



**Building a better
working world**

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29 August 2022

Adam Nicolo
PO Box 3276
Norman Park QLD 4170

Dear Adam,

GLADSTONE RETAIL TRUST – 2022 TAXATION & ACCOUNTING SUMMARY

INVESTOR NAME:
NICOLO SUPER PTY LTD ATF NICOLO SUPER FUND
ENTITY NUMBER: 2050

We write in our capacity as Chartered Accountants for Alceon Group No.56 Pty Ltd as trustee for Gladstone Retail Trust ("**the Trust**").

We refer to your investment in 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 2022.

The Australian Business Number of the Trust is 23 751 461 989.

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

Yours sincerely,

Thomas Tulley
Partner

GLADSTONE RETAIL TRUST
REPORT 1: INVESTOR DISTRIBUTION DETAILS

Investor Details

Investor Name: Nicolo Super Pty Ltd ATF Nicolo Super Fund
Entity Number: 2050

Investment Summary

Total Unitholding as at 30 June 2022 (Ordinary Units)	50,000
Capital Value of Unitholding as at 1 July 2021	\$ 49,279.05
Less: Return of Capital	\$ (3,227.80)
Capital Value of Unitholding as at 30 June 2022*	\$ 46,051.25

* Valuation Confirmation for Superannuation Funds

In the opinion of the Trustee: (1) The value of the units as at 30 June 2022 is \$1.39 per unit; and (2) It is appropriate the Capital Value of the Unitholding as at 30 June 2022 above be included in the financial report of the superannuation fund.

Accounting and Cash Distribution Summary

2022 Accounting Income Reconciliation	
Total Cash Payment	\$ 4,000.00
Less: Return of Capital	\$ (3,227.80)
Less: Distribution Receivable (2021)	\$ (772.20)
2022 Accounting Income	\$ -

Taxation Summary

We advise that there was no taxation distribution from the Trust for the year ended 30 June 2022.

GLADSTONE RETAIL TRUST
REPORT 2: TRUST ACCOUNTING AND TAX POSITION

Accounting Summary

Profit and Loss Statement

The Accounting Loss of the Trust was derived as follows:

Income	\$ 2,795,884
Less: Cost of Sales	\$ (1,364,571)
Less: Expenses	\$ (1,633,827)
Accounting Loss of the Trust	\$ (202,514)

Balance Sheet

Summary of the Balance Sheet of the Trust as at 30 June 2022:

Assets	
Cash and Cash Equivalents	\$ 3,138,034
Other Assets	\$ 87,913
Investments	\$ 26,431,976
Total Assets	\$ 29,657,923
Liabilities	
Other Liabilities	\$ 107,591
Long Term Liabilities	\$ 12,600,000
Total Liabilities	\$ 12,707,591
NET ASSETS	\$ 16,950,332
Equity	
Issued Units (Ordinary Units)*	\$ 12,200,000
Less: Return of Capital (Ordinary Units)	\$ (963,495)
Asset Revaluation Reserve	\$ 5,916,341
Revenue Loss (Current Year)	\$ (202,514)
TOTAL EQUITY	\$ 16,950,332

* There are 12,200,000 Ordinary units on issue at \$1.00 per unit.

Taxation Summary

The 2022 Tax Loss of the Trust was derived as follows:

2022 Accounting Loss	\$ (202,514)
2022 Tax Loss	\$ (202,514)