

24 July 2023

Gabriele Nicolo
U 609
51 Ferry Road
West End QLD 4101
Australia

Dear Gabriele,

ALCEON QLD RE TRUST NO.7 – 2023 TAXATION & ACCOUNTING SUMMARY

We write in our capacity as Chartered Accountants for Alceon Group Pty Ltd as trustee for Alceon Qld RE Trust No.7 (**"the Trust"**).

We refer to your investment in the Loan Notes issued by the Trust and provide the following information which will assist in the preparation of your Income Tax Return and any Financial Report for the year ended 30 June 2023.

Investor Details

Noteholder Name: Gabriele and Guerrina Maria Rosa Nicolo ATF Nicolo Family Super Fund
Entity Number: 1146

Investment Summary

Loan Notes held as at 30 June 2023	200,000
Capital Value of Loan Notes as at 30 June 2023*	\$ 200,000.00

* Valuation Confirmation for Superannuation Funds

In the opinion of the Trustee: (1) The value of the Loan Notes as at 30 June 2023 is not below the Capital Value of the Loan Notes held; and (2) It is appropriate the Capital Value of the Loan Notes as at 30 June 2023 above be included in the financial report of the superannuation fund.

Loan Note Tax Summary

Interest income paid in cash during the year ended 30 June 2023	\$ 20,000.04
Less: Credit for non-resident withholding tax paid	\$ (0.00)
Net interest income paid in cash for the year ended 30 June 2023	\$ 20,000.04

We recommend that you seek independent advice as to the correct treatment of these amounts taking into consideration your specific circumstances.

Please email Alceon.Client@alceon.com.au should you have any queries.

Yours sincerely,



Jennifer Cameron
Partner, Deloitte Private Pty Ltd

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