



Financial Statements

SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust
ABN 81 634 813 141
For the year ended 30 June 2021

Prepared by BDO - Sunshine Coast



Contents

- 3 Profit and Loss Statement
- 4 Statement of Financial Position
- 5 Notes to the Financial Statements
- 8 Depreciation Schedule
- 9 Beneficiary Accounts
- 10 Trustee Declaration
- 11 Compilation Report



Profit and Loss Statement

SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust For the year ended 30 June 2021

| | NOTES | 2021 | 2020 |
|---|-------|----------------|----------------|
| Income | | | |
| Interest Income | | 3 | 2 |
| Rental Income - Outgoings | | 18,699 | 11,911 |
| SCCO Rental Income | | 110,500 | 102,850 |
| Total Income | | 129,202 | 114,763 |
| Expenses | | | |
| Accounting Fees | | 4,785 | 3,630 |
| ASIC Fees | | 273 | 267 |
| Body Corporate Fees | | 14,443 | 12,098 |
| Bookkeeping Fees | | 1,787 | 1,740 |
| Chattel Mortgage BOQ Special Bank Fees & Charges | | 35 | 22 |
| Depreciation | | 26,857 | 28,097 |
| Insurance | | 1,242 | 1,193 |
| Interest Charges Chattel Mortgage BOQ Specialist Bank | | 7,243 | 14,984 |
| Rates & Land Taxes | | 3,504 | - |
| Water | | 749 | - |
| Borrowing Costs | | 495 | - |
| Total Expenses | | 61,414 | 62,031 |
| Profit / (Loss) before Distribution | | 67,788 | 52,732 |

The accompanying notes form part of these Financial Statements. These statements are unaudited and should be read in conjunction with the attached compilation report.



24

Statement of Financial Position

SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust As at 30 June 2021

| | NOTES | 30 JUN 2021 | 30 JUN 2020 |
|--------------------------------------|-------|------------------|------------------|
| Assets | | | |
| Current Assets | | | |
| Cash and Cash Equivalents | 2 | 40,747 | 15,834 |
| Trade and Other Receivables | 3 | 2,321 | 2,076 |
| Formation Costs | | 1,515 | 1,515 |
| Total Current Assets | | 44,584 | 19,425 |
| Non-Current Assets | | | |
| Property, Plant and Equipment | 4 | 1,384,369 | 1,411,226 |
| Trade and Other Receivables | 3 | 2,500 | 2,500 |
| Total Non-Current Assets | | 1,386,869 | 1,413,726 |
| Total Assets | | 1,431,452 | 1,433,151 |
| Liabilities | | | |
| Current Liabilities | | | |
| Trade and Other Payables | 5 | 808 | 737 |
| Total Current Liabilities | | 808 | 737 |
| Non-Current Liabilities | | | |
| Trade and Other Payables | 5 | 169,176 | 238,733 |
| Total Non-Current Liabilities | | 169,176 | 238,733 |
| Total Liabilities | | 169,983 | 239,470 |
| Net Assets | | 1,261,469 | 1,193,681 |
| Equity | | | |
| Issued Units | | 1,261,469 | 1,193,681 |
| Total Equity | | 1,261,469 | 1,193,681 |

The accompanying notes form part of these Financial Statements. These statements are unaudited and should be read in conjunction with the attached complication report.



Notes to the Financial Statements

SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust For the year ended 30 June 2021

1. Statement of Significant Accounting Policies

The director(s) 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 director(s) 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 director(s) of the trustee company.

Income Tax

The income tax expense for the year comprises current income tax expense. The trust does not apply deferred tax.

Current income tax expense charged to the profit or loss is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting period. Current tax liabilities are therefore measured at the amounts expected to be paid to / recovered from the relevant taxation authority.

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 director(s) 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.

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 2021. Trade payables are recognised at their transaction price. They are subject to normal credit terms and do not bear interest.

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.

The accompanying notes form part of these Financial Statements. These statements are unaudited and should be read in conjunction with the attached compilation report.



26

Revenue Recognition

Revenue from the sale of goods is recognised upon the delivery of goods to customers.

Revenue from the rendering of services is recognised upon the delivery of the services to customers.

Revenue from commissions is recognised upon delivery of services to customers.

Revenue from interest is recognised using the effective interest rate method.

Revenue from dividends is recognised when the entity has a right to receive the dividend.

All revenue is stated net of the amount of goods and services tax (GST).

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 statement of financial position.

| | 2021 | 2020 |
|--|---------------|---------------|
| 2. Cash and Cash Equivalents | | |
| Other Cash Items | | |
| SCCOHoldingsPLATFSCCOPropTrust | 40,747 | 15,834 |
| Total Other Cash Items | 40,747 | 15,834 |
| Total Cash and Cash Equivalents | 40,747 | 15,834 |
| | 2021 | 2020 |

3. Trade and Other Receivables

Current

| | | |
|----------------------|--------------|--------------|
| Prepayments | 2,321 | 2,076 |
| Total Current | 2,321 | 2,076 |

Non Current

| | | |
|--------------------------|--------------|--------------|
| Loan SCCO Pty Ltd | 2,500 | 2,500 |
| Total Non Current | 2,500 | 2,500 |

Total Trade and Other Receivables

| | | |
|--|------|------|
| | 2021 | 2020 |
|--|------|------|

4. Property Plant and Equipment

Land and Buildings at Fair Value

Land and Buildings

| | | |
|---------------------------------------|------------------|------------------|
| Buildings at Cost | 1,453,806 | 1,453,806 |
| Accumulated Depreciation of Buildings | (106,387) | (85,481) |
| Total Land and Buildings | 1,347,419 | 1,368,325 |

Total Land and Buildings at Fair Value

| | | |
|--|------|------|
| | 2021 | 2020 |
|--|------|------|

The accompanying notes form part of these Financial Statements. These statements are unaudited and should be read in conjunction with the attached complication report.



Q7

| | 2021 | 2020 |
|---|------------------|------------------|
| Plant and Equipment | | |
| Plant and Equipment at Cost | 89,074 | 89,074 |
| Accumulated Depreciation of Plant and Equipment | (52,124) | (46,173) |
| Total Plant and Equipment | 36,950 | 42,901 |
| Total Property Plant and Equipment | 1,384,369 | 1,411,226 |

5. Trade and Other Payables

Current

| | | |
|-------------------------|------------|------------|
| GST | 808 | 539 |
| Sundry Accounts Payable | - | 198 |
| Total Current | 808 | 737 |

Non Current

| | | |
|--|----------------|----------------|
| Loan Chattel Mortgage BOQ Specialist Bank 24.06.16 | 169,176 | 238,733 |
| Total Non Current | 169,176 | 238,733 |

| | | |
|---------------------------------------|----------------|----------------|
| Total Trade and Other Payables | 169,983 | 239,470 |
|---------------------------------------|----------------|----------------|

6. Beneficiary Accounts

Please see report titled "Beneficiary Accounts" for breakdown of beneficiary activity.

The accompanying notes form part of these Financial Statements. These statements are unaudited and should be read in conjunction with the attached complication report.



Depreciation Schedule

SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust
For the year ended 30 June 2021

| NAME | PURCHASED | RATE | METHOD | COST | OPENING VALUE | PURCHASES | DISPOSED | UNIT SALE PRICE | DEPRECIATION | CLOSING VALUE | LOSS | DEP RECOVERED |
|---|-------------|---------|--------|------------------|------------------|-----------|----------|-----------------|---------------|------------------|------|---------------|
| Buildings - Pulse Oceanside | | | | | | | | | | | | |
| Agent Fees | 29 Apr 2016 | 0.00% | SL | 2,813 | 2,813 | - | - | - | - | 2,813 | - | - |
| Balance of purchase price | 29 Apr 2016 | 0.00% | SL | 574,607 | 574,607 | - | - | - | - | 574,607 | - | - |
| Legals | 29 Apr 2016 | 0.00% | SL | 3,276 | 3,276 | - | - | - | - | 3,276 | - | - |
| Stamp Duty | 29 Apr 2016 | 0.00% | SL | 36,869 | 36,869 | - | - | - | - | 36,869 | - | - |
| Suite 501, Level 4, Pulse Oceanside Medical - Additions | 29 May 2016 | 2.50% | SL | 9,272 | 8,323 | - | - | - | 232 | 8,091 | - | - |
| Suite 501, Level 4, Pulse Oceanside Medical - Additions | 25 Jun 2016 | 2.50% | SL | 442,373 | 397,956 | - | - | - | 11,059 | 386,896 | - | - |
| Suite 501, Level 4, Pulse Oceanside Medical - Existing | 29 Apr 2016 | 2.50% | SL | 384,596 | 344,481 | - | - | - | 9,615 | 334,866 | - | - |
| Total Buildings - Pulse Oceanside | | | | 1,453,806 | 1,368,325 | | | | 20,906 | 1,347,419 | | |
| Low Value Pool | | | | | | | | | | | | |
| Carpet | 30 Apr 2016 | 37.50% | DV | 723 | 89 | - | - | - | 34 | 56 | - | - |
| Door Closers | 24 Jun 2016 | 37.50% | DV | 1,340 | 166 | - | - | - | 62 | 104 | - | - |
| Fire Alarm Bells | 30 Apr 2016 | 37.50% | DV | 330 | 41 | - | - | - | 15 | 26 | - | - |
| Fire Booster Pumps | 30 Apr 2016 | 37.50% | DV | 413 | 51 | - | - | - | 19 | 32 | - | - |
| Fire Detection Alarms | 30 Apr 2016 | 37.50% | DV | 344 | 43 | - | - | - | 16 | 27 | - | - |
| Fire Extinguishers | 24 Jun 2016 | 37.50% | DV | 1,050 | 130 | - | - | - | 49 | 81 | - | - |
| Light Shades & Fittings | 24 Jun 2016 | 37.50% | DV | 11,523 | 1,429 | - | - | - | 536 | 893 | - | - |
| MATV System | 30 Apr 2016 | 37.50% | DV | 482 | 60 | - | - | - | 23 | 38 | - | - |
| Total Low Value Pool | | | | 16,205 | 2,009 | | | | 754 | 1,256 | | |
| Plant & Equipment | | | | | | | | | | | | |
| Air Conditioning - Packaged Unit | 30 Apr 2016 | 13.30% | DV | 1,548 | 856 | - | - | - | 114 | 742 | - | - |
| Emergency Warning & Intercommunication | 30 Apr 2016 | 16.70% | DV | 2,238 | 1,047 | - | - | - | 175 | 872 | - | - |
| Fire Extinguishers | 30 Apr 2016 | 100.00% | SL | 110 | - | - | - | - | - | - | - | - |
| Fire Hoses & Nozzles | 30 Apr 2016 | 100.00% | SL | 96 | - | - | - | - | - | - | - | - |
| Fire Indicator & Panels | 30 Apr 2016 | 16.70% | DV | 1,894 | 886 | - | - | - | 148 | 738 | - | - |
| Lifts | 30 Apr 2016 | 6.70% | DV | 6,198 | 4,544 | - | - | - | 311 | 4,332 | - | - |
| Light Shades & Fittings | 30 Apr 2016 | 100.00% | SL | 199 | - | - | - | - | - | - | - | - |
| Security Monitoring Door Controllers & Code | 30 Apr 2016 | 100.00% | SL | 275 | - | - | - | - | - | - | - | - |
| Security Monitoring Swipe Card | 30 Apr 2016 | 100.00% | SL | 241 | - | - | - | - | - | - | - | - |
| Total Plant & Equipment | | | | 12,800 | 7,433 | | | | 748 | 6,685 | | |
| Property Improvements | | | | | | | | | | | | |
| Air Conditioning - Packaged Unit | 24 Jun 2016 | 13.30% | DV | 36,391 | 20,509 | - | - | - | 2,728 | 17,781 | - | - |
| Bathroom Accessories | 24 Jun 2016 | 100.00% | SL | 414 | - | - | - | - | - | - | - | - |
| Exhaust Fans | 24 Jun 2016 | 100.00% | SL | 227 | - | - | - | - | - | - | - | - |
| Floating Timber Floors | 24 Jun 2016 | 13.30% | DV | 22,977 | 12,950 | - | - | - | 1,722 | 11,228 | - | - |
| Shower Curtains | 24 Jun 2016 | 100.00% | SL | 60 | - | - | - | - | - | - | - | - |
| Total Property Improvements | | | | 60,069 | 33,459 | | | | 4,450 | 29,009 | | |
| Total | | | | 1,542,880 | 1,411,226 | | | | 26,857 | 1,384,369 | | |

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Q8



69

Beneficiary Accounts

SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust For the year ended 30 June 2021

| | 2021 | 2020 |
|---|----------|----------|
| Beneficiary Accounts | | |
| Beneficiaries Accounts Summary | | |
| Funds Drawn | (67,788) | (52,732) |
| Profit Distributed | 67,788 | 52,732 |
| Total Beneficiaries Accounts Summary | - | - |
| Detailed Beneficiary Accounts | | |
| Coachwood Superannuation Fund | | |
| Drawings | (16,947) | (13,183) |
| Share of Profit | 16,947 | 13,183 |
| Total Coachwood Superannuation Fund | - | - |
| Latendresse Family Super Fund | | |
| Drawings | (16,947) | (13,183) |
| Share of Profit | 16,947 | 13,183 |
| Total Latendresse Family Super Fund | - | - |
| Mink Super Fund | | |
| Drawings | (16,947) | (13,183) |
| Share of Profit | 16,947 | 13,183 |
| Total Mink Super Fund | - | - |
| S & G Super Fund | | |
| Drawings | (16,947) | (13,183) |
| Share of Profit | 16,947 | 13,183 |
| Total S & G Super Fund | - | - |
| Total Detailed Beneficiary Accounts | - | - |

The accompanying notes form part of these Financial Statements. These statements are unaudited and should be read in conjunction with the attached complication report.




Trustee Declaration

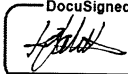
SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust For the year ended 30 June 2021


The director(s) of SCCO Holdings Pty Ltd declare that SCCO Holdings Pty Ltd As Trustee for the SCCO Property 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.

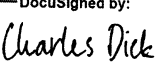
In accordance with a resolution of the Board of Director(s), the director(s) of SCCO Holdings Pty Ltd declare that:

1. The financial statements and notes present fairly SCCO Holdings Pty Ltd As Trustee for the SCCO Property 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 of the financial statements.
2. In the director(s)' opinion there are reasonable grounds to believe that SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust will be able to pay its debts as and when they become due and payable.

Director: James Tunggal  DocuSigned by: _____ 26-Dec-2021 | 6:12 AM AEST
49C394DCC1004F3...

Director: Kim Latendesse  DocuSigned by: _____ 26-Dec-2021 | 1:26 PM AEST
F8B831D962A74BC...

Director: Jonathan Dick  DocuSigned by: _____ 26-Dec-2021 | 8:12 AM AEDT
870E7E76A8FD476...

Director: Charles Dick  DocuSigned by: _____ 26-Dec-2021 | 6:30 PM AEST
54233441CE9A49F...



Compilation Report

SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust For the year ended 30 June 2021

Compilation report to SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust

We have compiled the accompanying special purpose financial statements of SCCO Holdings Pty Ltd As Trustee for the SCCO Property Trust, which comprise the statement of financial position as at 30 June 2021, the income statement, the statement of cash flows, 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 Director(s)

The director(s) of SCCO Holdings 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 director(s) 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 director(s) 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.

Marc Robinson

BDO Sunshine Coast

Level 3/2 Emporio Pl
2 Maroochy Boulevard
Maroochydore QLD 4558

Dated: 16 December 2021

Trust Tax Return**2021**

1 Jul 2020—30 Jun 2021

TFN Recorded

TRUST DETAILS**Name of Trust**

SCCO Property Trust

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

81 634 813 141

CURRENT POSTAL ADDRESSPO Box 5800
Maroochydore BC**PREVIOUS POSTAL ADDRESS****State**

QLD

Postcode

4558

State**Postcode****Country**

Australia

FULL NAME OF THE NON-INDIVIDUAL TRUSTEE TO WHOM NOTICES SHOULD BE SENT**Name of non-individual**

SCCO Holdings Pty Ltd

ABN**Contact number**

07 54567999

CONTACT DETAILS**Name**

Marc Robinson

Phone number

07 54567999

Hours taken to prepare and complete this return

Trust information

| | |
|------------------------------------|--|
| TYPE OF TRUST | U - Fixed unit trust, other than a public unit trust described in P or Q |
| Is this also a Charitable Trust? | No |
| Is any tax payable by the trustee? | No |
| Final tax return? | No |

Income excluding foreign income

5 BUSINESS INCOME AND EXPENSES

| Income | Primary production | Non-primary production | Totals |
|------------------------------|--------------------|------------------------|--------|
| Total business income | | | |

Is the trust a small business entity?

Net small business income

V

9 RENT

| | | | |
|--------------------------|---|-----------------|-------------|
| Gross rent | F | \$129,199.00 | |
| Interest deductions | G | \$7,243.00 | |
| Capital works deductions | X | \$20,906.00 | |
| Other rental deductions | H | \$27,795.00 | |
| Net rent | | (F - G - X - H) | \$73,255.00 |

11 GROSS INTEREST - INCLUDING AUSTRALIAN GOVERNMENT LOAN INTEREST

J

\$3.00

15 Total of items 5 to 14

\$73,258

Deductions

18 OTHER DEDUCTIONS

Q

\$5,058.00

19 TOTAL OF ITEMS 16 TO 18

\$5,058.00

20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS

\$68,200.00

Capital gains and foreign income

21 CAPITAL GAINS

Prior year losses brought forward

Did you have a CGT event during the year?

G

No

Losses carried forward

Net Capital Losses from Collectables

\$0.00

Other Net Capital Losses

\$0.00

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** No

24 TOTAL OF ITEMS 20 TO 23 \$68,200.00

26 TOTAL NET INCOME \$68,200.00

29 OVERSEAS TRANSACTIONS

Was the aggregate amount of your transactions or dealings with international related parties greater than \$2 million? **W** No

Thin capitalisation

Did the thin capitalisation provisions affect you? **O** No

Was any beneficiary who was not a resident of Australia at any time during the income year 'presently entitled' to a share of the income of the trust? **A** No

Transactions with specified countries **C** No

30 PERSONAL SERVICES INCOME

Does your income include an individual's personal services income? (PSI) **N** No

Key financial information

33 ALL CURRENT ASSETS **F** \$44,584.00

34 TOTAL ASSETS **G** \$1,431,452.00

35 ALL CURRENT LIABILITIES **I** \$808.00

36 TOTAL LIABILITIES **J** \$169,983.00

Business and professional items

56 INCOME OF THE TRUST ESTATE **A** \$67,788.00

Beneficiary not entitled

59 BENEFICIARY UNDER LEGAL DISABILITY WHO IS PRESENTLY ENTITLED TO INCOME FROM ANOTHER TRUST No

60 NON-RESIDENT TRUST

Is the trust a non-resident trust? No

Beneficiary – Coachwood Superannuation Fund

| | | | | |
|--|--------------|-------------------------|-------------------------------|----------|
| Tax File Number | TFN Recorded | Entity code | U | S - SMSF |
| NAME OF COMPANY / PARTNERSHIP / TRUST ETC | | | Coachwood Superannuation Fund | |
| RESIDENTIAL / BUSINESS ADDRESS | | | | |
| Address | Town/City | State | Postcode | |
| 16 Coachwood Street | Buderim | QLD | 4556 | |
| Distribution type | Percentage | Distribution Percentage | 25% | |
| Assessment calculation code | | V | 35 | |
| Inter Vivos - Resident beneficiary - A trustee | | | | |
| Share of income of the trust estate | | W | \$16,947.00 | |
| Credit for tax withheld – foreign resident withholding (excluding capital gains) | | L | \$0.00 | |
| Australian franking credits from a New Zealand franking company | | N | \$0.00 | |
| SHARE OF INCOME | | | | |
| Primary production | | A | | |
| PP - NCMI | | A1 | \$0.00 | |
| PP - Excluded from NCMI | | A2 | \$0.00 | |
| Non-primary production | | B | \$17,050.00 | |
| NPP - NCMI | | B1 | \$0.00 | |
| NPP - Excluded from NCMI | | B2 | \$0.00 | |
| Credit for tax withheld where ABN not quoted | | C | \$0.00 | |
| Franked distributions | | U | \$0.00 | |
| Franking credit | | D | \$0.00 | |
| TFN amounts withheld | | E | \$0.00 | |
| Share of credit for TFN amounts withheld from payments from closely held trusts | | O | \$0.00 | |
| Capital gains | | F | \$0.00 | |
| NCMI capital gains | | F1 | \$0.00 | |
| Excluded from NCMI capital gains | | F2 | \$0.00 | |
| Share of credit for foreign resident capital gains withholding amounts | | Z | \$0.00 | |
| Attributed foreign income | | G | \$0.00 | |
| Other assessable foreign source income | | H | \$0.00 | |
| Foreign income tax offset | | I | \$0.00 | |
| Share of national rental affordability scheme tax offset | | R | \$0.00 | |
| Exploration credits distributed | | M | \$0.00 | |
| Early stage venture capital limited partnership tax offset | | T | | |
| Early stage investor tax offset | | J | | |
| Div 6AA Eligible income | | C1 | | |

Q16

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

| | | |
|------------------------------------|-------------------------------------|--------|
| Share of net small business income | <input checked="" type="checkbox"/> | \$0.00 |
|------------------------------------|-------------------------------------|--------|

Beneficiary – Latendresse Family Super Fund

| | | | | |
|--|--------------|-------------------------|-------------------------------|----------|
| Tax File Number | TFN Recorded | Entity code | U | S - SMSF |
| NAME OF COMPANY / PARTNERSHIP / TRUST ETC | | | Latendresse Family Super Fund | |
| RESIDENTIAL / BUSINESS ADDRESS | | | | |
| Address | Town/City | State | Postcode | |
| 5 Oceanic Court | Twin Waters | QLD | 4564 | |
| Distribution type | Percentage | Distribution Percentage | 25% | |
| Assessment calculation code | | V | 35 | |
| Inter Vivos - Resident beneficiary - A trustee | | | | |
| Share of income of the trust estate | | W | \$16,947.00 | |
| Credit for tax withheld – foreign resident withholding (excluding capital gains) | | L | \$0.00 | |
| Australian franking credits from a New Zealand franking company | | N | \$0.00 | |
| SHARE OF INCOME | | | | |
| Primary production | | A | | |
| PP - NCMI | | A1 | \$0.00 | |
| PP - Excluded from NCMI | | A2 | \$0.00 | |
| Non-primary production | | B | \$17,050.00 | |
| NPP - NCMI | | B1 | \$0.00 | |
| NPP - Excluded from NCMI | | B2 | \$0.00 | |
| Credit for tax withheld where ABN not quoted | | C | \$0.00 | |
| Franked distributions | | U | \$0.00 | |
| Franking credit | | D | \$0.00 | |
| TFN amounts withheld | | E | \$0.00 | |
| Share of credit for TFN amounts withheld from payments from closely held trusts | | O | \$0.00 | |
| Capital gains | | F | \$0.00 | |
| NCMI capital gains | | F1 | \$0.00 | |
| Excluded from NCMI capital gains | | F2 | \$0.00 | |
| Share of credit for foreign resident capital gains withholding amounts | | Z | \$0.00 | |
| Attributed foreign income | | G | \$0.00 | |
| Other assessable foreign source income | | H | \$0.00 | |
| Foreign income tax offset | | I | \$0.00 | |
| Share of national rental affordability scheme tax offset | | R | \$0.00 | |
| Exploration credits distributed | | M | \$0.00 | |
| Early stage venture capital limited partnership tax offset | | T | | |
| Early stage investor tax offset | | J | | |
| Div 6AA Eligible income | | C1 | | |

Q18

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income

Y

\$0.00

Beneficiary – Mink Super Fund

| | | | | |
|--|--------------|-------------------------|-----------------|----------|
| Tax File Number | TFN Recorded | Entity code | U | S - SMSF |
| NAME OF COMPANY / PARTNERSHIP / TRUST ETC | | | Mink Super Fund | |
| RESIDENTIAL / BUSINESS ADDRESS | | | | |
| Address | Town/City | State | Postcode | |
| 34 North Beach Place | Mudjimba | QLD | 4564 | |
| Distribution type | Percentage | Distribution Percentage | 25% | |
| Assessment calculation code | | V | 35 | |
| Inter Vivos - Resident beneficiary - A trustee | | | | |
| Share of income of the trust estate | | W | \$16,947.00 | |
| Credit for tax withheld – foreign resident withholding (excluding capital gains) | | L | \$0.00 | |
| Australian franking credits from a New Zealand franking company | | N | \$0.00 | |
| SHARE OF INCOME | | | | |
| Primary production | | A | | |
| PP - NCMI | | A1 | \$0.00 | |
| PP - Excluded from NCMI | | A2 | \$0.00 | |
| Non-primary production | | B | \$17,050.00 | |
| NPP - NCMI | | B1 | \$0.00 | |
| NPP - Excluded from NCMI | | B2 | \$0.00 | |
| Credit for tax withheld where ABN not quoted | | C | \$0.00 | |
| Franked distributions | | U | \$0.00 | |
| Franking credit | | D | \$0.00 | |
| TFN amounts withheld | | E | \$0.00 | |
| Share of credit for TFN amounts withheld from payments from closely held trusts | | O | \$0.00 | |
| Capital gains | | F | \$0.00 | |
| NCMI capital gains | | F1 | \$0.00 | |
| Excluded from NCMI capital gains | | F2 | \$0.00 | |
| Share of credit for foreign resident capital gains withholding amounts | | Z | \$0.00 | |
| Attributed foreign income | | G | \$0.00 | |
| Other assessable foreign source income | | H | \$0.00 | |
| Foreign income tax offset | | I | \$0.00 | |
| Share of national rental affordability scheme tax offset | | R | \$0.00 | |
| Exploration credits distributed | | M | \$0.00 | |
| Early stage venture capital limited partnership tax offset | | T | | |
| Early stage investor tax offset | | J | | |
| Div 6AA Eligible income | | C1 | | |

220

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income

Y

\$0.00

Beneficiary – S & G Super Fund

| | | | | |
|--|-----------------|-------------|------------------|----------|
| Tax File Number | TFN Recorded | Entity code | U | S - SMSF |
| NAME OF COMPANY / PARTNERSHIP / TRUST ETC | | | S & G Super Fund | |
| RESIDENTIAL / BUSINESS ADDRESS | | | | |
| Address | Town/City | State | Postcode | |
| 16 Avalon Street | Coolum Beach | QLD | 4573 | |
| Distribution type | BalanceOfIncome | | | |
| Assessment calculation code | | V | 35 | |
| Inter Vivos - Resident beneficiary - A trustee | | | | |
| Share of income of the trust estate | | W | \$16,947.00 | |
| Credit for tax withheld – foreign resident withholding (excluding capital gains) | | L | \$0.00 | |
| Australian franking credits from a New Zealand franking company | | N | \$0.00 | |
| SHARE OF INCOME | | | | |
| Primary production | | A | | |
| PP - NCMI | | A1 | \$0.00 | |
| PP - Excluded from NCMI | | A2 | \$0.00 | |
| Non-primary production | | B | \$17,050.00 | |
| NPP - NCMI | | B1 | \$0.00 | |
| NPP - Excluded from NCMI | | B2 | \$0.00 | |
| Credit for tax withheld where ABN not quoted | | C | \$0.00 | |
| Franked distributions | | U | \$0.00 | |
| Franking credit | | D | \$0.00 | |
| TFN amounts withheld | | E | \$0.00 | |
| Share of credit for TFN amounts withheld from payments from closely held trusts | | O | \$0.00 | |
| Capital gains | | F | \$0.00 | |
| NCMI capital gains | | F1 | \$0.00 | |
| Excluded from NCMI capital gains | | F2 | \$0.00 | |
| Share of credit for foreign resident capital gains withholding amounts | | Z | \$0.00 | |
| Attributed foreign income | | G | \$0.00 | |
| Other assessable foreign source income | | H | \$0.00 | |
| Foreign income tax offset | | I | \$0.00 | |
| Share of national rental affordability scheme tax offset | | R | \$0.00 | |
| Exploration credits distributed | | M | \$0.00 | |
| Early stage venture capital limited partnership tax offset | | T | | |
| Early stage investor tax offset | | J | | |
| Div 6AA Eligible income | | C1 | | |

Q22

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income

Y

\$0.00

Rental schedule — Suite 501 Pulse Oceanside, 11 Eccles Boulevard,...

| Address | Town/City | State | Postcode |
|--|-----------|-------|----------|
| Suite 501 Pulse Oceanside 11 Eccles Boulevard | Birtinya | QLD | 4575 |

| | |
|---|------------|
| Date property first earned rental income | 30/04/2016 |
| Number of weeks property was rented this year | 52 |
| The number of weeks the property was available for rent this year | 52 |
| Entity's % ownership | 100 |
| Has the loan for the property been renegotiated this year? | No |

| Acquisitions and Disposal | Date | Amount |
|--|-------------|----------------|
| Acquisition | 30 Apr 2016 | \$1,453,806.00 |
| Disposal | | |
| Capital gain/loss on sale of this property | | |

Value of capital allowances (depreciation on plant) recouped on the sale of the property

Value of capital works deductions (special building write-off) recouped on the sale of the property

Owners

| Name | TFN | Percentage |
|---------------------|--------------|------------|
| SCCO Property Trust | TFN Recorded | 100% |
| | | 100% |

Income / Expenses

| Income | | Gross | My share |
|--------------------------|----------|---------------------|---------------------|
| Rental income | A | \$110,500.00 | \$110,500.00 |
| Other rental income | B | \$18,699.00 | \$18,699.00 |
| Gross rent | C | \$129,199.00 | \$129,199.00 |
| Expenses | | | |
| Body corporate fees | E | \$14,443.00 | \$14,443.00 |
| Borrowing expenses | F | \$83.00 | \$83.00 |
| Council rates | H | \$3,504.00 | \$3,504.00 |
| Capital allowance assets | I | \$5,952.00 | \$5,952.00 |
| Insurance | K | \$1,242.00 | \$1,242.00 |
| Interest | L | \$7,243.00 | \$7,243.00 |
| Capital works deductions | R | \$20,906.00 | \$20,906.00 |
| Water | U | \$749.00 | \$749.00 |
| Sundry | V | \$1,822.00 | \$1,822.00 |
| Total expenses | W | \$55,944.00 | \$55,944.00 |
| Total net rent | X | \$73,255.00 | \$73,255.00 |

Q24

Rental schedule worksheets — Suite 501 Pulse Oceanside, 11 Eccles...

SUNDRY

| Description | Amount |
|------------------|-------------------|
| Bookkeeping fees | \$1,787.00 |
| Bank fees | \$35.00 |
| Total | \$1,822.00 |

Q25

Worksheets

18 OTHER DEDUCTIONS

| Name of each item of deduction | Amount |
|--------------------------------|-------------------|
| Accounting fees | \$4,785.00 |
| ASIC fees | \$273.00 |
| Total | \$5,058.00 |

SCCO PROPERTY TRUST
CONSENT BY UNANIMOUS RESOLUTION

We,

Jonkir Super Pty Ltd as Trustee for the Coachwood Superannuation Fund (being the holder of 290,037 units in the above Trust)

AND

Latendresse Super Fund Pty Ltd as Trustee for the Latendresse Family Super Fund (being the holder of 290,037 units in the above Trust)

AND

Mink Super Pty Ltd as Trustee for the Mink Super Fund (being the holder of 290,037 units in the above Trust)

AND

S & G Super Pty Ltd as Trustee for the S & G Super Fund (being the holder of 290,037 units in the above Trust)

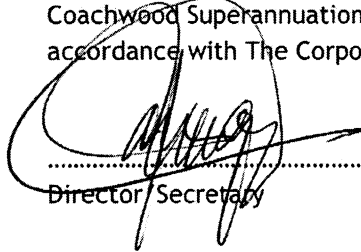
Hereby acknowledge that SCCO Holdings Pty Ltd ACN 161 443 278 as Trustee for SCCO Property Trust proposes to issue additional units to its unit holders. In accordance with Clause 4.4 of the deed, the issue has been completed at market value, being \$1.2997 per unit and payment to be made by offsetting against unpaid present entitlements.

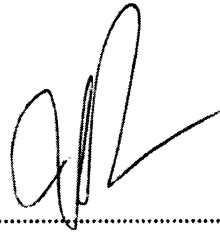
We hereby unanimously consent to the Trustee issue units so that the current unitholders hold total units as follows:

| | |
|-----------------------------------|---------------|
| Jonkir Super Pty Ltd | |
| ATF Coachwood Superannuation Fund | 303,077 units |
| Latendresse Super Fund Pty Ltd | |
| ATF Latendresse Family Super Fund | 303,077 units |
| Mink Super Fund Pty Ltd | |
| ATF Mink Super Fund | 303,077 units |
| S & G Super Pty Ltd | |
| ATF S & G Super Fund | 303,077 units |

DATED this 30th day of June 2021

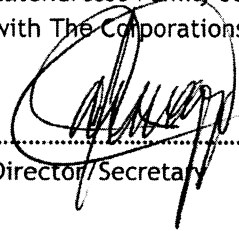
EXECUTED by Jonkir Super Pty Ltd)
ACN 608 486 960 as Trustee for)
Coachwood Superannuation Fund in)
accordance with The Corporations Act 2001)

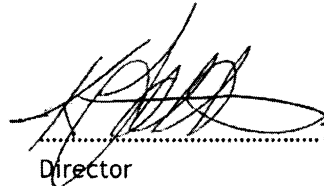

.....
Director/Secretary


.....

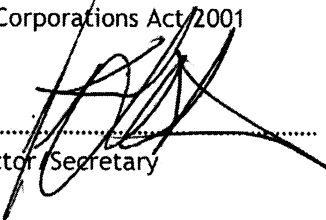
Director

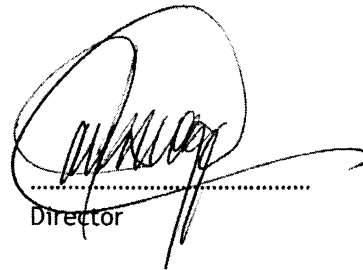
EXECUTED by Latendresse Super Fund Pty Ltd)
ACN 607 661 085 as Trustee for)
Latendresse Family Super Fund in accordance)
with The Corporations Act 2001)


.....
Director/Secretary

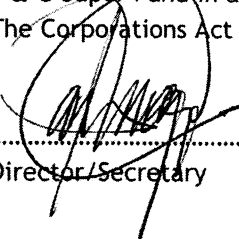
 21/12/2021
.....
Director


EXECUTED by Mink Super Pty Ltd)
ACN 607 629 523 as Trustee for)
Mink Super Fund in accordance with)
The Corporations Act 2001)


.....
Director/Secretary


.....
Director

EXECUTED by S & G Super Pty Ltd)
ACN 609 605 503 as Trustee for)
S & G Super Fund in accordance with)
The Corporations Act 2001)


.....
Director/Secretary

 20/12/2021
.....
Director

APPLICATION FOR NEW UNITS

SCCO PROPERTY TRUST
FIXED UNIT TRUST


To the Trustee:

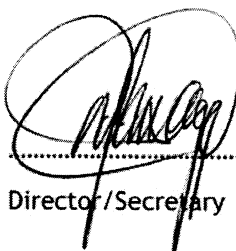
I/We hereby apply for 13,040 Units in the abovenamed Trust and request that those Units be issued to me/us pursuant to the provisions of clause 4.4 of the Trust Deed.

I/We agree to be bound by the provisions of the Trust Deed of the abovenamed Trust should this application be successful.

DATED this 30th day of June 2021.

Executed by Latendresse Super Fund Pty Ltd)
ACN: 607 661 085 as Trustee for)
Latendresse Family Super Fund in accordance)
With the Corporations Act 2001)


.....
Director


.....
Director/Secretary

UNIT CERTIFICATE

SCCO Property Trust

FIXED UNIT TRUST

The abovenamed Trust was constituted by a trust deed dated the 13th day of January 2016, the Trustee being SCCO Holdings Pty Ltd ACN: 161 443 278.

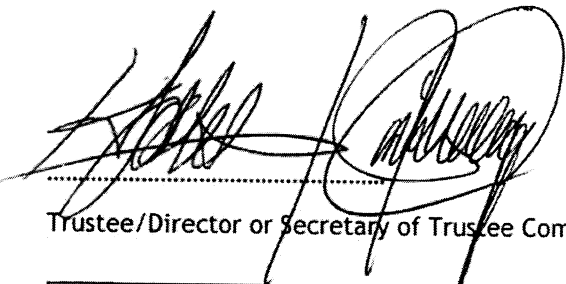
THIS IS TO CERTIFY that:

Latendresse Super Fund Pty Ltd ACN: 607 661 085 as Trustee for Latendresse Family Super Fund

Shall be the Registered Holder of **13,040 units** in the abovenamed Trust, such units being held subject to the provisions of the Trust Deed constituting the abovenamed Trust, and having been entered in the Register of Unit Holders, on and from the 30th day of June 2021.

SIGNED for and on behalf of Trustee

Of the said Trust by

A handwritten signature in black ink, consisting of several loops and flourishes, positioned above a dotted line.

Trustee/Director or Secretary of Trustee Company

This certificate must be delivered to the Trustee on application to transfer any of the Units comprised therein.

Q30

ABN 83 137 252 629

Shop 21 Mooloolaba International
121 The Esplanade
PO Box 204
Mooloolaba Q 4557

P (07) 5444 0800
F (07) 5444 8500

E amber@fncommercial.net.au

MARKET APPRAISAL

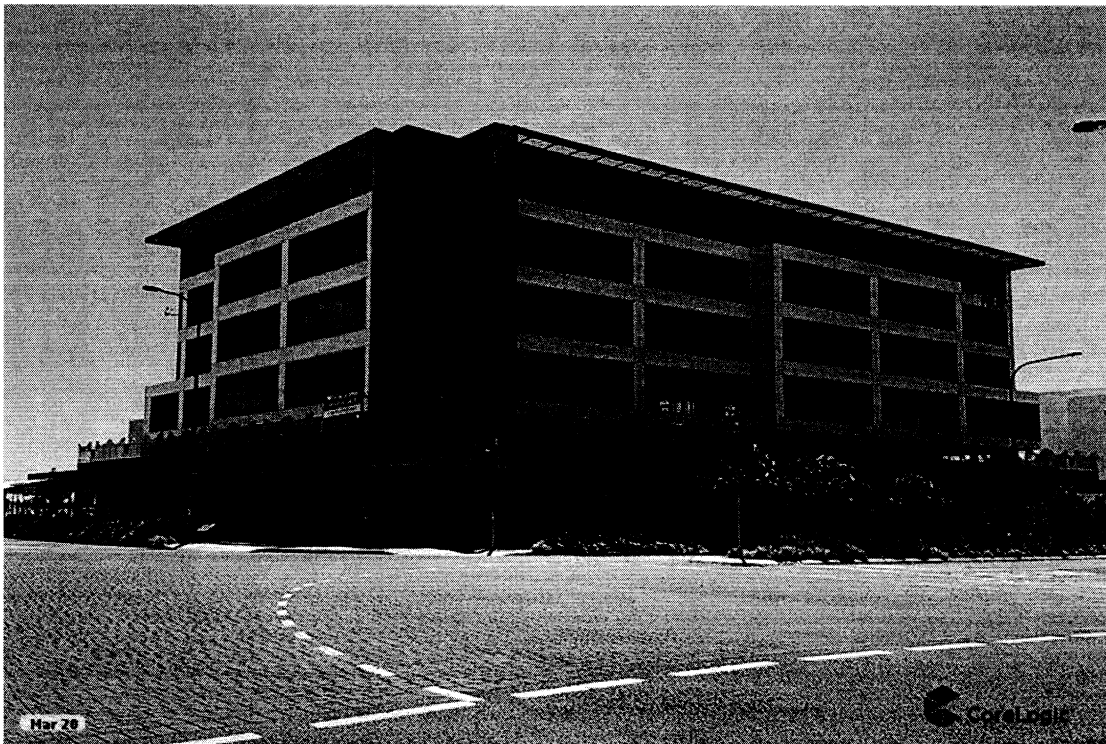
SCCO HOLDINGS PTY LTD

18th June 2021

Suite 501 / 11 Eccles Blvd Birtinya 4575

Lot 501 SP283720

Area 262 sqm
Zoned Medical Use



SALES | LEASING | MANAGEMENT

fncommercial.net.au

firstnational | COMMERCIAL

ABN 83 137 252 629

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F (07) 5444 8500

E amber@fncommercial.net.au

FEATURES -



- Close proximity to new Public and Private Hospitals
- 4.5 star rated Medical Building
- Quality fit out
- Panoramic Outlook
- Eastern Aspect of building
- Secured undercover parking
- Public transport and parking within easy walking distance

SALES | LEASING | MANAGEMENT

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RECENT SALES AND LEASING DATA –

502/ 11 Eccles Blvd Birtinya 4575 131 sqm
 \$750,000 – sale price = \$5725 / sqm
 \$57,000 + Outgoings - lease price = \$435/ sqm + Outgoings

603/ 11 Eccles Blvd Birtinya 4575 89 sqm
 \$490,000 – sale price = \$5505 / sqm
 \$38,250 + Outgoings - lease price = \$429 / sqm + Outgoings

408/ 11 Eccles Blvd Birtinya 4575 92 sqm
 \$38,640 + Outgoings - lease price = \$420 / sqm + Outgoings

12 / 5 Innovation Parkway Birtinya 4575 129 sqm
 \$55,000 + Outgoings – lease price = \$426 / sqm + Outgoings

11 / 5 Innovation Parkway Birtinya 4575 77 sqm
 \$460,000 – sale price = \$5974/sqm
 \$31,955 + Outgoings – lease price = \$415 / sqm + Outgoings

24 / 5 Innovation Parkway Birtinya 4575 116 sqm
 \$749,000 – sale price = \$6457 / sqm
 \$49,880 + Outgoings – lease price = \$430 /sqm + Outgoings

RECENT SALES

401/ 11 Eccles Blvd Birtinya 4575 178 sqm
 \$1,205,000 = \$ 6769 / sqm January 2020

403/ 11 Eccles Blvd Birtinya 4575 116 sqm
 \$715,000 = \$6163 / sqm October 2020

SALES | LEASING | MANAGEMENT



firstnational | COMMERCIAL

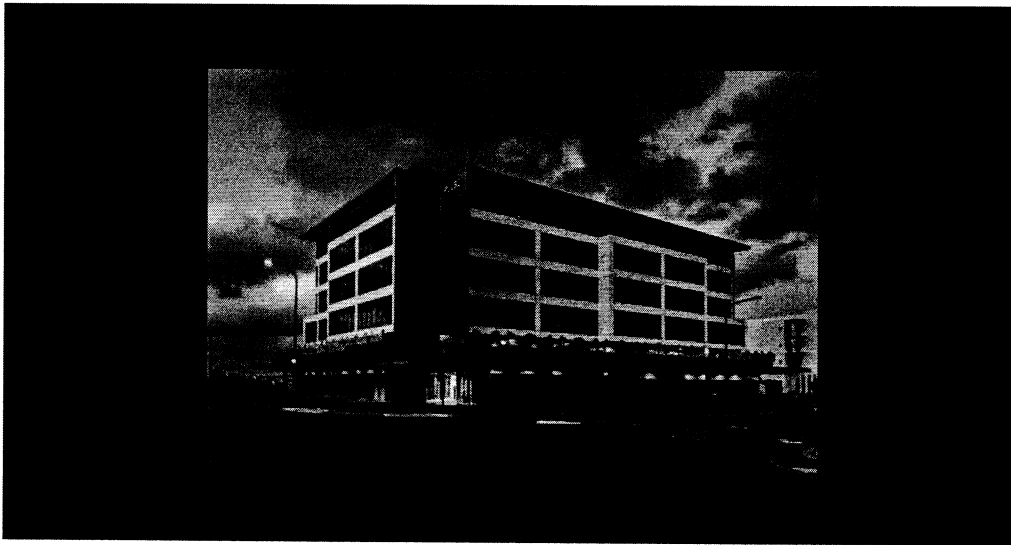
ABN 83 137 252 629

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F (07) 5444 8500

E amber@fncommercial.net.au



It is my opinion as an experienced Real Estate Agent if the property is to be sold now in the current economic market an investor would want a 6.5% return on investment. Given there is potentially a long-term tenant in place the property would be sold as an investment property. Based on the net rent received of \$110, 500.00 per annum a fair market sale price would be approximately \$1,700, 000.

A fair and reasonable rental rate would be between \$420 - \$430 / sqm + Outgoings in the current market.

Amber Hackworthy

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or mis-statements contained herein.

This written market appraisal is not a valuation. It is our opinion of a current market sale price based on comparing sale returns on similar properties and similar properties currently for sale in the surrounding area.

SALES | LEASING | MANAGEMENT

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