lounder

Agent's reference number: 25452589