

Unlisted Unit Trusts

Client: The Miskin Superannuation Fund
 Job: 2019 Year End
 Subject: Unlisted Unit Trusts

Date: 31/03/2021
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	F3 Development Fund Unit Trust		F3 Development Fund No2 Unit Trust
Perm Document	F3 Development Fund Unit Trust - Unitholder Register		F3 Development Fund Unit Trust #2 - Unitholder Register
	F3 #1 - 2019 Tax Return		F3 Development Fund #2 - Tax Return 2019
Financials of Unit Trust	F3 #1 - 2019 Financials		F3 Development Fund #2 - 2019 Financials Statements
Unit Value as at 30 June 2019			
Current Trust Market Value	\$ 6,083,812.00	* per trust financials	\$ 6,294,088.00
Units on Issue	2,045,455	** per unit register	2,954,545
Price per Unit	<u>\$ 2.97</u>		<u>\$ 2.74</u>
Units held by Fund	<u>\$ 240,000.00</u>		<u>\$ 144,444.44</u>
Fund Current Market Value	<u><u>713,833.78</u></u>		<u><u>395,143.71</u></u>

If Unit Trust owns property, property valuation and title search required

*** If unlisted unit trust is a related party and not a pre 99 unit trust then the investments of the unit trust are significantly limited. Essentially the unit trust is only able to invest as a super fund can which limits assets to basically property & cash at bank.

If the unit trust is a pre 99 unit trust & no further reinvestment has occurred after 30 June 2009 then the available assets for the unit trust are much broader, essentially there are no limits on the assets of the unit trust.

Description	F3 Development UT	F3 Development Fund No2 Unit Trust
Net Assets	1,536,987.00	318,265.00
Value of underlying Property	6,818,720.00	8,381,280.00
	8,355,707.00	8,699,545.00
Less property value in Financial statement	(2,271,895.00)	(2,405,457.00)
	6,083,812.00	6,294,088.00
Cost base of units to be recouped first at wind- up		1,166,149.50
Value of potential profit to distribute		5,127,938.50
Estimated porofit/unit		1.74
Cost base per unit Class A		1.00
Value per unit		2.74