

Unit Holders

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Buy Back	2022		
Viewaide Pty Ltd	476,000	476,000	476,000	476,000	476,000	476,000	476,000	476,000	476,000	476,000	476,000	476,000	476,000	476,000	476,000	476,000	476,000	14.78%	340,000	136,000	14.78%
Silkjoe Pty Ltd	280,000	280,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0	0	0.00%
Finworth Pty Ltd	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	7.83%	180,000	72,000	7.83%
Evenquid Pty Ltd Superannuation Fund	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	252,000	7.83%	180,000	72,000	7.83%
Trelani Pty Ltd	329,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0	0	0.00%
Wiseman Superannuation Fund	0	329,000	329,000	329,000	329,000	329,000	329,000	329,000	329,000	329,000	329,000	329,000	329,000	329,000	329,000	329,000	329,000	10.22%	235,000	94,000	10.22%
Mc Ewen Family Trust	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	15.22%	350,000	140,000	15.22%
Michael W Harrision	490,000	490,000	490,000	490,000	410,000	410,000	400,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	11.65%	267,857	107,143	11.65%
MAGS Superannuation Fund	0	0	0	0	80,000	80,000	90,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	3.57%	82,143	32,857	3.57%
Kristen L Brown	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	0.00%	0	0	0.00%
Browm Trust	0	0	0	0	0	0	0	0	0	0	0	0	91,000	91,000	91,000	91,000	91,000	2.83%	65,000	26,000	2.83%
Leighton Kesteven Corporation Pty Limited	120,000	110,000	100,000	100,000	100,000	75,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	2.02%	46,429	18,571	2.02%
Leighton Kesteven Superannuation Fund	160,000	170,000	180,000	180,000	180,000	205,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	215,000	6.68%	153,571	61,429	6.68%
D & C Mc Murray	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	17.39%	400,000	160,000	17.39%
<b>Total Unit Holders Equity</b>	<b>3,500,000</b>	<b>3,500,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>3,220,000</b>	<b>2,300,000</b>	<b>920,000</b>	<b>1</b>	
Viewaide Pty Ltd	13.60%	13.60%	14.78%	14.78%	14.78%	14.78%	14.78%	14.78%	14.78%	14.78%	14.78%	14.78%	14.78%	14.78%	14.78%	14.78%	14.78%				
Silkjoe Pty Ltd	8.00%	8.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
Finworth Pty Ltd	7.20%	7.20%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%				
Evenquid Pty Ltd Superannuation Fund	7.20%	7.20%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%				
Trelani Pty Ltd	9.40%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
Wiseman Superannuation Fund	0.00%	9.40%	10.22%	10.22%	10.22%	10.22%	10.22%	10.22%	10.22%	10.22%	10.22%	10.22%	10.22%	10.22%	10.22%	10.22%	10.22%				
Mc Ewen Family Trust	14.00%	14.00%	15.22%	15.22%	15.22%	15.22%	15.22%	15.22%	15.22%	15.22%	15.22%	15.22%	15.22%	15.22%	15.22%	15.22%	15.22%				
Michael W Harrision	14.00%	14.00%	15.22%	15.22%	12.73%	12.73%	12.42%	11.65%	11.65%	11.65%	11.65%	11.65%	11.65%	11.65%	11.65%	11.65%	11.65%				
MAGS Superannuation Fund	0.00%	0.00%	0.00%	0.00%	2.48%	2.48%	2.80%	3.57%	3.57%	3.57%	3.57%	3.57%	3.57%	3.57%	3.57%	3.57%	3.57%				
Kristen L Brown	2.60%	2.60%	2.83%	2.83%	2.83%	2.83%	2.83%	2.83%	2.83%	2.83%	2.83%	2.83%	2.83%	2.83%	2.83%	2.83%	2.83%				
Browm Trust	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.83%	2.83%	2.83%	2.83%	2.83%				
Leighton Kesteven Corporation Pty Limited	3.43%	3.14%	3.11%	3.11%	3.11%	2.33%	2.02%	2.02%	2.02%	2.02%	2.02%	2.02%	2.02%	2.02%	2.02%	2.02%	2.02%				
Leighton Kesteven Superannuation Fund	4.57%	4.86%	5.59%	5.59%	5.59%	6.37%	6.68%	6.68%	6.68%	6.68%	6.68%	6.68%	6.68%	6.68%	6.68%	6.68%	6.68%				
D & C Mc Murray	16.00%	16.00%	17.39%	17.39%	17.39%	17.39%	17.39%	17.39%	17.39%	17.39%	17.39%	17.39%	17.39%	17.39%	17.39%	17.39%	17.39%				
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%				

0.83695

51,413.00

# Financial Statements

The 41 McLaren Street Trust

ABN 20 138 368 483

For the year ended 30 June 2022

Prepared by Beck Behlevanas Boyd Pty Ltd

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# Profit & Loss Statement

The 41 McLaren Street Trust  
For the year ended 30 June 2022

	NOTES	2022	2021
<b>Income</b>			
<b>Revenue</b>			
Rental Income		451,451	920,169
Outgoings and Cleaning Recovered		106,623	209,846
Parking		56,486	118,558
<b>Total Revenue</b>		<b>614,560</b>	<b>1,248,573</b>
<b>Total Income</b>		<b>614,560</b>	<b>1,248,573</b>
<b>Other Income</b>			
Capital Gain/(Loss) on Disposal of Asset		27,508,130	-
Facility Fee		92,500	185,000
Interest Income		128,559	313,842
Other Revenue		2,008,751	1,098
<b>Total Other Income</b>		<b>29,737,940</b>	<b>499,940</b>
<b>Total Income</b>		<b>30,352,500</b>	<b>1,748,513</b>
<b>Expenses</b>			
Depreciation		34,254	109,926
Accounting Fees		19,632	9,523
Air conditioning maintenance		40,064	24,861
Bad Debts Written Off		13,283	-
Bank Fees		436	175
Borrowing Costs (408)		8,248	14,071
Cleaning & Laundry		30,639	81,335
Commissions Paid		1,706	36,490
Consulting		16,520	4,554
Costs incurred re unsuccessful sale		-	49,168
Electricity		36,730	83,539
Elevators		5,888	9,186
Fire protection		2,566	8,738
Gardening		1,566	4,605
Insurance		9,309	22,697
Interest Expense		140,072	303,414
Land tax		31,417	76,215
Legal Expenses		7,040	16,886
Management fees		60,000	120,000

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

	NOTES	2022	2021
Rates		11,255	24,046
Repairs & Maintenance		31,417	17,690
Security		1,496	4,277
Services & Statutory costs		15,539	46,065
Sundry Expenses		1,986	3,093
Water rates		6,007	9,785
<b>Total Expenses</b>		<b>527,070</b>	<b>1,080,339</b>
<b>Profit / (Loss)</b>		<b>29,825,430</b>	<b>668,174</b>
<b>Profit / (Loss) Before Distribution</b>		<b>29,825,430</b>	<b>668,174</b>
<b>Distribution of Trust Income</b>			
<b>Trust Income Distributed</b>			
Distribution of Profit to Beneficiaries		29,825,430	668,174
<b>Total Trust Income Distributed</b>		<b>29,825,430</b>	<b>668,174</b>
<b>Total Distribution of Trust Income</b>		<b>29,825,430</b>	<b>668,174</b>

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

# Balance Sheet

## The 41 McLaren Street Trust

As at 30 June 2022

	NOTES	30 JUN 2022	30 JUN 2021
<b>Assets</b>			
<b>Current Assets</b>			
Bank Accounts	2	519,328	803,164
Other debtors		437,501	185,747
Trade debtors		431	41,184
<b>Total Current Assets</b>		<b>957,260</b>	<b>1,030,095</b>
<b>Non-Current Assets</b>			
Property, Plant and Equipment	4	-	12,057,764
Loan - Erolcene Pty Ltd	3	-	1,784,989
<b>Total Non-Current Assets</b>		<b>-</b>	<b>13,842,753</b>
<b>Total Assets</b>		<b>957,260</b>	<b>14,872,848</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
GST		187,439	969
Other creditors		5,980	150,004
Trade Creditors		5,409	196,235
<b>Total Current Liabilities</b>		<b>198,828</b>	<b>347,208</b>
<b>Non-Current Liabilities</b>			
Unitholders Accounts	5	(11,568)	7,687,610
Other Loans	5	-	3,768,030
<b>Total Non-Current Liabilities</b>		<b>(11,568)</b>	<b>11,455,640</b>
<b>Total Liabilities</b>		<b>187,260</b>	<b>11,802,848</b>
<b>Net Assets</b>		<b>770,000</b>	<b>3,070,000</b>
<b>Equity</b>			
<b>Unitholders Equity</b>			
Unitholders Equity		920,000	3,220,000
Premium paid on buy back of units		(350,000)	(350,000)
Unitholders Premium Reserve		200,000	200,000
<b>Total Unitholders Equity</b>		<b>770,000</b>	<b>3,070,000</b>
<b>Total Equity</b>		<b>770,000</b>	<b>3,070,000</b>

$$770,000/920,000=0,83695$$

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

# Notes to the Financial Statements

The 41 McLaren Street Trust  
For the year ended 30 June 2022

## 1. Statement of Significant Accounting Policies

The directors of the trustee company have prepared the financial statements of the trust on the basis that the trust is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the trust deed, the information needs of stakeholders and for the basis of preparation of the income tax return. The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the directors have determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the previous period unless stated otherwise. The financial statements have been prepared on an accruals basis and are based on historical costs unless otherwise stated in the notes. The financial statements were authorised for issue by the directors of the trustee company.

### Property, Plant and Equipment

Property, plant and equipment is initially recorded at the cost of acquisition or fair value less, if applicable, any accumulated depreciation and impairment losses. Plant and equipment that has been contributed at no cost, or for nominal cost, is valued and recognised at the fair value of the asset at the date it is acquired. The plant and equipment is reviewed annually by directors to ensure that the carrying amount is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the utilisation of the assets and the subsequent disposal. The expected net cash flows have been discounted to their present values in estimating recoverable amounts.

Freehold land and buildings are measured at their fair value, based on periodic, but at least triennial, valuations by independent external valuers, less subsequent depreciation for buildings.

Increases in the carrying amount of land and buildings arising on revaluation are credited in equity to a revaluation surplus. Decreases against previous increases of the same asset are charged against fair value reserves in equity. All other decreases are charged to profit or loss.

Any accumulated depreciation at the date of revaluation is offset against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

### Trade and Other Receivables

Trade receivables and other receivables, including distributions receivable, are recognised at the nominal transaction value without taking into account the time value of money. If required a provision for doubtful debt has been created.

### Financial Assets

Investments held are originally recognised at cost, which includes transaction costs. They are subsequently measured at fair value which is equivalent to their market bid price at the end of the reporting period. Movements in fair value are recognised through an equity reserve.

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

## Trade and Other Payables

Trade and other payables represent the liabilities for goods and services received by the trust that remain unpaid at 30 June 2022. Trade payables are recognised at their transaction price. They are subject to normal credit terms and do not bear interest.

## Provisions

Provisions are recognised when the trust has a legal or constructive obligation resulting from past events, for which it is probable that there will be an outflow of economic benefits and that outflow can be reliably measured. Provisions are measured using the best estimate available of the amounts required to settle the obligation at the end of the reporting period.

## Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held on call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

## Goods and Services Tax

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

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the balance sheet.

	2022	2021
<b>2. Cash and Cash Equivalents</b>		
<b>Bank Accounts</b>		
Cash at bank	480,185	199,388
Bank Account	39,143	603,776
<b>Total Bank Accounts</b>	<b>519,328</b>	<b>803,164</b>
<b>Total Cash and Cash Equivalents</b>	<b>519,328</b>	<b>803,164</b>
	2022	2021

## 3. Receivables

<b>Non Current</b>		
Loan - Erolcene Pty Ltd	-	1,784,989
<b>Total Non Current</b>	<b>-</b>	<b>1,784,989</b>
<b>Total Receivables</b>	<b>-</b>	<b>1,784,989</b>

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



	2022	2021
<b>4. Property Plant and Equipment</b>		
<b>Land and Buildings at Cost</b>		
Land & Non Depreciable Buildings (at cost)	-	8,929,346
Land - Incidental Acquisition Costs	-	60,937
<b>Total Land and Buildings at Cost</b>	<b>-</b>	<b>8,990,283</b>
<b>Buildings at Cost</b>		
Building at Cost	-	3,268,278
Less Accumulated Depreciation - Buildings	-	(638,835)
<b>Total Buildings at Cost</b>	<b>-</b>	<b>2,629,443</b>
<b>Furniture &amp; Fittings</b>		
Furniture & Fittings	-	922,322
Less Accumulated Depreciation on Furniture & Fittings	-	(620,544)
<b>Total Furniture &amp; Fittings</b>	<b>-</b>	<b>301,778</b>
<b>Plant and Equipment at Cost</b>		
Plant & Equipment	-	1,206,076
Less Accumulated Depreciation on Plant & Equipment	-	(1,080,714)
<b>Total Plant and Equipment at Cost</b>	<b>-</b>	<b>125,362</b>
<b>Electrical Machinery &amp; Equipment</b>		
Electrical Machinery & Equipment	-	357,636
Less Accumulated Depreciation on Electrical Machinery & Equipment	-	(346,738)
<b>Total Electrical Machinery &amp; Equipment</b>	<b>-</b>	<b>10,898</b>
<b>Total Property Plant and Equipment</b>	<b>-</b>	<b>12,057,764</b>
	2022	2021

## 5. Financial Liabilities

### Non Current

#### Unitholders Accounts

Viewade Pty Ltd	(1,708)	1,267,770
Bernadette O'Neil	(905)	671,182
Evenquid Pty Ltd Superannuation Fund	(915)	671,182
Wiseman Superannuation Fund	(1,181)	161,596
McEwen Family Trust	(1,759)	1,305,058
Michael W Harrison atf Harrison Dengate Family Trust	(1,345)	1,096,835
MAGS Superannuation Fund	(413)	208,223
Brown Family Trust	(327)	68,524

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

	2022	2021
Leighton Kesteven Corporation Pty Ltd	(233)	215,780
Leighton Kesteven Superannuation Fund	(772)	529,967
Catherine McMurray	(2,010)	1,491,493
<b>Total Unitholders Accounts</b>	<b>(11,568)</b>	<b>7,687,610</b>
<b>Other Loans</b>		
Loans - Sandhurst	-	2,758,950
Loan - Silkjoe Pty Ltd	-	120,526
Loan - Trelani Pty Ltd	-	118,468
Loan - James Headley Wiseman Family Trust	-	596,189
Loan - Kirsten L Brown	-	173,897
<b>Total Other Loans</b>	<b>-</b>	<b>3,768,030</b>
<b>Total Non Current</b>	<b>(11,568)</b>	<b>11,455,640</b>
<b>Total Financial Liabilities</b>	<b>(11,568)</b>	<b>11,455,640</b>

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

# Trustee Declaration

## The 41 McLaren Street Trust For the year ended 30 June 2022

The directors of Claijade Pty Ltd declare that The 41 McLaren Street 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 of the financial statements.

In accordance with a resolution of the Board of Directors, the directors of Claijade Pty Ltd declare that:

1. The financial statements and notes present fairly The 41 McLaren Street Trust's financial position as at 30 June 2022 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 of the financial statements.
2. In the directors opinion there are reasonable grounds to believe that The 41 McLaren Street Trust will be able to pay its debts as and when they become due and payable.

Director: John Oliver \_\_\_\_\_

Date:

# Compilation Report

## The 41 McLaren Street Trust For the year ended 30 June 2022

Compilation report to The 41 McLaren Street Trust

We have compiled the accompanying special purpose financial statements of The 41 McLaren Street Trust, which comprise the balance sheet as at 30 June 2022, the income statement, 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.

### The Responsibility of the Directors

The directors of Claijade Pty Ltd 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 financial statements were prepared.

### Our Responsibility

On the basis of information provided by the directors we have compiled the accompanying special purpose financial statements in accordance with the basis of accounting 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 basis of accounting 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 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.

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Beck Behlevanas Boyd Pty Ltd

Suite 3E, 256B New Line Road, Dural NSW 2158

Dated: