

Shum Liang & Associates

Suite 718, 7/F, Sussex Centre,
401 Sussex Street,
Sydney NSW 2000
PO Box K419, Haymarket NSW 1240

Tax Invoice

A.B.N.: 96 080 952 530
A.C.N.:

Bill To:

Wu & Yang Superannuation Fund

Invoice #: 00010240
Date: 20/12/2019

Page: 1

DATE	DESCRIPTION	AMOUNT	CODE
	2019 Wu & Yang Superannuation financial statement preparation and Fund tax return preparation and lodgment	\$2,500.00	GST
	2019 Audit fee	\$770.00	GST
	Property search fee 3*\$55	\$165.00	N-T
<p>Banking Details: Account Name: Shum Liang and Associates Bank: National Australia Bank BSB: 082024 Account No: 489657621 PayID: rebecca@shumliang.com.au Swift Code: NATAAU33026</p>			
Customer AEN:		GST:	\$297.27
Shipping Date:		Total Inc GST:	\$3,435.00
COMMENT	CODE	RATE	GST SALE AMOUNT
	GST	10%	\$297.27 \$2,972.73
	N-T	0%	\$0.00 \$165.00
		Amount Applied:	\$0.00
		Balance Due:	\$3,435.00

Loan Agreement

I, Yi Cai, 27 central ave Mosman NSW 2088, Direct manager of Pearl Bay Group Pty Ltd, received A\$ 50,000.00 (Fifty thousand Australian dollars) from Sbox Pty Ltd as borrower.

Regards

Name : Yi Cai

Signature :



Date : 13/04/2017



REAL STATE AGENTS • PROPERTY CONSULTANTS • AUCTIONEERS

15th May 2020

SBOX Pty Ltd
8 Ralph Street
ALEXANDRIA NSW 2015

Attn George Wu

TAX INVOICE - 00695

Re: Leasing Fees-124 Victoria Street, Alexandria NSW 2015

Leasing fees for introducing The Harbour Group who proceeded to lease these premises for 5 years at an average annual gross rental of \$74,593 gross plus GST

Leasing fee as per our agency agreement dated the 15th March 2019

Fee being 13% of \$74,593 \$9,697.09

GST \$969.70

Total due and payable

\$10,666.79

Direct Payment Details:

A/c Name Furneaux Property
BSB 112 879 (St George)
A/c No. 475856718

FURNEAUX PROPERTY
ABN: 88 683 182 068

Handwritten notes:
2020
\$7459 + 10%
\$8204.90
\$8205.23

If you have any queries regarding this invoice please ring Mark Furneaux on 0407 195 600

Handwritten notes:
7
7.25.77825
K12 +

FURNEAUX PROPERTY ABN 88 683 182 068

Suite 51, 20-28 Maddox Street, Alexandria NSW 1445 • PO Box 153, Rosebery NSW 1445
Director & Licensee in Charge: Mark Furneaux Bsc (Est Man) • Email mark@fproperty.com.au
www.fproperty.com.au



TAX INVOICE

BUY

Westpac Securities Limited
AFSL 233723 ABN 39087924221
Reply Paid 85157
Australia Square
Sydney NSW 1214
Telephone 13 13 31
Facsimile 1300 130 493
Email securities@westpac.com.au

CONFIRMATION

Please retain for taxation purposes

SBOX PTY LTD <WU & YANG SUPER A/C>
8 RALPH STREET
ALEXANDRIA NSW 2015

WE HAVE BOUGHT THE FOLLOWING SECURITIES FOR YOU

COMPANY SYDNEY AIRPORT

SECURITY FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

SYD

DATE: 11/05/2020
AS AT DATE: 11/05/2020
CONFIRMATION NO: 32117913
ORDER NO: JG7SJ-W
ACCOUNT NO: 6389582
TOTAL UNITS: 2,000
CONSIDERATION (AUD): \$11,300.00
BROKERAGE & COSTS INCL GST: \$19.95
APPLICATION MONEY: \$0.00
TOTAL COST: \$11,319.95
TOTAL GST: \$1.81
SETTLEMENT DATE: 13/05/2020

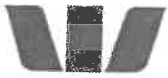
Table with columns for UNITS AT PRICE and AVERAGE PRICE. Values include 2,000 units at 5.650000 and an average price of 5.650000.

PID 6381 HIN 72967976

ORDER COMPLETED

PAYMENT METHOD - DIRECT DEBIT OF CLEARED FUNDS FROM NOMINATED BANK A/C ON SETTLEMENT DATE.

1. This Confirmation is issued subject to:
(a) Our current Terms and Conditions of Share Trading Account;
(b) The directions, decisions and requirements of the Market Operators, the ASIC Market Integrity Rules, the Market Operating Rules, the Clearing Rules and where relevant, the Settlement Rules, the customs and usages of the Market Operators, and the correction of any errors and/or omissions. Under the Rules of ASIC and the Market Operators, Australian Investment Exchange Limited ('Ausix') is required to act consistently with a fair and orderly market. Ausix or the Market Operators are entitled to cancel a trade without further reference to you as permitted by the current General Conditions of Trade and the Market Operating Rules.
2. All proceeds must be received by 9am AEST on the above settlement date. If you have funds in your Cash Management Account or Trust Account, the amount payable will be directly debited from your account.
Issued by Australian Investment Exchange Limited ('Ausix') ABN 71 076 515 930, AFSL 241400. Ausix is a Participant of the ASX Group and Chi-X Australia. Your order may have been executed as multiple market transactions across multiple trade execution venues in accordance with our Best Execution policy. This Confirmation specifies the volume weighted average price for those market transactions.



TAX INVOICE

BUY

Westpac Securities Limited
AFSL 233723 ABN 39087924221
Reply Paid 85157
Australia Square
Sydney NSW 1214
Telephone 13 13 31
Facsimile 1300 130 493
Email securities@westpac.com.au

CONFIRMATION

Please retain for taxation purposes

SBOX PTY LTD <WU & YANG SUPER A/C>
8 RALPH STREET
ALEXANDRIA NSW 2015

WE HAVE BOUGHT THE FOLLOWING SECURITIES FOR YOU

COMPANY WESFARMERS LIMITED
SECURITY ORDINARY FULLY PAID

WES

DATE: 30/04/2020
AS AT DATE: 30/04/2020
CONFIRMATION NO: 32007578
ORDER NO: J8WSF-W
ACCOUNT NO: 6389582
TOTAL UNITS: 1,000
CONSIDERATION (AUD): \$37,690.00
BROKERAGE & COSTS INCL GST: \$41.46
APPLICATION MONEY: \$0.00
TOTAL COST: \$37,731.46
TOTAL GST: \$3.77
SETTLEMENT DATE: 04/05/2020

Table with 2 columns: Description, Units at Price. Row 1: 1,000 units at 37.690000. Row 2: AVERAGE PRICE: 37.690000

PID 6381 HIN 72967976
ORDER COMPLETED

PAYMENT METHOD - DIRECT DEBIT OF CLEARED FUNDS FROM NOMINATED BANK A/C ON SETTLEMENT DATE.

1. This Confirmation is issued subject to:
(a) Our current Terms and Conditions of Share Trading Account;
(b) The directions, decisions and requirements of the Market Operators, the ASIC Market Integrity Rules, the Market Operating Rules, the Clearing Rules and where relevant, the Settlement Rules, the customs and usages of the Market Operators, and the correction of any errors and/or omissions. Under the Rules of ASIC and the Market Operators, Australian Investment Exchange Limited ('Ausix') is required to act consistently with a fair and orderly market. Ausix or the Market Operators are entitled to cancel a trade without further reference to you as permitted by the current General Conditions of Trade and the Market Operating Rules.
2. All proceeds must be received by 9am AEST on the above settlement date. If you have funds in your Cash Management Account or Trust Account, the amount payable will be directly debited from your account.
Issued by Australian Investment Exchange Limited ("Ausix") ABN 71 076 515 930, AFSL 241400. Ausix is a Participant of the ASX Group and Chi-X Australia. Your order may have been executed as multiple market transactions across multiple trade execution venues in accordance with our Best Execution policy. This Confirmation specifies the volume weighted average price for those market transactions.



Eagle Eye Insurance Solutions Pty Ltd an Authorised
Representative of Aviso All Points Pty Ltd
A.F.S.L. 246276
A.B.N. 14 620 424 188
PO Box 110
St Leonards NSW 1590
Ph: 1300 902 100
Email: info@eeis.com.au
Web: http://www.eeis.com.au

NEW BUSINESS TAX INVOICE

SBOX Pty Ltd
8 Ralph Street
ALEXANDRIA NSW 2015

Date: 16/03/2020

Invoice Number: 020323

Account Manager: Eagle Eye-Kelly-Ann Parmenter

Thank you for using our services to arrange this insurance cover.

Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Business Package
Insured	SBOX Pty Ltd
Policy Description	Business & Property Owners
Policy Number	360COM1002353
Period of Insurance	11/03/2020 to 11/03/2021
Effective Date	11/03/2020
Insurer	360 Commercial Pty Ltd

Premium	FSL	Underwriter Fee	Stamp Duty	Broker Fee	GST	Invoice Total
\$1,858.99	\$535.04	\$0.00	\$237.01	\$0.00	\$239.40	\$2,870.44

Payment Options



Account Name: Aviso All Points - Broking TST
BSB: 182222 **Account Number:** 303763239
Payment Reference: 020323

Name: Roc Cloudy Pty Ltd
Client ID: 3313
Invoice No: 020323



Mail this portion with your cheque payable to:
Eagle Eye Insurance Solutions Pty Ltd an Authorised
Representative of Aviso All Points Pty Ltd
PO Box 110
St Leonards NSW 1590

Total Due:

\$11,850.24

Error! No document variable supplied.

A.F.S.L. 246276
A.B.N. 14 620 424 188

	Debris removal Discharge of financial encumbrances Approvals by statutory authorities Claims preparation expenses	\$30,000 Increases by 50% if clean-up of pollutants is required
--	--	--

The following excesses apply per event

All claims (other than)	\$250
Flood	Not Covered
Earthquake	\$20,000 or 1% of the declared value at the location where the damage occurs whichever is less
Theft	\$250
Storm	\$500
Named cyclone for insured locations above the Tropic of Capricorn	\$500
Property containing asbestos	Does Not Apply

Special Conditions

Tax Audit	<p>Cover is provided for the reasonable and necessary costs that the Insured incurs following notification received during the policy period of an audit or investigation by a Commissioner of Taxation relating to the insured's liability to pay income, fringe benefits, capital gains, wholesale and sales, payroll, goods and services or superannuation contribution taxes in respect of the insured's business up to an amount not exceeding \$10,000 any one claim and \$10,000 in the aggregate during any one policy period.</p> <p>For the purpose of this special condition, costs means professional fees paid to accountants or registered tax agents who are not the insured's employees, for work undertaken in connection with the audit or investigation.</p> <p>As a condition of coverage the Insured must lodge taxation and other returns within the time limits applicable to those returns as prescribed by statute or any extension of time granted by a Commissioner of Taxation and make full and complete disclosure of all assessable income or capital gain, as required by relevant legislation.</p> <p>What's not covered 360 Commercial will not be liable for:</p> <ul style="list-style-type: none"> - the imposition of any tax, fines, penalties, court costs, penalty tax or interest; - costs incurred after completion of the audit or investigation; any proceedings initiated, threatened or started prior to the commencement of the policy period; - the insured's improper, unwarranted or unjustified refusal or failure to comply with any lawful request made by a Commissioner of Taxation for the production of documents or the supply of information. <p>360 Commercial will not deem refusal or failure to comply to be improper, unwarranted or unjustified if the insured refuses or fails to comply upon the advice of their accountant or tax agent;</p> <ul style="list-style-type: none"> - costs from audits or investigations under customs legislation; - costs from audits or investigations of income received or earned or where the source of income is outside the <p>Commonwealth of Australia or where the services giving rise to the claim are performed by persons or entities ordinarily resident outside Australia;</p> <ul style="list-style-type: none"> - any claim arising out of any fraudulent act or omission
-----------	--



Eagle Eye Insurance Solutions Pty Ltd an Authorised
 Representative of Aviso All Points Pty Ltd
 A.F.S.L. 246276
 A.B.N. 14 620 424 188
 PO Box 110
 St Leonards NSW 1590
 Ph: 1300 902 100
 Email: info@eeis.com.au
 Web: http://www.eeis.com.au

NEW BUSINESS TAX INVOICE

SBOX Pty Ltd
 8 Ralph Street
 ALEXANDRIA NSW 2015

Date: 29/04/2020

Invoice Number: 024735

Account Manager: Eagle Eye-Kelly-Ann Parmenter

Thank you for using our services to arrange this insurance cover.

Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Liability - Public & Products
Insured	SBOX Pty Ltd
Policy Description	Liability Insurance
Policy Number	01CL547257
Period of Insurance	11/03/2020 to 11/03/2021
Effective Date	11/03/2020
Insurer	Chubb Insurance Company of Australia

Premium	FSL	Underwriter Fee	Stamp Duty	Broker Fee	GST	Invoice Total
\$80.00	\$0.00	\$0.00	\$7.13	\$0.00	\$7.20	\$94.33

Payment Options



Account Name: Aviso All Points - Broking TST
BSB: 182222 **Account Number:** 303763239
Payment Reference: 024735

Name: Roc Cloudy Pty Ltd
 Client ID: 3313
 Invoice No: 024735



Mail this portion with your cheque payable to:
 Eagle Eye Insurance Solutions Pty Ltd an Authorised
 Representative of Aviso All Points Pty Ltd
 PO Box 110
 St Leonards NSW 1590

Total Due: \$4,771.40

FOURTH INSTALMENT NOTICE 2019/2020

Cheque Payments
GPO Box 5112
SYDNEY NSW 2001

City of Sydney
Telephone: 02 9265 9333
cityofsydney.nsw.gov.au

ABN: 22 636 550 790

Please see the back of this notice for Customer Service details

POSTING DATE

DUE DATE

30/04/2020

31/05/2020

ASSESSMENT NUMBER

145714-2

PAY YOUR RATES ONLINE

www.cityofsydney.nsw.gov.au/ratesonline



12404-011

Sbox Pty Ltd
8 Ralph St
ALEXANDRIA NSW 2015



Bill Code: 7500

Ref: 1457142

CITY OF SYDNEY



Go to www.cityofsydney.nsw.gov.au/changeofaddress
to change the mailing address



29/5 min

DESCRIPTION AND SITUATION OF LAND RATED

124-126 Victoria Street, BEACONSFIELD NSW 2015
ot 1 DP 520004

Current Instalment

\$1,267.30

Go paperless!

Receive your rate notice by email.

Sign up at city.sydney/e-rates

TOTAL
AMOUNT
DUE

\$1,267.30

Deduct payments made since 27 April 2020

For important information and payment methods, please see reverse.

- INTEREST RATE ON OVERDUE RATES AND CHARGES IS CALCULATED AT 7.5% P.A. ON A DAILY BASIS.
- INTEREST ON ARREARS HAS BEEN CALCULATED TO 31 MARCH 2020.

4075091-Z-012423-ASA002-12404

Detach and return deposit slip only when paying by mail

Please do not attach cheques with staples or pins

Name: Sbox Pty Ltd



BPAY Biller Code 7500

Cust Ref No. 1457142

• BPAY this payment via internet or phone banking

Assessment Number: 145714-2
 Previous Instalment: \$0.00
 Current Amount: \$1,267.30 Due 31/05/2020
 Total Amount Due: \$1,267.30



Telephone and Internet Banking - BPAY®
 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the QR code, use the reader within your mobile banking app.
 More info: www.bpay.com.au

Last bill	Payments	Balance	This bill	Total amount due
\$20.16CR	\$0.00	\$20.16CR	\$201.10	\$180.94

07390-1 010

 SBOX PTY LTD
 20 MANSION RD
 BELLEVUE HILL NSW 2023

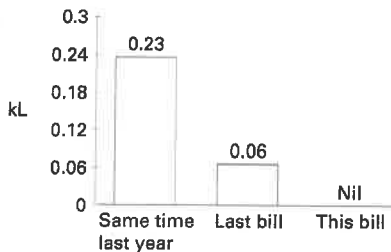
Please pay by
20/05/20
 Account number
4232 894

Account for industrial property

124 Victoria St Beaconsfield

Fixed charges - GST free	1 Apr 20 - 30 Jun 20	\$
Water service		24.04
Wastewater (sewerage) service		157.45
Stormwater drainage area		19.61
Other charges and credits		<i>TOTAL \$ 201.10</i>
Credit		-20.16
Total amount due		\$180.94

Your average daily usage



How much water did you use?

min 20/5

Continued over



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 4232 894 0004

Online ID: 7637499

Card payments:
 0.4% fee applies



Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

4232 894 0004



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

20/05/20



Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$180.94

TRAN CODE 831 USER CODE 066859 CUSTOMER REFERENCE NUMBER 000042328940004

WU & YANG SUPERANNUATION FUND

C/- SHUM LIANG & ASSOCIATES

PO BOX K419 HAYMARKET NSW 2000

Tel: 02 9281 1880

28 May 2020

Re: WU & YANG SUPERANNUATION FUND AUDIT 2019 - Loan to Yi Cai

We refer to your query about the matter of loan to Yi Cai, we acknowledge that Yi Cai is our close friend and we had loaned him \$50,000 in 2017. It is to be repaid in full capital without accrual of interest. This loan has been repaid to us in full at the sum of \$50,000 as of 27/05/2020.

Should you have any other query, please do not hesitate to contact our accountant at the above contact.

Yours sincerely,



George Yun Peng WU

Director of the Trustee Company to Wu & Yang Superannuation Fund