

Client Name: **Waldron Superannuation Fund**
 Year / Period Ended: **30/06/2022**



SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

	Y/N	N/A	Comments / Notes
A Trial Balance (Referenced to WPs)	✓		
B Points of Review/Notes for Next Year (Manager Notes)		✓	
C Interview Notes / Query Sheets		✓	
D Tax Reconciliation Statement	✓		
E Journal Sheets		✓	
F Allocation of Tax & Earnings	✓		
G If tax payable has Payment Slip been attached	✓		
H Ensure SF register docs are scanned and return register	✓		
I Client Reports (MYOB etc.)		✓	
J Other.....		✓	

(All other work papers as per Class account codes)

BEFORE commencing the job have you considered the following?

	Y/N	N/A	Comments
1 Has client checklist been prepared/reviewed - is further info required?	✓		
2 Have last years WPs, F/S and ITR been reviewed?	✓		

AFTER completing the job have you considered the following?

	Y/N	N/A	W/P Ref
PBL			
3 Can you explain material variations in income/expenses/financial ratios to LY?	✓		
4 Has WP been prepared for any unusual account balances?	✓		
5 Member contributions identified?	✓		
6 Deductibility considered?	✓		
7 Confirmed all DRPs etc recorded?	✓		
8 Movement of NMV recorded for all investments?	✓		
9 Are accounting and audit fees reconciled?	✓		
10 Have you checked client ICA/IT accounts and GIC on portal?	✓		
11 Expenses paid by members recorded?	✓		
12 Tax journals entered/allocated?	✓		

Balance Sheet			
13 Bank Reconciliations Completed?	✓		
14 Has WP been prepared for ALL Balance Sheet account balances with activity?	✓		
15 Holding statements sighted and correct for all investments?	✓		

ITR			
16 Tax Reconciliation Items Identified?	✓		
17 Carried forward tax and capital losses applied?	✓		
18 Have PAYG, Franking credits etc been claimed?	✓		
19 Is the completed ITR free of errors?	✓		
20 Have you completed the collation instructions?	✓		

	Y/N	N/A	Comments
Pre-Manager Review Check			
21 Are client query responses documented in WPs & Checklist updated for next year?	✓		
22 Have you documented points to be carried forward for next year?		✓	
23 Have you prepared all notes, minutes, agreements, resolutions (if required)?	✓		
24 Has Points of Review/Notes for Next Year been prepared (ref B)	✓		
25 Has a cover letter and required minutes been prepared?	✓		
26 Have all material findings been communicated in cover letter?	✓		
27 Any items that need to be addressed re current record keeping/bookkeeping?		✓	
28 Have you contributed at least one Value Add idea?	✓		
29 Have you updated all Dropbox file names to correct conventions for all clients?	✓		
30 Have you updated the job description?	✓		

	Y/N	N/A	Comments
Additional SMSF Matters			
31 Ensure Contribution do not exceed contribution caps	✓		
32 Are benefits paid over the minimum amount requirements?		✓	
33 Have all audit/compliance issues been addressed?		✓	
34 Have all required annual minutes been prepared?	✓		
35 Have additional minutes been prepared for all material/unusual events?	✓		
36 Has Investment Strategy been prepared/updated/copy reprinted?	✓		
37 Are trustee details correct in F/S and ITR?	✓		
38 Are Binding Death Nominations required (need updating every 3 years)	✓		
39 Have Trustee's minuted their consideration of taking out life insurance (2013 FY Onwards)		✓	
40 Has Payment Slip been attached?	✓		
41 Does the client have to pass the work test to contribute to super?		✓	
42 Was the fund maintained solely for retirement or retirement related purposes?	✓		
43 Did the Fund loan monies or give financial assistance to members or relatives?		✓	
44 Did the Fund purchase asset from related parties?		✓	
45 Has the appropriate reserving strategy documentation been prepared?		✓	
46 Do you need to prepare a Request to Adjust Concessional Contributions form in Class?		✓	
47 Did the Fund borrow monies during the year?		✓	
48 Do you need to include a Title Search?	✓		
49 If a member has a pension, and they or spouse had money in accumulation mode, do you need an actuarial certificate?		✓	
50 Does the fund have any investments that need a Third party not related minute?	✓		
51 Do you have a rental statement or market value rent valuation if there is a rental?	✓		
52 Has the superfund sold a property during the year? If Yes, has bare trust company been deregistered?		✓	
53 Have you checked the exceptions report?	✓		

	Y/N	N/A	Comments
Pre - Audit Check			
53 Is there a SIGNED engagement letter on file?	✓		
54 Have you checked to ensure Financial Statements Audit Reports are correct?	✓		
55 WPs to include 3rd party confirmations of insurance premiums	✓		
56 WPs to include copies of evidence of existence and valuation of all assets @ 30June	✓		
57 WPs to include in Audit Pack full Hub 24 Annual Tax Statement and Cash account transactions		✓	
58 Copy of original bank statements showing account owner in WPs to verify ownership by SF	✓		
59 Evidence of 'Deduction for personal super contributions' approved ATO form		✓	
60 Do we have a current ASIC statement for the Corporate trustee of the SMSF?	✓		

Prepared by: <u>MA</u>	Initials: _____	Date: _____
Reviewed by: _____	Initials: _____	Date: _____

Value Add Ideas:

- | | |
|---------------------------------|---|
| 1 Taxation planning | 9 Assistance in Refinancing |
| 2 Benchmarking | 10 Improved bookkeeping/tax compliance |
| 3 Super co-contribution | 11 Automation of account procedures |
| 4 Salary sacrificing | 12 Risk & general Insurance needs |
| 5 Government Grants/Rebates | 13 Superannuation/retirement issues |
| 6 Cash Flow/Budget preparation | 14 Investment planning/review |
| 7 Management Assistance/reviews | 15 Indirect taxes (eg. FBT, Payroll Tax, GST) |
| 8 Asset Protection | 16 Business Succession issues |

Waldron Superannuation Fund

Detailed Trial Balance as at 30 June 2022

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
INCOME				
Contributions - Member - Personal Non-Concessional				
-	27,255.55	I1 Mr Leigh Waldron	\$27,711.23	26,997.96 ✓
-	27,255.56	I2 Mrs Leesa Waldron	\$27,711.23	26,997.95 ✓
Increase in Market Value - Direct Property				
-	-	I3 15 Daniel Street, Caloundra West	-	185,000.00 ✓
3,454.54	-	I4 17 Daniel Street, Caloundra West - 90%	-	584,000.00 ✓
Increase in Market Value - Units In Listed Unit Trusts				
-	1,750.10	I5 Centuria Industrial REIT - Ordinary Units Fully Paid	2,895.62 ✓	-
-	401.28	I6 Garda Diversified Property Fund - Ordinary Units Fully Paid	-	352.00 ✓
Distributions - Units In Listed Unit Trusts				
-	540.96	I7 Centuria Industrial REIT - Ordinary Units Fully Paid	-	550.48 ✓
-	101.36	I8 Garda Diversified Property Fund - Ordinary Units Fully Paid	-	101.36 ✓
Interest - Cash At Bank				
-	1.97	I9 NAB a/c 706987230	-	1.37 ✓
Rent - Direct Property				
-	52,008.00	I10 15 Daniel Street, Caloundra West	-	52,008.00 ✓
-	24,644.13	I11 17 Daniel Street, Caloundra West - 90%	-	29,090.91 ✓
-	395.00	Fee Refund	-	-
EXPENSE				
3,113.00	-	E1 Accountancy Fee	2,969.89 ✓	-
320.00	-	E2 Audit Insurance	320.00 ✓	-
Bank Fees - Limited Recourse Borrowing Arrangement				
360.00	-	E3 NAB a/c 971959185	360.00 ✓	-
1,762.62	-	E4 Borrowing Expenses	1,719.28 ✓	-
328.00	-	E5 Filing Fees	329.00 ✓	-
Property Expenses - Council Rates - Direct Property				
3,382.38	-	E6 17 Daniel Street, Caloundra West - 90%	1,783.19 ✓	-
Property Expenses - Insurance Premium - Direct Property				
2,263.80	-	E7 15 Daniel Street, Caloundra West	465.45 ✓	-
Property Expenses - Interest Paid - Direct Property				
18,360.29	-	E8 15 Daniel Street, Caloundra West	10,837.51 ✓	-
Property Expenses - Repairs Maintenance - Direct Property				
4,225.73	-	17 Daniel Street, Caloundra West - 90%	-	-
259.00	-	SMSF Supervisory Levy	259.00	-
INCOME TAX				
6,439.35	-	Income Tax Expense	\$9,107.85	9,321.90 -
PROFIT & LOSS CLEARING ACCOUNT				
90,085.20	-	Profit & Loss Clearing Account	873,839.19	-
ASSETS				
Direct Property				

Waldron Superannuation Fund
Detailed Trial Balance as at 30 June 2022

Prior Year			Current Year		
Debits	Credits	Description	Debits	Credits	
765,000.00	-	A1 15 Daniel Street, Caloundra West	950,000.00		✓
666,000.00	-	A2 17 Daniel Street, Caloundra West - 90%	1,250,000.00		✓
		Other Assets			
3,356.71	-	A3 Borrowing Costs	1,637.43		✓
		Units In Listed Unit Trusts			
11,837.04	-	A4 Centuria Industrial REIT - Ordinary Units Fully Paid	8,941.42		✓
1,809.28	-	A5 Garda Diversified Property Fund - Ordinary Units Fully Paid	2,161.28		✓
		Cash At Bank			
652.45	-	A6 NAB a/c 706987230	2,340.58		✓
		Sundry Assets			
0.30	-	A7 ATO ICA Account	0.30		✓
		Receivables - Investment Income Receivable - Distributions			
135.24	-	A8 Centuria Industrial REIT - Ordinary Units Fully Paid	137.62		✓
50.68	-	A9 Garda Diversified Property Fund - Ordinary Units Fully Paid	14.34		✓
		LIABILITIES			
		Limited Recourse Borrowing Arrangement			
-	296,245.34	L1 NAB a/c 971959185	-	186,245.34	✓
-	6,439.35	L2 Provision for Income Tax	\$9,107.85	9,321.90	✓
		Withholding Credits - Units In Listed Unit Trusts			
-	-	A10 Garda Diversified Property Fund - Ordinary Units Fully Paid	66.00		✓
5,584.00	-	A11 Income Tax Instalments Paid	6,437.00		✓
-	3,296.00	L3 Activity Statement Payable/Refundable	-	3,417.00	✓
-	1,804.57	L4 GST Payable/Refundable	-	2,272.10	✓
		MEMBER ENTITLEMENTS			
		Mr Leigh Waldron			
-	560,555.57	Accumulation	-	988,389.36	
		Mrs Leesa Waldron			
-	586,084.87	Accumulation	-	1,032,090.27	
<u>1,588,779.61</u>	<u>1,588,779.61</u>		<u>3,126,836.00</u>	<u>3,126,836.00</u>	

Waldron Superannuation Fund
Statement of Taxable Income
For the Period from 1 July 2021 to 30 June 2022

D
L2

Description	Tax Return Ref.	Amount
Income		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	81,098.00
Total Gross Interest	C	1.00
Total Gross Trust Distributions	M	175.00
Total Assessable Income		81,274.00
Deductions		
Section C		
Total Interest Expenses within Australia	A	10,837.00
Total Capital Works Deductions	D	86.00
Total Investment Expenses	I	4,035.00
Total Management and Administration Expenses	J	5,338.00
Total Other Deductions	L	259.00
Total Deductions		20,555.00
Taxable Income or Loss	(V - N) O	60,719.00
Income Tax Calculation Statement		
Section D		
Gross Tax		
Gross Tax @ 15% for Concessional Income	30 Jun 2022 T1	9,107.85
Total Gross Tax		9,107.85
Rebates and Offsets	C	0.00
SUBTOTAL		9,107.85
Total Credit: ABN/TFN Not Quoted (Non-Individual)	H3	66.00
Total Eligible Credits		66.00
Net Tax Payable		9,041.85
Total PAYG Instalments Raised	K	6,437.00
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		2,863.85

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L2

Waldron Superannuation Fund
Statement of Taxable Income
For the Period from 1 July 2021 to 30 June 2022

Description	Tax Return Ref.	Amount
Income		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	81,098.00
Total Gross Interest	C	1.00
Total Gross Trust Distributions	M	175.00
Total Assessable Income		81,274.00
Deductions		
Section C		
Total Interest Expenses within Australia	A	10,837.00
Total Capital Works Deductions	D	86.00
Total Investment Expenses	I	2,608.00
Total Management and Administration Expenses	J	5,338.00
Total Other Deductions	L	259.00
Total Deductions		19,128.00
Taxable Income or Loss	(V - N) O	62,146.00
Income Tax Calculation Statement		
Section D		
Gross Tax		
Gross Tax @ 15% for Concessional Income	30 Jun 2022 T1	9,321.90
Total Gross Tax		9,321.90
Rebates and Offsets	C	0.00
SUBTOTAL		9,321.90
Total Credit: ABN/TFN Not Quoted (Non-Individual)	H3	66.00
Total Eligible Credits		66.00
Net Tax Payable		9,255.90
Total PAYG Instalments Raised	K	6,437.00
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		3,077.90

Hi Leesa & Leigh.

Was thinking when you do the new lease it will have to go under Caloandra Budget Tyres & Mechanical PTY LTD because we are a business now & not a Sole trader. Does that sound right?

Thanks heaps

Mel

Waldron SF

Transactions: Personal Non-Concessional - Waldron Superannuation Fund

Date Range: 01/07/2021 to 30/06/2022

Personal Non-Concessional

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Leigh Waldron						
	01/07/2021	Opening Balance	\$ 0.00	\$ 0.00	0.00 Cr	
	12/10/2021	super contribution	\$ 3,500.00	\$ 3,500.00	3,500.00 Cr	
	30/06/2022	Contribution Allocation	\$ 23,497.96	\$ 26,997.96	26,997.96 Cr	
	30/06/2022	Contribution Allocation	\$ 713.27	\$ 27,711.23	27,711.23 Cr	
Total Mr Leigh Waldron		\$	0.00 \$	27,711.23 \$	27,711.23 Cr	
Mrs Leesa Waldron						
	01/07/2021	Opening Balance	\$ 0.00	\$ 0.00	0.00 Cr	
	12/10/2021	super contribution	\$ 3,500.00	\$ 3,500.00	3,500.00 Cr	
	30/06/2022	Contribution Allocation	\$ 23,497.95	\$ 26,997.95	26,997.95 Cr	
	30/06/2022	Contribution Allocation	\$ 713.28	\$ 27,711.23	27,711.23 Cr	
Total Mrs Leesa Waldron		\$	0.00 \$	27,711.23 \$	27,711.23 Cr	
Total Personal Non-Concessional		\$	0.00 \$	55,422.46 \$	55,422.46 Cr	

Waldron Superannuation Fund
Investment Revaluation as at 30 June 2022

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value
Listed Securities Market					
CIP Centuria Industrial REIT - Ordinary Units Fully Paid (ASX:CIP)	30 Jun 2022	2.81000	3,182,00000	8,941.42	(2,895.62)
GDF Garda Diversified Property Fund - Ordinary Units Fully Paid (ASX:GDF)	30 Jun 2022	1.53500	1,408,00000	2,161.28	352.00
Listed Securities Market Total				11,102.70	(2,543.62)
Property Direct Market					
772_001 17 Daniel Street, Caloundra West - 90%	30 Jun 2022	1,250,000.00000	1,00000	1,250,000.00	584,000.00
772_002 15 Daniel Street, Caloundra West	30 Jun 2022	950,000.00000	1,00000	950,000.00	185,000.00
Property Direct Market Total				2,200,000.00	769,000.00
Fund Total				2,211,102.70	766,456.38

Components of Distribution			
	Cash Distribution (\$)	Tax Paid/Offsets (\$ (E))	Attribution Amount (\$)
Australian Income			
Dividends – Unfranked	0.00		0.00
Conduit Foreign Income	0.00		0.00
Interest	0.00		0.04
Other income	156.72		156.72
Clean Building MIT Income	0.00		0.00
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
Non-Primary Production Income (A)	156.72		156.76
Dividends: Franked amount (Franked Dist) (X)	0.00	0.00	0.00
Capital Gains			
Discounted capital gain (TAP)	56.40	0.00	56.40
Discounted capital gain (NTAP)	0.00	0.00	0.00
Capital gains – Other method (TAP)	0.00	0.00	0.00
Capital gains – Other method (NTAP)	0.00	0.00	0.00
NCMI capital Gains	0.00		
Excluded from NCMI capital gains	0.00		
Net Capital Gain	56.40	0.00	56.40
AMIT CGT Gross up amount			56.40
Other capital gains distribution	0.00		
Total current year capital gains (C)	56.40		112.80
Foreign Income			
Assessable foreign source income	0.00	0.00	0.00
Australian Franking Credit from NZ Company	0.00	0.00	0.00
Total foreign income (D)	0.00	0.00	
Cash Distribution Sub Total (A+X+C+D)	213.12		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	337.36		
Gross Cash Distribution (G)	550.48		
Attribution Managed Investment Trust (AMIT) cost base adjustments			
AMIT cost base net amount – excess (decrease)	280.92		
AMIT cost base net amount – shortfall (increase)	0.00		
Other amounts deducted from trust distributions			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
Net Cash Distribution	550.48		

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES

Centuria

LOCTAH PTY LTD
<WALDRON SUPERFUND A/C>
61 RODERICK STREET
MOFFAT BEACH QLD 4551

Centuria Industrial REIT Ordinary Units Fully Paid

Investor Number: 000086419076

Investor Name: LOCTAH PTY LTD

Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2022

This statement has been prepared to assist Australian resident individual unitholders in the completion of their 2022 Australian income tax return. Each unitholder's particular circumstances are different and we recommend you contact your accountant, taxation or other professional adviser for specific advice to assist in the completion of your tax return.

S00121889901

Summary of 2022 Tax Return (supplementary section) Items

Tax Return (supplementary section)	Amount (\$) ¹	Tax Return Label
Share of non-primary production (NPP) income	156.76	13U
NPP income - Franked distributions from trusts ²	0.00	13C
Other deductions relating to NPP distributions	0.00	13Y
Share of franking credit from franked dividends	0.00	13Q
Share of credit for TFN amounts withheld	0.00	13R
Share of credit for non-resident withholding amounts withheld	0.00	13A
Total current year capital gains	112.80	18H
Net capital gain	56.40	18A
Assessable foreign source income	0.00	20E
Other net foreign source income	0.00	20M
Foreign income tax offsets ³	0.00	20O
Australian Franking Credit from New Zealand Franking Company	0.00	20F

Notes:

- All amounts are in Australian dollars and withholding tax has been deducted where applicable.
- Trustees may choose to show the franked distributions at label 13C rather than at label 13U.
- If your total foreign income tax offset from all sources for the year is \$1,000 or less, then you can claim this amount in full. Otherwise you will need to refer to the publication *Guide To Foreign Income Tax Offset Rules (NAT 72923)* to work out your entitlement.

Please see reverse for detailed components of the distribution.

LOCTAH PTY LTD
<WALDRON SUPERFUND A/C>
61 RODERICK STREET
MOFFAT BEACH QLD 4551

HIN/SRN: I*****9076
Subregister: Issuer Sponsored
TFN/ABN Status: Quoted
Record Date: 30/06/2022
Payment Date: 05/08/2022

receivables

Distribution Statement

Payment Description: Centuria Industrial REIT June 2022 Quarterly Distribution
Security Class: Centuria Industrial REIT Ordinary Units Fully Paid **ASX Code:** CIP

Number of units held at Record Date	Distribution Rate per unit	Gross Distribution ¹ (AUD)	Withholding Tax ²	Net Distribution Credited
3,182	4.325 cents	\$137.62	Nil	\$137.62

- Income is taxable in the tax year of entitlement rather than the tax year of receipt. All distributions are in Australian dollars.
- Withholding tax is deducted if your TFN or ABN has not been recorded or if non-resident withholding tax applies.

To update your bank account, TFN and other details, please log onto www.CenturiaInvestor.com.au, call Centuria Investor Services on 1800 182 257 (within Australia), or call +61 2 9290 9689 (outside Australia) or email CIP.Enquiry@Centuriainvestor.com.au

This statement must be retained by you to assist in the preparation of your income tax return. If you are in any doubt as to your tax position, you should seek professional advice.

Direct Credit Instruction

The total net payment has been paid in accordance with your instructions as shown below:

Bank Domicile:	AUS	Receipt Currency:	AUD
Bank Account Type:	Domestic	Amount Deposited	\$137.62
Bank Code:	084-447		
Account Number:	*****230		
Exchange Rate:	N/A		

Centuria

LOCTAH PTY LTD
 <WALDRON SUPERFUND A/C>
 61 RODERICK STREET
 MOFFAT BEACH QLD 4551

HIN/SRN: I*****9076
Subregister: Issuer Sponsored
TFN/ABN Status: Quoted
Record Date: 31/03/2022
Payment Date: 04/05/2022

Distribution Statement

Payment Description: Centuria Industrial REIT March 2022 Quarterly Distribution

Security Class: Centuria Industrial REIT Ordinary Units Fully Paid

ASX Code: CIP

Number of units held at Record Date	Distribution Rate per unit	Gross Distribution ¹ (AUD)	Withholding Tax ²	Net Distribution Credited
3,182	4.325 cents	\$137.62	Nil	\$137.62

- Income is taxable in the tax year of entitlement rather than the tax year of receipt. All distributions are in Australian dollars.
- Withholding tax is deducted if your TFN or ABN has not been recorded or if non-resident withholding tax applies.

To update your bank account, TFN and other details, please log onto www.CenturiaInvestor.com.au, call Centuria Investor Services on 1800 182 257 (within Australia), or call +61 2 9290 9689 (outside Australia) or email CIP.Enquiry@Centuriainvestor.com.au

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Bank Domicile:	AUS	Receipt Currency:	AUD
Bank Account Type:	Domestic	Amount Deposited	\$137.62
Bank Code:	084-447		
Account Number:	*****230		
Exchange Rate:	N/A		

Centuria

LOCTAH PTY LTD
 <WALDRON SUPERFUND A/C>
 61 RODERICK STREET
 MOFFAT BEACH QLD 4551

HIN/SRN: I*****9076
Subregister: Issuer Sponsored
TFN/ABN Status: Quoted
Record Date: 31/12/2021
Payment Date: 28/01/2022

Distribution Statement

Payment Description: Centuria Industrial REIT December 2021 Quarterly Distribution

Security Class: Centuria Industrial REIT Ordinary Units Fully Paid

ASX Code: CIP

Number of units held at Record Date	Distribution Rate per unit	Gross Distribution ¹ (AUD)	Withholding Tax ²	Net Distribution Credited
3,182	4.325 cents	\$137.62	Nil	\$137.62

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Direct Credit Instruction

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Bank Domicile:	AUS	Receipt Currency:	AUD
Bank Account Type:	Domestic	Amount Deposited	\$137.62
Bank Code:	084-447		
Account Number:	*****230		
Exchange Rate:	N/A		

Centuria

LOCTAH PTY LTD
 <WALDRON SUPERFUND A/C>
 61 RODERICK STREET
 MOFFAT BEACH QLD 4551

HIN/SRN: I*****9076
Subregister: Issuer Sponsored
TFN/ABN Status: Quoted
Record Date: 30/09/2021
Payment Date: 28/10/2021

Distribution Statement

Payment Description: Centuria Industrial REIT September 2021 Quarterly Distribution

Security Class: Centuria Industrial REIT Ordinary Units Fully Paid

ASX Code: CIP

Number of units held at Record Date	Distribution Rate per unit	Gross Distribution ¹ (AUD)	Withholding Tax ²	Net Distribution Credited
3,182	4.325 cents	\$137.62	Nil	\$137.62

- Income is taxable in the tax year of entitlement rather than the tax year of receipt. All distributions are in Australian dollars.
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Bank Domicile:	AUS	Receipt Currency:	AUD
Bank Account Type:	Domestic	Amount Deposited	\$137.62
Bank Code:	084-447		
Account Number:	*****230		
Exchange Rate:	N/A		

Part C: Components of attribution	Cash Distributions	Tax paid or Franking credit (gross up)	Attributable amount
Australian Income			
Interest (subject to non - resident withholding tax)	\$1.54		\$1.54
Interest (not subject to non - resident withholding tax)	\$0.00		\$0.00
Dividends - unfranked amount declared to be CFI	\$0.00		\$0.00
Dividends - unfranked amount not declared to be CFI	\$0.00		\$0.00
Other assessable Australian income (Other)	\$17.05		\$17.05
Other assessable Australian income (NCMI)	\$0.00		\$0.00
Other assessable Australian income (Excluded from NCMI)	\$0.00		\$0.00
Other assessable Australian income (CBMI)	\$0.00		\$0.00
Non-primary production income	\$18.59		\$18.59
Dividends - Franked amount	\$0.00	\$0.00	\$0.00
Capital Gains			
Capital gains – Discounted method TAP (Other)			\$0.00
Capital gains – Discounted method TAP (NCMI)			\$0.00
Capital gains – Discounted method TAP (Excluded from NCMI)			\$0.00
Capital gains – Discounted method TAP (CBMI)			\$0.00
Capital gains - Discounted method NTAP			\$0.00
Taxable foreign capital gains - Discounted method		\$0.00	\$0.00
Capital gains – Other method TAP (Other)			\$0.00
Capital gains – Other method TAP (NCMI)			\$0.00
Capital gains – Other method TAP (Excluded from NCMI)			\$0.00
Capital gains – Other method TAP (CBMI)			\$0.00
Capital gains - Other method NTAP			\$0.00
Taxable foreign capital gains - Other method		\$0.00	\$0.00
Net Capital Gains		\$0.00	\$0.00
AMIT CGT gross up amount			\$0.00
Other capital gains distribution			\$0.00
Total current year capital gains		\$0.00	\$0.00
Foreign Income			
Other net foreign source income		\$0.00	\$0.00
Assessable foreign source income		\$0.00	\$0.00
Australian franking credit from a New Zealand franking company		\$0.00	\$0.00
CFC income			\$0.00
Total foreign income		\$0.00	\$0.00
Other Non-assessable Amounts			
Net exempt income	<u>Amount</u>		
Non-assessable non-exempt amount	\$0.00		
Other non-attributable amounts	\$82.77		
Total Non-Assessable amounts	\$82.77		
Gross Cash Distribution			
	\$101.36		
Less: TFN amounts withheld	\$44.00		
Less: Non-resident tax withheld on interest and dividends	\$0.00		
Less: Non-resident tax withheld on fund payments	\$0.00		
Net Cash Distribution	\$57.36		
Part D: Tax offsets			
Tax offsets			<u>Amount</u>
Franking credit tax offset from Australian resident companies			\$0.00
Foreign income tax offset - Other net foreign source income			\$0.00
Foreign income tax offset - Taxable foreign capital gains - Discounted method			\$0.00
Foreign income tax offset - Taxable foreign capital gains - Other method			\$0.00
Australian franking credit from a New Zealand franking company			<u>\$0.00</u>
Total tax offsets			\$0.00
Part E: Attribution Managed Investment Trust ('AMIT') cost base adjustments			<u>Amount</u>
AMIT cost base net amount - excess (decrease cost base)			\$82.77
AMIT cost base net amount - shortfall (increase cost base)			\$0.00

To view or change your details, please visit our investor website at www.linkmarketservices.com.au

GARDA

GARDA Property Group

Comprising:
GARDA Holdings Limited ACN 636 329 774; and
GARDA Capital Limited ACN 095 039 366
as the responsible entity of the
GARDA Diversified Property Fund ARSN 104 391 273

All Registry communications to:
Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235
Telephone (toll free within Australia) +61 1300 554 474
ASX Code: GDF
Email: registrars@linkmarketservices.com.au
Website: www.linkmarketservices.com.au



002 000751

LOCTAH PTY LTD
<WALDRON SUPERANNUATION FUND
A/C>
61 RODERICK STREET
MOFFAT BEACH QLD 4551

Date: 16 August 2022

Reference No.: I*****1556

Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2022

Part B: Summary of 2022 tax return (supplementary section) items for a resident individual

Item	Amount	Tax return label
Share of net income from trusts, less net capital gains, foreign income and franked distributions	\$18.59	13U
Franked distribution from trusts	\$0.00	13C
Share of franking credits from franked dividends	\$0.00	13Q
Share of credit for tax file number amounts withheld from interest, dividends and unit trust distributions	\$44.00	13R
Share of credit for foreign resident withholding amounts (excluding capital gains)	\$0.00	13A
Net capital gain	\$0.00	18A
Total current year capital gains	\$0.00	18H
CFC Income	\$0.00	19K
Assessable foreign source income	\$0.00	20E
Other net foreign source income	\$0.00	20M
Australian franking credits from a New Zealand franking company	\$0.00	20F
Foreign income tax offset *	\$0.00	20O

*To work out your foreign income tax offset (FITO) entitlement, see 20 Foreign source income and foreign assets or property or the Guide to foreign tax offset rules 2022.

Part B: Capital gains tax information - Additional information for item 18

	Amount	
Capital gains - discounted method	\$0.00	(gross amount)
Capital gains - other method	\$0.00	
Total current year capital gains	\$0.00	

Payment Advice



All Registry communications to:
C/- Link Market Services Limited
Locked Bag A14, Sydney South, NSW, 1235
Telephone: 1300 554 474
ASX Code: **GDF**
Email: registrars@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

GARDA PROPERTY GROUP
ABN: 17 982 396 608

DISTRIBUTION STATEMENT

LOCTAH PTY LTD <WALDRON SUPERANNUATION FUND A/C>
61 RODERICK STREET
MOFFAT BEACH QLD
4551

Reference No.: J*****1556
Payment Date: **15 July 2022**
Record Date: 30 June 2022

total withholding credits= 6 x 11=\$66 (incl. 2 pmts in 2021)

Security Description	Rate per Unit	Participating Units	Distribution Amount	Unfranked Amount	Franked Amount	Total Payment	Franking Credit
GDF - STAPLED SECURITY	\$0.018	1,408	\$25.34	\$0.00	\$0.00	\$25.34	\$0.00
						receivables	
			Less Resident Withholding Tax			\$11.00	
			Net Amount			AUD 14.34	
			Represented By:				
			Direct Credit amount			AUD 14.34 ✓	

BANKING INSTRUCTIONS

The amount of AUD 14.34 was deposited to the bank account detailed below:
NATIONAL AUSTRALIA BANK
LOCTAH PTY LTD
BSB: 084-447 ACC: *****7230
DIRECT CREDIT REFERENCE NO.: 1278667779

GARDA Property Group
Comprising:
GARDA Holdings Limited ACN 636 329 774; and
GARDA Capital Limited ACN 095 039 366
as the responsible entity of the
GARDA Diversified Property Fund ARSN 104 391 273

Your distribution payment is comprised of \$0.0081 Australian sourced other general income (subject to withholding tax) and \$0.0099 other non-attributable amounts (not subject to withholding tax and formally classified as tax deferred prior to AMIT).

The number of securities participating does not reflect any ex-distribution transactions registered after the ex-distribution date, or any transactions registered after the record date.

This is an important document and should be retained, however securityholders should not rely on this notice for the purpose of completing their income tax returns. Details of the full year components of distributions will be provided in the 2022 Attribution Managed Investment Trust Member Annual Statement.

Note: You may require this statement for taxation purposes. All investors should seek independent advice relevant to their own particular circumstances.

Please ensure your details are current by viewing and updating via the online service centre.

GARDA

GARDA PROPERTY GROUP

ABN: 17 982 396 608

LOCTAH PTY LTD <WALDRON SUPERANNUATION FUND A/C>

61 RODERICK STREET
MOFFAT BEACH QLD
4551

All Registry communications to:

C/- Link Market Services Limited
Locked Bag A14, Sydney South, NSW, 1235
Telephone: 1300 554 474
ASX Code: **GDF**
Email: registrars@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

DISTRIBUTION STATEMENT

Reference No.: J*****1556
Payment Date: 14 April 2022
Record Date: 31 March 2022

Security Description	Rate per Unit	Participating Units	Distribution Amount	Unfranked Amount	Franked Amount	Total Payment	Franking Credit
GDF - STAPLED SECURITY	\$0.018	1,408	\$25.34	\$0.00	\$0.00	\$25.34	\$0.00
			Less Resident Withholding Tax			\$11.00	
			Net Amount			AUD 14.34	
			Represented By:				
			Direct Credit amount			AUD 14.34	

BANKING INSTRUCTIONS

The amount of AUD 14.34 was deposited to the bank account detailed below:

NATIONAL AUSTRALIA BANK

LOCTAH PTY LTD
BSB: 084-447 ACC: *****7230

DIRECT CREDIT REFERENCE NO.: 1276481636

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GARDA PROPERTY GROUP

ABN: 17 982 396 608

LOCTAH PTY LTD <WALDRON SUPERANNUATION FUND A/C>

61 RODERICK STREET
MOFFAT BEACH QLD
4551

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C/- Link Market Services Limited
Locked Bag A14, Sydney South, NSW, 1235
Telephone: 1300 554 474
ASX Code: **GDF**
Email: registrars@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

DISTRIBUTION STATEMENT

Reference No.: I*****1556
Payment Date: 19 January 2022
Record Date: 31 December 2021

Security Description	Rate per Unit	Participating Units	Distribution Amount	Unfranked Amount	Franked Amount	Total Payment	Franking Credit
GDF - STAPLED SECURITY	\$0.018	1,408	\$25.34	\$0.00	\$0.00	\$25.34	\$0.00
			Less Resident Withholding Tax			\$11.00	
			Net Amount			AUD 14.34	
			Represented By:				
			Withheld Payment			AUD 14.34	

GARDA Property Group
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Withheld: To enable payment please update your Payment Instructions in the Payments & Tax section on the Link Investor Centre.

Note: You may require this statement for taxation purposes. All investors should seek independent advice relevant to their own particular circumstances.

Please ensure your details are current by viewing and updating via the online service centre.

Payment Advice

GARDA

GARDA PROPERTY GROUP

ABN: 17 982 396 608

LOCTAH PTY LTD <WALDRON SUPERANNUATION FUND A/C>

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Locked Bag A14, Sydney South, NSW, 1235
Telephone: 1300 554 474
ASX Code: **GDF**
Email: registrars@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

DISTRIBUTION STATEMENT

Reference No.: J*****1556
Payment Date: 15 October 2021
Record Date: 30 September 2021

Security Description	Rate per Unit	Participating Units	Distribution Amount	Unfranked Amount	Franked Amount	Total Payment	Franking Credit
GDF - STAPLED SECURITY	\$0.018	1,408	\$25.34	\$0.00	\$0.00	\$25.34	\$0.00
			Less Resident Withholding Tax			\$11.00	
			Net Amount			AUD 14.34	
			Represented By:				
			Withheld Payment			AUD 14.34	

GARDA Property Group
Comprising:
GARDA Holdings Limited ACN 636 329 774; and
GARDA Capital Limited ACN 095 039 366
as the responsible entity of the
GARDA Diversified Property Fund ARSN 104 391 273

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Note: You may require this statement for taxation purposes. All investors should seek independent advice relevant to their own particular circumstances.

Please ensure your details are current by viewing and updating via the online service centre.

Waldron SF

Transactions: NAB a/c 706987230 - Waldron Superannuation Fund

Date Range: 01/07/2021 to 30/06/2022

NAB a/c 706987230

	Date	Narrative	Debit	Credit	Balance	Quantity
NAB a/c 706987230						
	01/07/2021	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/07/2021	Credit interest	\$	0.05 \$	0.05 Cr	
	31/08/2021	Credit interest	\$	0.09 \$	0.14 Cr	
	30/09/2021	Credit interest	\$	0.12 \$	0.26 Cr	
	29/10/2021	Credit interest	\$	0.16 \$	0.42 Cr	
	30/11/2021	Credit interest	\$	0.12 \$	0.54 Cr	
	31/12/2021	Credit interest	\$	0.15 \$	0.69 Cr	
	31/01/2022	Credit interest	\$	0.10 \$	0.79 Cr	
	28/02/2022	Credit interest	\$	0.14 \$	0.93 Cr	
	31/03/2022	Credit interest	\$	0.11 \$	1.04 Cr	
	29/04/2022	Credit interest	\$	0.12 \$	1.16 Cr	
	31/05/2022	Credit interest	\$	0.09 \$	1.25 Cr	
	30/06/2022	Credit interest	\$	0.12 \$	1.37 Cr	
Total NAB a/c 706987230		\$	0.00 \$	1.37 \$	1.37 Cr	
Total NAB a/c 706987230		\$	0.00 \$	1.37 \$	1.37 Cr	

Waldron SF

Transactions: 15 Daniel Street, Caloundra West - Waldron Superannuation Fund

Date Range: 01/07/2021 to 30/06/2022

15 Daniel Street, Caloundra West

	Date	Narrative	Debit	Credit	Balance	Quantity
15 Daniel Street, Caloundra West						
	01/07/2021	Opening Balance	\$	0.00 \$	0.00 Cr	
	26/07/2021	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	4,334.00 Cr	
	23/08/2021	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	8,668.00 Cr	
	20/09/2021	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	13,002.00 Cr	
	25/10/2021	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	17,336.00 Cr	
	22/11/2021	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	21,670.00 Cr	
	20/12/2021	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	26,004.00 Cr	
	24/01/2022	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	30,338.00 Cr	
	21/02/2022	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	34,672.00 Cr	
	21/03/2022	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	39,006.00 Cr	
	26/04/2022	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	43,340.00 Cr	
	23/05/2022	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	47,674.00 Cr	
	20/06/2022	CAL BUD RENT BANK OF QLD 080260	\$	4,334.00 \$	52,008.00 Cr	
	Total 15 Daniel Street, Caloundra West		\$	0.00 \$	52,008.00 \$	52,008.00 Cr
	Total 15 Daniel Street, Caloundra West		\$	0.00 \$	52,008.00 \$	52,008.00 Cr

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

LEASE/SUB-LEASE

FORM 7 Version 6
Page 1 of 6



718184701

\$181.00
31/07/2017 15:33

NR 500

1. Lessor Andrew Chapman Andrew Paul Chapman <i>ac myk BA</i>	Lodger (Name, address, E-mail & phone number) Andrew Chapman Andrew Paul Chapman 299 Glenview Road, Glenview QLD 4551 chapmanandrew3@gmail.com 0431 552 915 <i>ac myk BA</i>
--	---

2. Lot on Plan Description Lot 19 on registered Plan 184030 Sunshine Coast	Title Reference 163 741 38 <i>Bill</i>
--	--

3. Lessee Given names Brent Eion Melissa Jane	Surname/Company name and number Anderson Hunsley	(include tenancy if more than one) In Equal Shares
--	--	---

4. Interest being leased
Fee Simple

5. Description of premises being leased
~~Warehouse, shop (approx. 345.0 square metres) and hardstand~~ *ac myk BA*
'The Whole of the Land' *ac myk BA*

6. Term of lease Commencement date/event: 31 / 07 / 2017 Expiry date: 31 / 07 / 2020 and/or Event: *Options: # 3 years #Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	7. Rental/Consideration Refer to Lease Agreement attached
--	---

8. Grant/Execution
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in:-

Commercial Lease Agreement dated the 28th of July 2017

* select applicable from menu

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

<i>[Signature]</i>signature Branko Mudronjafull name Justice of the Peace 72727 Witnessing Officer (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	<i>[Stamp]</i>qualification 72727 28 / 07 / 2017 Execution Date	<i>[Signature]</i> Lessor's Signature
---	---	---

9. Acceptance
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

<i>[Signature]</i>signature Branko Mudronjafull name Justice of the Peace 72727 Witnessing Officer (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	<i>[Stamp]</i>qualification 72727 28 / 07 / 2017 Execution Date	* mykudronja * BA dym- Lessee's Signature
---	---	--

16374138

Title Reference [Title Reference]

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected:

Name of authorised person or solicitor:

Franko Mudrovcic

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Dakanela Trust

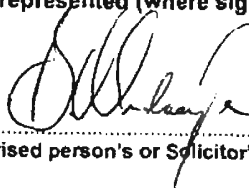
Item/s being altered or corrected:

Attachment 'Annexure 1'

Details of alteration or minor correction:

Larger plan/itemised areas highlighted in colour

Party represented (where signed by solicitor):



Authorised person's or Solicitor's Signature

Name of authorised person or solicitor:

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Item/s being altered or corrected:

Details of alteration or minor correction:

Party represented (where signed by solicitor):

Authorised person's or Solicitor's Signature

3. SECURITY DEPOSIT:

The Tenants shall deposit an amount equivalent to two (2) weeks initial rent of \$ 1,600.00 to be held by the Landlord as security deposit. The Landlord shall have the right to make deductions from the security deposit for the default of rent payment and to make good on any Lease term default by the Tenants.

4. PROHIBITED USES:

The Tenants shall not use the Premises for storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, device or item.

5. SUBLET AND ASSIGNMENT:

The Tenants shall have the right without the Landlord's consent, to assign this Lease to a business with which the Tenants may merge or consolidate, to any subsidiary of the Tenants, to any corporation under common control with the Tenants, or to a purchaser of substantially all of the Tenant's assets.

Except as set forth above, the Tenants may not sublet this Property or assign this Lease to any other persons without the written consent of the Landlord.

6. REPAIRS AND MAINTENANCE:

The Tenants shall make all necessary repairs to the Premises at his / her expense during the Lease term. This includes repairing all defects and faults at any part of the Premises due to damage or tear and wear. Yard and lawn maintenance is to be carried out by the Tenants.

7. ALTERATIONS:

The Tenants shall have the right to redecorate, remodel, make additions, improvements and replacements to any or all parts of the Premises during the Lease term, provided that the such alterations shall neither impair the structural soundness or diminish the value of the Premises. No structural alterations or additions is to be made to the Premises without the Landlord's consent.

8. SIGNS:

The Tenants shall have the right to place and replace any signs at any part of the Premises at his / her own expense, provided that the

- a) signage complies to Local Laws;
- b) the Tenants get the Landlords approval prior to establishment of signage; and
- b) the Tenants removes all such signs upon the termination of this Lease and repairs all damages resulting from the removal of signs

9. RIGHT TO ENTER PREMISES:

The Landlord shall have the right to enter the Premises at reasonable hours to inspect the Premises, provided that the Landlord does not unreasonably impair the Tenant's business on the Premises.

10. PARKING:

The Tenants shall have the non-exclusive use of parking space in common with the Landlord, other tenants of the Building, their guests and invitees during the Lease term. The Tenants shall have the use of non-reserved common parking areas, driveways and footways, subject to the rules and regulations as prescribed from time to time by the Landlord.

The Landlord reserves the right to designate parking areas for the Tenant and his / her agents and employees. The Tenant shall provide the Landlord with a list of all license numbers for cars owned by the Tenant's, his / her agents and employees.

11. OUTGOINGS / UTILITIES:

The Tenants shall pay all utility charges for electricity, water, gas, Council rates, sanitation, waste disposal and other services to be used by the Tenant on the Premises.

12. PROPERTY TAXES:

The Landlord shall pay all general real estate taxes and instalments of special assessments coming due on the Premises during the Lease term, and all personal property taxes on the Landlord's personal property at the Premises.

The Tenant shall pay all personal property taxes on his / her personal property at the Premises.

13. INSURANCE:

If the Premises is damaged by fire or other casualty due to an act of negligence by the Tenants or his / her agents, employees or invitees, rent shall not be diminished or disrupted while such damage is under repair. The Tenants shall also be responsible for any repair cost not covered by insurance.

The Landlord shall maintain fire and extended insurance coverage on the Premises and Building. The Tenants shall be responsible for fire and extended insurance coverage on all of his / her personal property in the Premises.

14. DAMAGE OR DESTRUCTION:

If an act of God or other casualty renders the Premises unusable for the Tenant's purposes, the Tenants shall have the right to terminate this Lease within 60 days of such damage. Rent payments shall be prorated as of the date of Lease termination.

15. DEFAULT:

The Tenants will be in default of this commercial lease agreement if he / she

1. fails to pay the full rent when due on at least 3 occasions or
2. fails to fulfil any term or condition of this Lease and such default continues for 30 days after the Landlord has given notice of it to the Tenants or
3. causes a lien to file against the Premises and such lien is not removed within 28 days of recordation

If the Tenants are in default, the Landlord shall have the right to terminate this commercial lease agreement by giving the Tenant a 7 day notice in writing.

15 Daniel Street, Coloundra West

Annexure 'g' - Site Plan



CANCELLED

AC
myk
BA

myk.
BA. ac

Caloundra Budget Tyres and Mechanical PTY LTD

15 Daniel St

Caloundra West QLD 4551


ABN 21634363910

PH 07 54915504

To Lochtah Pty Ltd

This letter is to confirm that we wish to extend the existing lease on the building for another 3 years.

Yours Sincerely

Melissa Hunsley 

Caloundra Budget Tyres and Mechanical Pty Ltd

Waldron SF

Transactions: 17 Daniel Street, Caloundra West - 90% - Waldron Superannuation Fund

Date Range: 01/07/2021 to 30/06/2022

17 Daniel Street, Caloundra West - 90%

	Date	Narrative	Debit	Credit	Balance	Quantity
17 Daniel Street, Caloundra West - 90%						
	01/07/2021	Opening Balance	\$	0.00 \$	0.00 Cr	
	26/07/2021	INTERNET TRANSFER ONLINE K4241968936 Rent August CALOUNDRA EX	\$	2,000.00 \$	2,000.00 Cr	
	17/09/2021	INTERNET TRANSFER ONLINE L8398715784 Rent September CALOUNDRA EX	\$	2,000.00 \$	4,000.00 Cr	
	23/12/2021	INTERNET TRANSFER ONLINE B9767206534 Rent In Advance CALOUNDRA EX	\$	9,090.91 \$	13,090.91 Cr	
	17/02/2022	INTERNET TRANSFER ONLINE M6005948585 Rent in Advance CALOUNDRA EX	\$	2,000.00 \$	15,090.91 Cr	
	22/04/2022	INTERNET TRANSFER ONLINE B0922447509 Rent September 22 CALOUNDRA EX	\$	2,000.00 \$	17,090.91 Cr	
	19/05/2022	INTERNET TRANSFER ONLINE W1375021718 Rent in advance CALOUNDRA EX	\$	6,000.00 \$	23,090.91 Cr	
	16/06/2022	INTERNET TRANSFER ONLINE Y7135293014 Rent in advance CALOUNDRA EX	\$	6,000.00 \$	29,090.91 Cr	
	Total 17 Daniel Street, Caloundra West - 90%		\$	0.00 \$	29,090.91 \$	29,090.91 Cr
	Total 17 Daniel Street, Caloundra West - 90%		\$	0.00 \$	29,090.91 \$	29,090.91 Cr

$$12 \times 2,000(\text{rent}) = 24,000 + 8,323.23 \text{ (outgoings)} = 32,323.23 \times 90\% = \$29,090.91$$

Commercial Tenancy Agreement

Fourth Edition

Only copies
Leesa has.
PLEASE DON'T
LOSE.

This Tenancy Agreement is made between the Lessor and the Tenant. The Lessor leases to, and the Tenant accepts a lease of, the Premises for the rent payable by the Tenant, subject to the terms of this Agreement.

THIS AGREEMENT COMPRISES THE REFERENCE SCHEDULE AND COMMERCIAL TENANCY AGREEMENT CONDITIONS.

DO NOT USE THIS DOCUMENT:

- FOR RESIDENTIAL TENANCIES.
- FOR PREMISES COVERED BY THE *RETAIL SHOP LEASES ACT 1994* (Qld).
- WHERE THE TERM OF THE LEASE (INCLUDING OPTIONS) EXCEEDS THREE (3) YEARS.
- WHERE REGISTRATION UNDER THE *LAND TITLE ACT 1994* (Qld) IS REQUESTED BY THE TENANT.
- WHERE A HIGH VALUE LEASE IS TO BE ENTERED INTO AS YOU MAY NOT OBTAIN THE PROTECTION OF A LEASE PREPARED BY A SOLICITOR.

INSTRUCTIONS TO COMPLETE

1. The parties should be advised to seek legal advice about the Tenancy Agreement. Reference should be made to Sections 24(3A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.
2. This Agreement provides for rent to be reviewed by either an index review or by fixed increases. It is not suitable for use where rent is to be reviewed to market except if the Agreement provides for an option (refer clause 15.1).
3. Only certain outgoings are recoverable in all circumstances (see the definitions of 'outgoings' in clause 1.2). Additional outgoings may be recovered by ticking the boxes at item 10(b).
4. Ensure that all items are completed in the Reference Schedule.

Item 1: Full name/s of the owner/s of the property and their address. If the Lessor is a company, include ABN. DO NOT use a business name.

Item 2: Full name/s of the Tenant. If the Tenant is a company, include its ABN. DO NOT use a business name.

Item 4: The Premises must be clearly identified e.g. "Suite 3, 45 John Street, Spring Hill" etc. If not able to be identified by name, a sketch plan must be attached to the Agreement and the address must be included at Item 4.

Item 6: Insert the period of the further Tenancy, e.g. "6 months" or "1 year" or "not applicable". **The total term of the lease including any options is not to exceed three years. Plus insert the notice period to exercise the option.**

Item 8: Insert the date/s on which the rent is to be reviewed and the method of the rent review or "not applicable".

Item 9: The Permitted Use should be stated clearly.

Item 10(a): Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".

Item 10(b): Tick any additional outgoings the Tenant is to pay.

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h.w

REFERENCE SCHEDULE**1. LESSOR:**

NAME:

Waldron Superannuation Fund & Leigh and Leesa Waldron ✓

ABN: 85 532 514 138

ACN: _____

ADDRESS: 61 Roderick Street

SUBURB: Moffat Beach

STATE: QLD POSTCODE: 4551

PHONE:

MOBILE:

FAX:

EMAIL:

0407 167 326

leesawaldron@bigpond.com

2. TENANT:

NAME:

Waldron Family Trust t/a Caloundra Exhaust Systems Pty Ltd

ABN: 62 468 450 395

ACN: _____

ADDRESS: 17 Daniel Street

SUBURB: Caloundra West

STATE: QLD POSTCODE: 4551

PHONE:

MOBILE:

FAX:

EMAIL:

07 5491 6035

0407 167 326

leesawaldron@bigpond.com

3. GUARANTOR:

NAME:

ABN: _____

ACN: _____

ADDRESS: _____

SUBURB: _____

STATE: _____ POSTCODE: _____

PHONE: _____

MOBILE: _____

FAX: _____

EMAIL: _____

4. PREMISES:

← Annex a plan if available

Level or Tenancy No. _____

ADDRESS: 17 Daniel Street

SUBURB: Caloundra West

STATE: QLD POSTCODE: 4551

Description: Lot: 20

RP/SP: RP 202618

5. TERM:

The Term of the Agreement is: 3

Months

Years

Commencing on: 22/06/2019

and ending on: 21/06/2022 ✓

DATE (dd/mm/yyyy):

DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years.

Period of further term: _____

Final date for exercise of option: _____

DATE (dd/mm/yyyy):

7. RENT:

\$ 2,000 + GST ✓

per: month year

← Select applicable box

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8. RENT REVIEW:

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review.

Review Date	Type of Review
Rental review within 12 months dependent on business performance	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase - amount of increase: _____ %
	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase - amount of increase: _____ %

9. PERMITTED USE:

Vehicle Repairs

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

100% estimate \$

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste
- Other (insert details):

11. DEPOSIT:

\$ NIL

12. LESSOR'S AGENT:

NAME: Not Applicable

ADDRESS:

SUBURB:

STATE: POSTCODE:

PHONE: MOBILE: FAX: EMAIL:

ABN: ACN: LICENCE NUMBER:

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SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the *Legal Profession Act 2007 (Qld)* when preparing and completing this Agreement.

[Empty rectangular box for special conditions]

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AGREEMENT MADE

DATE: _____ EXECUTED as an Agreement.
(dd/mm/yyyy): _____

EXECUTION BY LESSOR

LESSOR 1

Executed by: Waldron Superannuation Fund & Leigh and Leesa Waldron
in accordance with Section 127 of the *Corporations Act 2001* (Cth).

Director/Secretary _____
Leesa Mary Waldron
Name of Director/Secretary (BLOCK LETTERS)

Director _____
Leigh William Waldron
Name of Director (BLOCK LETTERS)



OR (only complete this part if signing as attorney for the Lessor)

SIGNED by _____

Signature of Witness

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of: _____
Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____

Signature of Witness

AS LESSOR in the presence of: _____
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

LESSOR 2

Executed by: _____
in accordance with Section 127 of the *Corporations Act 2001* (Cth).

Director/Secretary _____

Name of Director/Secretary (BLOCK LETTERS)

Director _____

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor)

SIGNED by _____

Signature of Witness

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of: _____
Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____

Signature of Witness

AS LESSOR in the presence of: _____
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

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EXECUTION BY TENANT

TENANT 1

Executed by: Waldron Family Trust t/a Caloundra Exhaust Systems Pty Ltd
in accordance with Section 127 of the *Corporations Act 2001* (Cth).

Director/Secretary Leesa Waldron
Leesa Mary Waldron
Name of Director/Secretary (BLOCK LETTERS)

Director L. Waldron **SIGN HERE**
Leigh William Waldron
Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

SIGNED by _____

Signature of Witness

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of: _____
Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____

Signature of Witness

AS TENANT in the presence of: _____
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____
SUBURB: _____ STATE: _____ POSTCODE: _____

TENANT 2

Executed by: _____
in accordance with Section 127 of the *Corporations Act 2001* (Cth).

Director/Secretary _____

Name of Director/Secretary (BLOCK LETTERS)

Director _____

Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

SIGNED by _____

Signature of Witness

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of: _____
Name of Witness (BLOCK LETTERS)

OR

SIGNED by _____

Signature of Witness

AS TENANT in the presence of: _____
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____
SUBURB: _____ STATE: _____ POSTCODE: _____

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EXECUTION BY THE GUARANTOR

SIGNED by

Name of Guarantor (BLOCK LETTERS)

AS GUARANTOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

STATE:

POSTCODE:

SIGNED by

Name of Guarantor (BLOCK LETTERS)

AS GUARANTOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

STATE:

POSTCODE:

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COMMERCIAL TENANCY AGREEMENT CONDITIONS

IT IS AGREED

1. DEFINITIONS AND INTERPRETATION

1.1 Terms in Reference Schedule

Where a term used in this Agreement appears in bold type in the Reference Schedule, that term has the meaning shown opposite it in the Reference Schedule.

1.2 Definitions

Unless the context otherwise requires:

- (1) **"Agreement"** means this document, including any Schedule or Annexure to it;
- (2) **"Building"** means the building of which the Premises forms part;
- (3) **"Business Day"** means a day that is not a Saturday, Sunday or any other day which is a Public Holiday or a Bank Holiday in the place where an act is to be performed or a payment is to be made;
- (4) **"Claim"** includes any claim or legal action and all costs and expenses incurred in connection with it;
- (5) **"Default Interest Rate"** means the Standard Default Contract Rate applying at the due date published by the Queensland Law Society Inc.;
- (6) **"GST"** means a goods and services tax or similar value added tax;
- (7) **"Land"** means the Land on which the Premises are situated;
- (8) **"Lessor's Property"** means any property owned by the Lessor in the Premises or on the Land and includes the property identified in any inventory annexed to this Agreement;
- (9) **"Outgoings"** means the following charges levied or expenses payable in respect of the Premises, the Land or the Building (as the case requires):
 - (a) Rates and charges that a local government imposes and levies collected by a local government on behalf of the State of Queensland;
 - (b) Insurance premiums (including building, fire, loss of rent, plate glass and public liability) payable by the Lessor;
 - (c) Land tax;
 - (d) Body Corporate fees and levies (including but not limited to Administrative Fund levies and Sinking Fund levies); and
 - (e) the additional outgoings referred to in Item 10(b) of the Reference Schedule;
- (10) **"Premises"** means the premises described in Item 4 of the Reference Schedule and includes the Lessor's Property in the Premises;
- (11) **"REIQ"** means The Real Estate Institute of Queensland Ltd;
- (12) **"Tenancy"** means the tenancy between the Lessor and the Tenant created by this Agreement;
- (13) **"Tenant's Employees"** means each of the Tenant's employees, contractors, agents, customers, subtenants, licensees or others (with or without invitation) who may be on the Premises, the Building or the Land;
- (14) **"Tenant's Property"** includes all fixtures and other articles in the Premises which are not the Lessor's;
- (15) **"Tenant's Services"** means all utilities and services in or provided to the Premises and without limiting the generality of the foregoing shall include provision of electricity, gas, water, waste disposal, sewerage, telephone and data services; and
- (16) **"Term"** means either a periodic monthly tenancy or the period of months or years described in Item 5 of the Reference Schedule, as applicable, commencing on the date in Item 5 in the Reference Schedule.

1.3 Interpretation

- (1) Reference to:
 - (a) one gender includes each other gender;
 - (b) the singular includes the plural and the plural includes the singular;
 - (c) a person includes a body corporate;
 - (d) a party includes the party's executors, administrators, successors and permitted assigns; and
 - (e) a statute, regulation or provision of a statute or regulation (**"Statutory Provision"**) includes:
 - (i) that Statutory Provision as amended or re-enacted from time to time; and
 - (ii) a statute, regulation or provision enacted in replacement of that Statutory Provision.
- (2) All monetary amounts are in Australian dollars, unless otherwise stated.
- (3) If a party consists of more than one person, this Agreement binds them jointly and each of them severally.
- (4) Headings are for convenience only and do not form part of this Agreement or affect its interpretation.
- (5) A party which is a trustee is bound both personally and in its capacity as a trustee.
- (6) "Including" and similar expressions are not words of limitation.
- (7) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (8) If an act must be done on a specified day which is not a Business Day, the act must be done instead on the next Business Day.
- (9) Where this Tenancy permits or requires the Lessor to do something, it may be done by a person authorised by the Lessor.
- (10) Sections 105 and 107 of the **Property Law Act 1974 (Qld)** do not apply to this Tenancy.

2. TERM AND HOLDING OVER

2.1 Term

The Lessor lets the Premises to the Tenant and the Tenant accepts the Premises as tenant for the Term.

2.2 The Tenant may exercise an option to renew this Agreement for the further term if clause 15 applies.

2.3 Monthly Tenancy

If the Tenant continues to occupy the Premises after the Term with the Lessor's consent then:

- (1) the Tenant does so as a monthly Tenant on the same basis as at the last day of the Term; and
- (2) either party may terminate the monthly tenancy by giving to the other one (1) month's notice expiring on any day.

3. RENT AND RENT REVIEWS

3.1 Rent

The Tenant must:

- (1) pay the Rent by equal monthly instalments in advance on the first day of each month;
- (2) pay the first instalment on the signing of this Agreement;
- (3) if necessary, pay the first and last instalments apportioned on a daily basis; and
- (4) pay all instalments as the Lessor directs.

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3.2 Definitions

In clause 3.3:

- (1) **"Index Number"** means the Consumer Price Index (All Groups) for Brisbane published by the Australian Bureau of Statistics. If that index no longer exists, "Index Number" means an index that the Chief Executive Officer of the REIQ decides best reflects changes in the cost of living in Brisbane; and
- (2) **"Review Date"** means a date which is stated in Item 8 of the Reference Schedule as a date from which the rent is to be reviewed.

3.3 Rent Review

(1) Application

This clause 3.3 applies if there is a Review Date.

(2) Review

The Rent must be reviewed as from each Review Date to an amount represented by:

If an Index Review, then A where:

$$A = \frac{B \times D}{C}$$

Where B = the Index Number for the quarter ending immediately before the relevant Review Date.

Where C = the Index Number for the quarter one (1) year before the quarter in B; and

Where D = the Rent payable immediately before the Review Date.

Or if a Fixed Increase, then A where:

$$A = B + B \times C$$

Where B = the Rent payable immediately before the Review Date.

Where C = the percentage stated in Item 8 of the Reference Schedule.

- (3) Time is not of the essence in respect of the review of Rent.

4. OUTGOINGS

- (1) The Tenant must pay the Lessor the whole, or where a percentage is stated in Item 10(a) of the Reference Schedule that percentage of the Outgoings for the Premises, or the property of which the Premises is part as applicable.
- (2) Outgoings are payable to the Lessor within fourteen (14) days of production to the Tenant of a copy of the Lessor's assessment notice or account.

5. USE OF THE PREMISES

5.1 Permitted Use

The Tenant must only use the Premises for the Permitted Use.

5.2 Restrictions on use

The Tenant must not:

- (1) disturb the occupants of adjacent premises;
- (2) display any signs without the Lessor's written consent which must not be unreasonably withheld;
- (3) overload any Tenant's Services;
- (4) damage the Lessor's Property;
- (5) alter the Premises, install any partitions or equipment or do any building work without the Lessor's prior written consent;
- (6) do anything that may invalidate the Lessor's insurance or increase the Lessor's premiums; or
- (7) do anything unlawful or illegal on the Premises.

5.3 Tenant's Services

The Tenant shall be responsible for payment for all Tenant's Services provided directly to the Premises.

6. MAINTENANCE AND REPAIR

6.1 Repair

The Tenant must:

- (1) keep the Premises in good repair and condition except for fair wear and tear, inevitable accident and inherent structural defects; and
- (2) fix any damage caused by the Tenant or the Tenant's Employees.

6.2 Cleaning and Maintenance

The Tenant must:

- (1) keep the Premises clean and tidy; and
- (2) keep the Tenant's Property clean and maintained in good order and condition.

6.3 Lessor's Right to Inspect and Repair

- (1) The Lessor may enter the Premises for inspection or to carry out maintenance, repairs or building work at any reasonable time after giving notice to the Tenant. In an emergency, the Lessor may enter at any time without giving the Tenant notice.
- (2) The Lessor may carry out any of the Tenant's obligations on the Tenant's behalf if the Tenant does not carry them out on time. If the Lessor does so, the Tenant must promptly pay the Lessor's costs.

7. ASSIGNMENT AND SUBLETTING

7.1 The Tenant must obtain the Lessor's consent before the Tenant assigns, sublets or deals with its interest in the Premises.

7.2 The Lessor must give its consent if:

- (1) the Tenant satisfies the Lessor that the new tenant is financially secure and has the ability to carry out the Tenant's obligations under this Tenancy;
- (2) the new tenant signs any agreement and gives any security which the Lessor reasonably requires;
- (3) the Tenant complies with any other reasonable requirements of the Lessor;
- (4) the Tenant is not in breach of the Tenancy; and
- (5) the Tenant pays the Lessor's reasonable costs of giving its consent.

8. TENANT'S RELEASE AND INDEMNITY

8.1 The Tenant occupies and uses the Premises at its own risk. The Tenant also carries out building work in the Premises at its risk.

8.2 The Tenant releases the Lessor from and indemnifies it against all Claims for damages, loss, injury or death:

- (1) if it:
 - (a) occurs in the Premises;
 - (b) arises from the use of the Services in the Premises; or
 - (c) arises from the overflow or leakage of water from the Premises,
 except to the extent that it is caused by the Lessor's deliberate act or negligence; and
- (2) if it arises from the negligence or default of the Tenant or the Tenant's employees, except to the extent that it is caused by the Lessor's deliberate act or negligence.

8.3 The Lessor must do everything reasonable to ensure the Tenant's Services operate efficiently during normal working hours.

8.4 Except to the extent that any interruption to the operation of the Tenant's Services is caused by the Lessor's deliberate act or negligence then in the event that the Tenant's Services do not operate efficiently the Tenant shall:-

- (a) have no right to claim compensation against the Lessor; and
- (b) have no right to terminate this Agreement.

8.5 The Tenant releases the Lessor from and indemnifies the Lessor against any Claim or costs arising from anything the Lessor is permitted to do under this Tenancy.

9. DEFAULT AND TERMINATION

9.1 Default

The Tenant defaults under this Agreement if:

- (1) the Rent or any money payable by the Tenant is unpaid for fourteen (14) days;
- (2) the Tenant breaches any other term of this Agreement;
- (3) the Tenant assigns its property for the benefit of creditors;
- (4) the Tenant becomes a bankrupt person within the meaning of the *Bankruptcy Act 1966 (Cth)*; or
- (5) the Tenant becomes an externally-administered body corporate within the meaning of the *Corporations Act 2001 (Cth)*.

9.2 Forfeiture of Tenancy

If the Tenant defaults and does not remedy the default when the Lessor requires it to do so, the Lessor may, subject to its obligations under s 124 of the *Property Law Act 1974 (Qld)*, do any one or more of the following after giving any notice required by law:

- (1) re-enter and take possession of the Premises;
- (2) by notice to the Tenant, terminate this Agreement;
- (3) by notice to the Tenant, convert the unexpired portion of the Term into a tenancy from month to month;
- (4) exercise any of its other legal rights;
- (5) recover from the Tenant any loss suffered by the Lessor due to the Tenant's default.

10. TERMINATION OF TERM

10.1 Tenant's Obligations

At the end of the Term the Tenant must:

- (1) vacate the Premises and give them back to the Lessor in the condition required by clause 6.1(1);
- (2) remove all the Tenant's Property from the Premises;
- (3) repair any damage caused by removal of the Tenant's Property and leave the Premises clean; and
- (4) return all keys, security passes and cards held by it or the Tenant's Employees.

10.2 Failure to Remove Tenant's Property

If the Tenant does not remove the Tenant's Property at the end of the Term, the Lessor may:

- (1) remove and store the Tenant's Property at the Tenant's risk and expense; or
- (2) treat the Tenant's Property as abandoned, in which case title in the Tenant's Property passes to the Lessor who may deal with it as it thinks fit without being liable to account to the Tenant.

11. DAMAGE AND DESTRUCTION

11.1 Rent Reduction

If the Premises are damaged or destroyed and as a result the Tenant cannot use or gain access to the Premises then from the date that the Tenant notifies the Lessor of the damage or destruction the Lessor:

- (1) must reduce the Rent and any other money owing to the Lessor by a reasonable amount depending on the type, extent and effect of damage or destruction; and
- (2) cannot enforce clause 6.1 against the Tenant; until the Premises are fit for use or accessible.

11.2 Tenant May Terminate

The Tenant may terminate this lease by notice to the Lessor unless the Lessor:

- (1) within three (3) months of receiving the Tenant's notice of termination, notifies the Tenant that the Lessor will reinstate the Premises; and
- (2) carries out the reinstatement works within a reasonable time.

11.3 Exceptions

Clauses 11.1 and 11.2 do not apply where:

- (1) the damage or destruction was caused by or contributed to, or arises from any wilful act of the Tenant or the Tenant's Employees; or
- (2) an insurer under any policy effected by the Lessor refuses indemnity or reduces the sum payable under the policy because of any act or default of the Tenant or the Tenant's Employees.

11.4 Lessor May Terminate

If the Lessor considers the damage to the Premises renders it impractical or undesirable to reinstate the Premises or the Building, it may terminate this lease by giving the Tenant at least one (1) month's notice ending on any day of the month. At the end of that month's notice, this lease ends.

11.5 Dispute Resolution

- (1) Any dispute under this clause 11 must be determined by an independent qualified Valuer appointed by the Chief Executive Officer of the REIQ at the request of either party.
- (2) In making the determination, the Valuer acts as an expert and the determination is final and binding on both parties.
- (3) The cost of the determination must be paid by the parties equally unless otherwise decided by the Valuer.

11.6 Lessor Not Obligated to Reinstate

- (1) Nothing in this lease obliges the Lessor to reinstate the Building or the Premises or the means of access to them.
- (2) When reinstating the Building or the Premises, the Lessor is entitled to change their design, fabric, character or dimensions to comply with any law or lawful requirement.

11.7 Antecedent Rights

Termination under this clause 11 does not effect either parties' accrued rights before termination.

12. INTEREST FOR LATE PAYMENT

Without affecting the Lessor's other rights, if the Tenant does not pay any money owing to the Lessor under this Agreement within fourteen (14) days after the due date, the Tenant must pay interest on that money calculated at the Default Interest Rate from the due date for payment until payment is made.

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13. DUTY

The Tenant must pay stamp duty on this lease, if applicable, and other government imposts payable in connection with this Agreement and all other documents and matters referred to in this Agreement when due or earlier if requested in writing by the Lessor.

14. GOODS AND SERVICES TAX

If a GST is imposed on any supply made to the Tenant under or in accordance with this Tenancy, the amount the Tenant must pay for that supply is increased by the amount of that GST.

15. OPTION FOR FURTHER TENANCY

15.1 This clause 15 applies if item 6 of the Reference Schedule is completed with a period of a further term.

15.2 If the Tenant:

- (1) wishes to lease the Premises for the further term; and
- (2) gives notice to that effect to the Lessor strictly in accordance with the timeframes in item 6 of the Reference Schedule; and
- (3) has not breached this Agreement or if breached such breach has been waived by the Lessor or remedied,

the Lessor must, subject to clause 15.6, grant to and the Tenant must take a further tenancy (**New Tenancy**) of the Premises on the terms and conditions set out in clause 15.3.

15.3 The New Tenancy will be on the same terms and conditions as this Agreement except that:

- (1) the Rent for the New Tenancy will be the amount agreed between the Lessor and the Tenant or, failing agreement by the date the Term expires, the market rent for the Premises determined by an independently qualified Valuer (acting as an expert) in accordance with clause 15.4;
- (2) the Commencement Date will be the day after the Term expires; and
- (3) the New Tenancy will omit this clause 15 unless there is more than one option of renewal set out in item 6 of the Reference Schedule.

15.4 If the Rent is to be determined according to the market under clause 15.3(1), the Valuer is to be nominated by the Chief Executive Officer of the REIQ at the request of either party. The following additional terms apply:

- (1) the Valuer's decision is final and binding on the parties;
- (2) the Valuer's costs must be paid by the Lessor and the Tenant equally. Either party may pay the Valuer's costs and recover one half of the amount paid from the other party on demand; and
- (3) if the Rent for the New Tenancy is not determined by the date the Term expires, then:
 - (a) until the Valuer determines the Rent for the New Tenancy, the Tenant must continue to pay the existing Rent; and
 - (b) when the Valuer's decision is made under this clause 15(4), the parties will make an adjustment for any over or under payment of the Rent.

15.5 Before transferring any interest in the Land, the Lessor must obtain a signed deed from the transferee containing covenants in favour of the Tenant that the transferee will be bound by the terms of this Agreement and will not transfer its interest in the Land unless it obtains a similar deed from its transferee.

15.6 If there is a Guarantor under this Agreement, the Lessor is not required to grant the New Tenancy unless the Tenant obtains a further guarantee on the same terms of the due and punctual performance of the Tenant's obligations under this Agreement by the Guarantor or any other replacement guarantor acceptable to the Lessor.

16. DEPOSIT AND COMMISSION

- 16.1** The Tenant must pay the Deposit to the Lessor's Agent on signing this Agreement.
- 16.2** The Deposit must be applied against the Rent payable by the Tenant on the commencement of the Term.
- 16.3** The Lessor agrees to pay the Agent's commission to the Lessor's Agent and authorises the Agent to draw the commission on the commencement of the Term from money received from the Tenant in payment of Rent.

17. NOTICES

- 17.1** Any notice given or required by this Agreement to be given to a party ("the addressee") must be in writing and, without prejudice to any other lawful method of service, shall be deemed to have been sufficiently given if it is sent to a facsimile number or email address which has been stated for the addressee in this Agreement or otherwise provided by the addressee to the sender.
- 17.2** Any such notice sent to a facsimile number shall be deemed to have been received by the addressee when the sender obtains a clear transmission report.
- 17.3** Any such notice sent to an email address shall be deemed to have been received by the addressee when it is capable of being retrieved by the addressee at the email address in accordance with section 24 of the *Electronic Transactions (Queensland) Act 2001*.
- 17.4** Any such notice may also be given in the manner provided in section 109X of the *Corporations Act 2001 (Cth)* as if it were being served for the purposes stated in that section or in accordance with the provisions of section 347 of the *Property Law Act 1974 (Qld)*.

18. GUARANTEE AND INDEMNITY

- 18.1** Where Item 3 of the Reference Schedule is completed with the name or names of any person or persons then the succeeding provisions of this clause 18 shall apply.
- 18.2** The Guarantor (and jointly and severally where there is more than one Guarantor) guarantees to the Lessor the timely payment by the Tenant of the Rent and other moneys agreed to be paid by the Tenant under this Agreement and the timely compliance with all the terms by which the Tenant is bound under this Agreement.
- 18.3** The Guarantor will at all times pay to the Lessor on demand and indemnify and keep the Lessor indemnified from and against all losses which the Lessor may suffer or incur consequent upon or arising out of any failure by the Tenant to comply with the terms in a timely manner.

INITIALS

EF024 07/17

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 INITIAL
 000012791223

Page 11 of 11

Mary Jean Pty Ltd
 61 Roderick St
 MOFFAT BEACH
 QLD 4551

Tax Invoice
I018641
 Date
 10 May 2022

Description

Attending to various secretarial matters of the company on your behalf throughout the year, including acting as your registered office, checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC), checking and forwarding of your annual Company Statement, preparation of required ASIC advices, preparation of director's meeting minutes to meet solvency requirements of the ASIC, and maintenance of your electronic company register and documentation contained therein.

Discussions, correspondence, instruction and advice to you as required throughout the period.

Subtotal	255.00
GST	25.50
Total	280.50
Amount Due	0.00

Due Date: 24 May 2022

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

Direct Deposit Details: BSB 064-406 Account No. 10620281
 (Please use Invoice No. as Reference)

Customer Mary Jean Pty Ltd
Invoice No. I018641
Amount Due 0.00
Due Date 24 May 2022

Cheque Visa Mastercard

Card No. [][][][][][][][][][][][][][][][] CCV [][][] Expiry Date

Cardholder Signature



ABN 17 141 062 508
 Suite 2 / 10 Lake Kawana Blvd, Birtinya QLD 4575
 Phone: (07) 5437 8888
 Email: info@initiativegroup.com.au

Loctah Pty Ltd
 61 Roderick St
 MOFFAT BEACH
 QLD 4551

Tax Invoice
I017331
Date
 19 November 2021

Description
 Attending to various secretarial matters of the company on your behalf throughout the year, including acting as your registered office, checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC), checking and forwarding of your annual Company Statement, preparation of required ASIC advices, preparation of director's meeting minutes to meet solvency requirements of the ASIC, and maintenance of your electronic company register and documentation contained therein.

 Discussions, correspondence, instruction and advice to you as required throughout the period.

Subtotal	250.00
GST	25.00
<hr/>	
Total	275.00
Amount Due	0.00

Due Date: 3 December 2021

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)



PAYMENT ADVICE

Direct Deposit Details: BSB 064-406 Account No. 10620281
 (Please use Invoice No. as Reference)

Customer Loctah Pty Ltd
Invoice No. I017331
Amount Due 0.00
Due Date 3 December 2021

Cheque Visa Mastercard

Card No. CCV Expiry Date

Cardholder Signature

AUDIT SHIELD SERVICE

Waldron Superannuation Fund
61 Roderick St
MOFFAT BEACH QLD 4551

Tax Receipt

TAI-22104655
Ref: WALD0004
1 July 2021

Details

Expiry Date: 31 July 2022 at 4p.m.
Level of Cover: \$ 10,000.00
Turnover Category: Self-Managed Super Fund

Payment

Fee for Audit Shield service participation:	\$ 290.91
GST Added:	\$ 29.09
Amount Paid:	\$ 320.00
Paid Date:	*1 July 2021

* Participation in the Audit Shield service is active the **next business day** upon receipt of payment.

Name of Entities / Individuals to be covered:

Waldron Superannuation Fund

KeiraElizabeth Trust
Mary Jean Pty Ltd

Waldron SF

Transactions: NAB a/c 971959185 - Waldron Superannuation Fund

Date Range: 01/07/2021 to 30/06/2022

NAB a/c 971959185

	Date	Narrative	Debit	Credit	Balance	Quantity
NAB a/c 971959185						
	01/07/2021	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/07/2021	bank fee	\$ 30.00	\$	30.00 Dr	
	31/08/2021	bank fee	\$ 30.00	\$	60.00 Dr	
	30/09/2021	bank fee	\$ 30.00	\$	90.00 Dr	
	29/10/2021	bank fee	\$ 30.00	\$	120.00 Dr	
	30/11/2021	bank fee	\$ 30.00	\$	150.00 Dr	
	31/12/2021	bank fee	\$ 30.00	\$	180.00 Dr	
	31/01/2022	bank fee	\$ 30.00	\$	210.00 Dr	
	28/02/2022	bank fee	\$ 30.00	\$	240.00 Dr	
	31/03/2022	bank fee	\$ 30.00	\$	270.00 Dr	
	29/04/2022	bank fee	\$ 30.00	\$	300.00 Dr	
	31/05/2022	bank fee	\$ 30.00	\$	330.00 Dr	
	30/06/2022	bank fee	\$ 30.00	\$	360.00 Dr	
	Total NAB a/c 971959185		\$ 360.00 \$	0.00 \$	360.00 Dr	
	Total NAB a/c 971959185		\$ 360.00 \$	0.00 \$	360.00 Dr	



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

MARY JEAN PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 08 May 21

MARY JEAN PTY LTD

ACN 618 948 280

Account No. 22 618948280

Summary

Opening Balance	\$0.00
New items	\$273.00
Payments & credits	\$0.00
TOTAL DUE	\$273.00
	+56
	=\$329

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Inquiries

www.asic.gov.au/invoices

1300 300 630

Please pay

Immediately	\$0.00
By 08 Jul 21	\$273.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC

Australian Securities & Investments Commission

PAYMENT SLIP

MARY JEAN PTY LTD

ACN 618 948 280

Account No: 22 618948280



22 618948280

TOTAL DUE	\$273.00
Immediately	\$0.00
By 08 Jul 21	\$273.00

Payment options are listed on the back of this payment slip



Billor Code: 17301
Ref: 2296189482807



*814 129 0002296189482807 30



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

LOCTAH PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 17 Nov 21

LOCTAH PTY LTD

ACN 134 192 724

Account No. 22 134192724

Summary

Opening Balance	\$0.00
New items	\$56.00
Payments & credits	\$0.00
TOTAL DUE	\$56.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Inquiries

www.asic.gov.au/invoices

1300 300 630

Please pay

Immediately	\$0.00
By 17 Jan 22	\$56.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC

Australian Securities & Investments Commission

PAYMENT SLIP

LOCTAH PTY LTD

ACN 134 192 724

Account No: 22 134192724



22 134192724

TOTAL DUE	\$56.00
Immediately	\$0.00
By 17 Jan 22	\$56.00

Payment options are listed on the back of this payment slip



Billers Code: 17301
Ref: 2291341927245



*814 129 0002291341927245 65

Inquires 1300 300 630

Issue date 08 May 22

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 05431098

Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

ACN 618 948 280

FOR MARY JEAN PTY LTD

REVIEW DATE: 08 May 22

You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to www.asic.gov.au/changes
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.
Ph: 1300 300 630



Use your agent.

Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

1 Registered office
INITIATIVE ACCOUNTING PTY LTD SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

2 Principal place of business
61 RODERICK STREET MOFFAT BEACH QLD 4551

3 Officeholders

Name: LEESA MARY WALDRON
Born: BALLARAT VIC
Date of birth: 08/05/1969
Address: 61 RODERICK STREET MOFFAT BEACH QLD 4551
Office(s) held: DIRECTOR, APPOINTED 08/05/2017

Name: LEIGH WILLIAM WALDRON
Born: BALLARAT VIC
Date of birth: 29/12/1967
Address: 61 RODERICK STREET MOFFAT BEACH QLD 4551
Office(s) held: DIRECTOR, APPOINTED 08/05/2017; SECRETARY, APPOINTED 08/05/2017

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY SHARES	2	\$2.00	\$0.00

5 Members

These details continue on the next page

MARY JEAN PTY LTD ACN 618 948 280

Page 1 of 2

Company statement continued

Name: LEESA MARY WALDRON
Address: 61 RODERICK STREET MOFFAT BEACH QLD 4551

Share Class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

Name: LEIGH WILLIAM WALDRON
Address: 61 RODERICK STREET MOFFAT BEACH QLD 4551

Share Class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see www.asic.gov.au/addresses.

6 Contact address for ASIC use only

Registered agent name: INITIATIVE ACCOUNTING GROUP
Registered agent number: 22813
Address: SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

Inquires 1300 300 630

Issue date 17 Nov 22

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 68660230

Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

ACN 134 192 724
FOR **LOCTAH PTY LTD**

REVIEW DATE: 17 November 22

You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to www.asic.gov.au/changes
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.
Ph: 1300 300 630



Use your agent.

Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

1 Registered office
INITIATIVE ACCOUNTING PTY LTD SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

2 Principal place of business
61 RODERICK STREET MOFFAT BEACH QLD 4551

3 Officeholders

Name: **LEESA WALDRON**
Born: BALLARAT VIC
Date of birth: 08/05/1969
Address: 61 RODERICK STREET MOFFAT BEACH QLD 4551
Office(s) held: DIRECTOR, APPOINTED 17/11/2008; SECRETARY, APPOINTED 17/11/2008

Name: **LEIGH WALDRON**
Born: BALLARAT VIC
Date of birth: 30/12/1966
Address: 61 RODERICK STREET MOFFAT BEACH QLD 4551
Office(s) held: DIRECTOR, APPOINTED 17/11/2008

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY	4	\$4.00	\$0.00

5 Members

These details continue on the next page

LOCTAH PTY LTD ACN 134 192 724

Page 1 of 2

Company statement continued

Name: LEESA WALDRON
Address: 61 RODERICK STREET MOFFAT BEACH QLD 4551

Share Class	Total number held	Fully paid	Beneficially held
ORD	2	Yes	Yes

Name: LEIGH WALDRON
Address: 61 RODERICK STREET MOFFAT BEACH QLD 4551

Share Class	Total number held	Fully paid	Beneficially held
ORD	2	Yes	Yes

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see www.asic.gov.au/addresses.

6 Contact address for ASIC use only

Registered agent name: INITIATIVE ACCOUNTING GROUP
Registered agent number: 22813
Address: SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

HALF YEARLY RATE NOTICE FOR PERIOD

1 January 2022 to 30 June 2022

ISSUE DATE 25 January 2022
 PROPERTY NO. **202452**
 VALUATION \$270,000
 PAYMENT REFERENCE NO. 101013067
 DUE DATE FOR PAYMENT 25 February 2022

AMOUNT PAYABLE \$1,783.19



016453 002



LOCTAH PTY LTD TTE & Mr LW WALDRON TTE &
 Mrs LM WALDRON TTE
 61 RODERICK ST
 MOFFAT BEACH QLD 4551

PROPERTY LOCATION: 17 Daniel St CALOUNDRA WEST QLD 4551

PROPERTY DESCRIPTION: Lot 20 RP 202618

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 3U	270000 x	.009207 x .5 =	1,242.94
Waste Bin - 240 Litre - Commercial	1 x	\$385.10 x .5 =	192.55
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$80.00 x .5 =	40.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 3	1 x	\$558.40 x .5 =	279.20
TOTAL:			\$1,783.19

$\$1,783.19 \times 2 = \$3,566.38 \times 90\% = \$3,209.74$

Please review the enclosed Schedule of Rates to confirm your rate category.
 Did you know you can set up a payment arrangement to pay your rates over the 6 month rating period?
 Please email rates@sunshinecoast.qld.gov.au before the due date for payment to set up the arrangement.

PAYMENT OPTIONS

PROPERTY NO. 202452
 LOCTAH PTY LTD TTE & Mr LW WALDRON TTE &
 AMOUNT PAYABLE 1,783.19
 DUE DATE 25 February 2022



Bill Code: 18259
Ref: 101013067


Telephone & Internet Banking – BPAY®
 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au




Post Billpay
 Pay in Person at any Post Office, Credit Card not accepted.




Credit Card by Phone
 Phone 13 18 16 and follow the prompts
 Billpay Code: 0214
 Ref: 1 0101 3067
 MasterCard & Visa accepted



Pay using your smartphone
 Download the Sniip App and scan the code to pay now.




Internet
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
 Ref: 1 0101 3067
 MasterCard & Visa accepted

 If you wish to pay your rates by direct debit please contact Council for further information.



706SCPO108_V1

706SC10_Under7_1_131/016453/017919/123



Contact: ETIENNETTE STRINGER
 Direct Line:
 Your Ref:

Retail Business Insurance

LVL 13 DARLING PARK
 201 SUSSEX STREET
 SYDNEY NSW 2000

Date: 26 October 2022

GPO Box 244, SYDNEY NSW 2001
 Telephone: 132 818
 Facsimile: 1300 367 310

LOCTAH PTY LTD
 ATS WALDRON SUPER FUND
 61 RODERICK ST
 MOFFAT BEACH QLD 4551

Dear SIR/MADAM,

Tax Invoice

Here is your Tax Invoice for the premium you have already paid us.

ITEM	DETAILS	
Insured name:	LOCTAH PTY LTD	April-June 2022= 3 x \$169.27
ABN:	NA	= \$507.81
Policy number:	5557532 / MSA	less GST = (42.36)
Type of policy:	Business Insurance Policy	total for 2022 = \$465.45 ✓
Period of insurance:	11/4/2022 to 4pm 11/4/2023	
Payment reason:	New Business	
Total amount paid:	\$2,031.24 - includes \$169.41 GST	

$\frac{1}{12} = 2031.24 = \169.27 $\frac{1}{12} = \$14.12$
 If you are registered for GST, then your Input Tax Credit entitlement is based on the amount shown above. Due to the way insurance premiums are calculated, the GST amount may be less than 1/11th of the total premium paid.

Contact us

If you have any questions or need more information, please call us on 132818.

Yours faithfully,

Commercial Claims
 Retail Business Insurance

CMLTAXH



Date of Issue: 26/10/2022

NRMA Insurance
Level 13 Darling Park,
201 Sussex Street
SYDNEY NSW 2000
Telephone: 132 818

LOCTAH PTY LTD ATS WALDRON SUPER
FUND
61 RODERICK ST
MOFFAT BEACH QLD 4551

Certificate of Currency

This Certificate of Currency confirms the details of the Business Insurance Policy as of the issue date.

Insured: LOCTAH PTY LTD ATS WALDRON SUPER FUND ✓
Business: Property Owner of : Factory / Industrial
Reference Number: BP 5557532
Period of Insurance: 11/04/2022 - 11/04/2023

Interested Party:

Situation Address/Premises: 15 DANIEL ST, CALOUNDRA QLD 4551 ✓

Property	Sum Insured
Buildings	\$262,500.00
Business Interruption	Sum Insured
Gross Rentals	\$52,000.00

Situation Address/Premises: WITHIN THE TERRITORIAL LIMITS, MOFFAT BEACH QLD 4551

General & Products Liability	Sum Insured
General and Products Liability	\$10,000,000.00
Property in Physical or Legal Control	\$250,000.00

This document provides limited details. For more information please call us on 132 818, alternatively you can email us on NRMABusinessDirect@iag.com.au. This document is prepared for your information only. The risk details stated above are limited and may not reflect all covers selected by you. For full details about the Terms and Conditions of your policy please refer to your current Certificate of Insurance and the Business Insurance Policy Product Disclosure Statement and Policy Booklet.

Waldron SF

Transactions: 15 Daniel Street, Caloundra West - Waldron Superannuation Fund

Date Range: 01/07/2021 to 30/06/2022

15 Daniel Street, Caloundra West

	Date	Narrative	Debit	Credit	Balance	Quantity
15 Daniel Street, Caloundra West						
	01/07/2021	Opening Balance		0.00	\$ 0.00	Cr
	01/07/2021	interest	\$ 1,119.25	\$	1,119.25	Dr
	03/08/2021	interest	\$ 1,146.40	\$	2,265.65	Dr
	01/09/2021	interest	\$ 997.03	\$	3,262.68	Dr
	01/10/2021	interest	\$ 1,017.48	\$	4,280.16	Dr
	02/11/2021	interest	\$ 989.25	\$	5,269.41	Dr
	01/12/2021	interest	\$ 837.58	\$	6,106.99	Dr
	04/01/2022	interest	\$ 954.73	\$	7,061.72	Dr
	01/02/2022	interest	\$ 753.17	\$	7,814.89	Dr
	01/03/2022	interest	\$ 725.46	\$	8,540.35	Dr
	01/04/2022	interest	\$ 783.01	\$	9,323.36	Dr
	03/05/2022	interest	\$ 796.00	\$	10,119.36	Dr
	01/06/2022	interest	\$ 718.15	\$	10,837.51	Dr
	Total 15 Daniel Street, Caloundra West		\$ 10,837.51	\$ 0.00	\$ 10,837.51	Dr
	Total 15 Daniel Street, Caloundra West		\$ 10,837.51	\$ 0.00	\$ 10,837.51	Dr

RayWhite19th October 2022

Mr and Mrs Waldron
61 Roderick Street
MOFFAT BEACH QLD 4551

Dear Leigh and Leesa,

Market Appraisal: 15 Daniel Street, Caloundra West, Qld, 4551 ✓
RP Data: L19 on RP 184030
Zoning: Medium Impact Industry Zone
Land Area: 1654 m² approx
Building Area: 315 m² approx

Thank you for contacting Ray White Commercial Caloundra and Sunshine Coast South to appraise the above property.

Property Description

The property comprises 1654sqm of industrial land with improvements which includes a freestanding industrial warehouse of approximately 315sqm.

The property is fully fenced and gated with large area of hardstand plus an external service bay. It also includes a 13,000 litre water tank.

Sale Appraisal

The property is currently leased for \$57,209pa plus outgoings (GST not applicable).

Based on the above net rental and an investor yield expectation of 6% in today's market a sale price of \$950,000 ✓ approximately could be achieved.

I trust the above information is of assistance to you.

Regards,



Len Greedy
Commercial Sales & Leasing

*The figures provided by me are an appraisal only, and for true valuation the services of a licensed valuer should be employed.

Ray White Commercial Caloundra & Sunshine Coast South

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 16374138	Search Date: 05/12/2022 15:47
Date Title Created: 02/11/1982	Request No: 43029101
Previous Title: 14621107	

ESTATE AND LAND

Estate in Fee Simple

LOT 19 REGISTERED PLAN 184030
Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 719068147 26/10/2018

MARY JEAN PTY LTD A.C.N. 618 948 280
UNDER INSTRUMENT 719068147

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 14176248 (POR 411)
2. EASEMENT IN GROSS No 602554878 (G708660) 29/04/1982
BURDENING THE LAND
TO COUNCIL OF THE SHIRE OF LANDSBOROUGH
OVER EASEMENT H ON RP184030
3. LEASE No 718184701 31/07/2017 at 15:33
BRENT EION ANDERSON TENANT IN COMMON 1/2
MELISSA JANE HUNSLEY TENANT IN COMMON 1/2
OF THE WHOLE OF THE LAND
TERM: 31/07/2017 TO 31/07/2020 OPTION 3 YEARS
4. MORTGAGE No 719068148 26/10/2018 at 08:52
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

RayWhite19th October 2022

Mr and Mrs Waldron
61 Roderick Street
MOFFAT BEACH QLD 4551

Dear Leigh and Leesa,

Market Appraisal: 17 Daniel Street, Caloundra West, Qld, 4551
RP Data: L20 on RP 202618
Zoning: Industry (2130)
Land Area: 927 m² approx
Building Area: 330 m² approx

Thank you for contacting Ray White Commercial Caloundra and Sunshine Coast South to appraise the above property.

Property Description

A freestanding industrial shed of metal construction on a 927m² level allotment in the Caloundra West Industrial Estate.

It benefits from multiple roller access points into the warehouse, substantial hard stand area, 3 phase power and off street parking.

Sale Appraisal

Based on the following:

Land value: \$900 per mtr equates to \$834,300

Building replacement cost: \$1300 per mtr equates to \$429,000

We are of the opinion that a sale price of \$1.25m could be achieved. ✓

I trust the above information is of assistance to you.

Regards,



Len Greedy
Commercial Sales & Leasing

*The figures provided by me are an appraisal only, and for true valuation the services of a licensed valuer should be employed.

Ray White Commercial Caloundra & Sunshine Coast South

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	16799233	Search Date:	05/12/2022 15:48
Date Title Created:	16/09/1985	Request No:	43029128
Previous Title:	16373059		

ESTATE AND LAND

Estate in Fee Simple

LOT 20 REGISTERED PLAN 202618
 Local Government: SUNSHINE COAST

REGISTERED OWNER

INTEREST

Dealing No: 717099733 29/02/2016

LEESA MARY WALDRON

LEIGH WILLIAM WALDRON

LOCTAH PTY LTD A.C. N. 134 192 724
 UNDER INSTRUMENT 716581207

JOINT TENANTS INTER SE
 TRUSTEE

1/10
 9/10

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
 Deed of Grant No. 14176248 (POR 411)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

2980 Borrowing Costs 2980

Client Name: Waldron Superannuation Fund	Preparer: MA	Date: 21-Dec-21
Client ABN: 0	Reviewer: KJ	Date: 00-Jan-00
Year Ending: 30 June 2022	GO TO INDEX	

Borrowing Cost Summary

Prior year Carried Forward Borrowing Costs balance	\$ 3,356.70	Instructions: 1) Ensure the current year is showing in cell B4 (from the Home Page).
add Current Year Borrowing Costs	\$ -	2) For each loan, enter the a) period; b) date incurred; and c) borrowing costs amount.
less Write off of Borrowing Costs (amount expensed)	\$ 1,719.27	NB: A) If you enter ALL (prior-year and current-year) loans below, this spreadsheet will calculate the prior-year expense and carried-forward balance. However, if for any reason your prior-year accounts amounts were different, simply enter each amount into the prior-year expense cells (i.e. replace the formula) in column H as needed. B) When a loan schedule has finished/expired, delete it from this workpaper.
= Borrowing Costs Carried Forward to next year	\$ 1,637.43	

(Prior-year and) Current Year Borrowing Cost Amortisation Schedules

Loan Name/Description:	Borrowing Costs - 17 Daniel	Year	Expense	Balance
Loan Period (months):	60	2017	44.55	2,155.46
Date Incurred (i.e. start of loan period):	25/05/2017	2018	439.52	1,715.94
Borrowing Costs:	\$2,200.01	2019	439.52	1,276.42
Date loan repaid (ONLY if paid out early in this FY):		2020	440.72	835.69
		2021	439.52	396.17
		2022	396.17	-
		TOTAL \$	2,200.01	

Loan Name/Description:	Borrowing Costs - 15 Daniel	Year	Expense	Balance
Loan Period (months):	60	2019	781.13	4,389.63
Date Incurred (i.e. start of loan period):	28/09/2018	2020	1,035.85	3,353.78
Borrowing Costs:	\$5,170.76	2021	1,033.02	2,320.76
Date loan repaid (ONLY if paid out early in this FY):		2022	1,033.02	1,287.74
		2023	1,033.02	254.72
		2024	254.72	-
		TOTAL \$	5,170.76	

Loan Name/Description:	Brokerage on 15 Daniel	Year	Expense	Balance
Loan Period (months):	60	2019	231.27	1,220.73
Date Incurred (i.e. start of loan period):	13/09/2018	2020	290.88	929.85
Borrowing Costs:	\$1,452.00	2021	290.08	639.77
Date loan repaid (ONLY if paid out early in this FY):		2022	290.08	349.69
		2023	290.08	59.61
		2024	59.61	-
		TOTAL \$	1,452.00	

Loan Name/Description:	Borrowing Costs - 15 Daniel	Year	Expense	Balance
Loan Period (months):	60		-	-
Date Incurred (i.e. start of loan period):			-	-
Borrowing Costs:			-	-
Date loan repaid (ONLY if paid out early in this FY):			-	-
			-	-
			-	-
		TOTAL \$	-	

Loan Name/Description:	Borrowing Costs - 15 Daniel	Year	Expense	Balance
Loan Period (months):	60		-	-
Date Incurred (i.e. start of loan period):			-	-
Borrowing Costs:			-	-
Date loan repaid (ONLY if paid out early in this FY):			-	-
			-	-
			-	-
		TOTAL \$	-	

Loan Name/Description:	Borrowing Costs - 15 Daniel	Year	Expense	Balance
Loan Period (months):	60		-	-
Date Incurred (i.e. start of loan period):			-	-
Borrowing Costs:			-	-
Date loan repaid (ONLY if paid out early in this FY):			-	-
			-	-
			-	-
		TOTAL \$	-	

Centuria

LOCTAH PTY LTD
<WALDRON SUPERFUND A/C>
61 RODERICK STREET
MOFFAT BEACH QLD 4551

21 October 2022

Centuria Industrial REIT Ordinary Units Fully Paid Periodic Statement

Subregister: Issuer Sponsored
Investor number: 000086419076
Tax reference: Quoted
Statement period: 01 July 2021 to 30 June 2022

TABLE A Transaction List - Security Movement					
Date	Transaction	Number of securities	Price per security ¹ (\$)	Total value ² (\$)	Balance of securities
01/07/2021	Opening Balance	3,182	\$3.7200	\$11,837.04	3,182
30/06/2022	Closing Balance	3,182	\$2.8100	\$8,941.42	3,182

1 The amounts shown assume a price per security taken as the market closing price for the date of each transaction. This statement does not show the market price at which you executed a transaction on the ASX (or the total dollar value of your transaction) as this information is not provided to us. The market price of your transaction should have been provided to you by the broker who effected your transaction.

2 The value of your investment shown for the balance is equal to the number of units multiplied by the market closing price for the relevant date.

TABLE B Fund distribution summary						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	Distribution Plan Allotment
30/09/2021	28/10/2021	Centuria Industrial REIT September 2021 Quarterly Distribution	\$137.62	\$0.00	\$137.62	0
31/12/2021	28/01/2022	Centuria Industrial REIT December 2021 Quarterly Distribution	\$137.62	\$0.00	\$137.62	0
31/03/2022	04/05/2022	Centuria Industrial REIT March 2022 Quarterly Distribution	\$137.62	\$0.00	\$137.62	0
30/06/2022	05/08/2022	Centuria Industrial REIT June 2022 Quarterly Distribution	\$137.62	\$0.00	\$137.62	0
Total for statement period			\$550.48	\$0.00	\$550.48	0

**TABLE C
Fees and Costs Summary**

Type of Fee	Amount (\$)
Fees deducted directly from your account This amount has been deducted directly from your account (reflected in the transactions listed on this statement).	\$0.00
Fees and costs deducted from your investment³ This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment and that are not reflected as transactions listed on this statement or in the Additional explanation of fees and costs.	\$57.18
TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affected your investment during the period.	\$57.18

³ This is the amount of fees and costs that are attributed to you and include management fees and costs, performance fees and transaction costs on any applicable transactions throughout the period. It is an apportioned amount that has been calculated by multiplying your daily account balance over the period by the Cost of Product. The Cost of Product is calculated by dividing the Fund's management costs and expenses, performance fees and transaction costs on applicable transactions by the Fund's average net assets over the period.

**TABLE D
Calculation of your Net Investment Return ⁴**

Calculation of the Investment Return	Amount (\$)	Amount sourced from
Closing Balance	\$8,941.42	Table A
Add: withdrawal payment	\$0.00	Table A
Less: opening balance	\$11,837.04	Table A
Less: applications/allotments	\$0.00	Table A
Less: fees deducted directly from your account	\$0.00	Table C
Change in market value (growth return) ⁵	-\$2,895.62	
Add: gross distribution amounts (distribution return)	\$550.48	Table B
Net Investment return (total return)	-\$2,345.14	

⁴ This is not a statement for tax purposes. We send a separate tax statement which contains all the information about your investment that you need to complete your tax return.

⁵ The 'growth return' is the change in the value of your investment in the period, taking into account transactions and excluding distributions. This amount is only for reporting purposes.

Further Information

You can access information regarding your investments through www.CenturiaInvestor.com. If you have questions about the periodic statement or any administrative queries, please contact Centuria Investor Services team on 1800 182 257. For more information about other investment options, please call Centuria directly on 02 8923 8923, or email contactus@centuria.com.au.

Handling Complaints

If you have a complaint, please let us know by contacting our Investor Services Team on 1300 22 44 24, or emailing: compliance@centuria.com.au or writing to us at Centuria Complaints Resolution Process, Level 41, Chifley Tower, 2 Chifley Square, Sydney NSW 2000. We aim to resolve your concerns at the time of your first contact with us. If this is not possible, we will acknowledge your complaint as soon as possible and will investigate, properly consider and decide on the action to take and communicate this to you within 30 days. For further information on the complaints handling process, please go to centuria.com.au/contact-us/complaints.

If you are not satisfied with our response to the matter, you may be able to refer the matter to the Australian Financial Complaints Authority (AFCA) on telephone: **1800 931 678** or write to AFCA at: GPO Box 3, Melbourne VIC 3001, Australia or email: info@afca.org.au

Disclaimer

While every reasonable care has been taken to ensure that the information on this statement is correct and the information contained in this document is believed to be accurate at the time of compilation, Centuria cannot accept liability for any error or misprint. This statement was prepared by Centuria. This information is of a general nature and is not intended to provide you with financial advice or take into account your personal objectives, financial situation or needs.

You may wish to seek independent financial advice from a licensed or authorised financial adviser before making an investment decision. The performance of your investment in any of the Centuria funds is not guaranteed. Past performance is not a reliable indicator of future performance.

Your privacy is important to us. Our Privacy Policy sets out how your information is managed, and is available at <https://centuria.com.au/contact-us/privacy-policy/>.



Investor Centre

Balance History

Currency Australian Dollar ▼

◀ View: GDF, I*****1556 (LOCTAH PTY LTD <WALDRON SUPERANNUATION FUND A/C>)

Balance as at date (dd/mm/yyyy) 30/06/2022 📅

Displaying Balance History as at **30 Jun 2022**

HIN/SRN EMP ID	Security Code	Closing Price (AUD)	Total Balance	Tradeable Balance	Total Value (AUD)
I*****1556	GDF	1.535	1,408	1,408	2,161.28

Viewing 1 - 1 of 1
Total Value: \$ 2,161.28

Ask us now ^

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			182.66 Cr
23 May 2022	Cal Bud Rent Bank Of Qld 080260.....		4,767.40	4,950.06 Cr
24 May 2022	ATO001000016647072 ATO 012721.....		361.50	5,311.56 Cr
31 May 2022	Interest.....		0.09	
	Loan Repayment Loctah Pty Ltd To 97-195-9185.....	3,784.66		1,526.99 Cr
1 Jun 2022	-----			
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Transfer NAB	1	\$0.00	\$0.00
	Internet Bpay	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00

13 Jun 2022	335837 NRMA Insurance 123856.....	169.27		1,357.72 Cr
16 Jun 2022	Online Y7135293014 Rent in advance Caloundra Ex.....		6,600.00	
	Online Q2616538714 Rent in Advance Wladron.....	6,600.00		1,357.72 Cr
20 Jun 2022	Cal Bud Rent Bank Of Qld 080260.....		4,767.40	6,125.12 Cr
30 Jun 2022	Interest.....		0.12	
	Loan Repayment Loctah Pty Ltd To 97-195-9185.....	3,784.66		2,340.58 Cr
1 Jul 2022	-----			
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Transfer NAB	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00

The Following Information Concerning This Account Is
Provided To Assist In Preparing Your 2021/22 Tax Return

Credit Interest Paid - 2021/22 Financial Year 1.37
Resident Withholding Tax - 2021/22 Financial Year 0.00

If You Have Any Queries, Please Call The Account Enquiries
Number On The Top Of This Statement.

Internet Transfer Inv 1019093.....	220.00	2,120.58 Cr
------------------------------------	--------	-------------

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

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Explanatory Notes

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NAB Cash Manager

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

A6



002/000012



LOCTAH PTY LTD
61 RODERICK STREET
MOFFAT BEACH QLD 4551

Account Balance Summary

Opening balance	\$2,202.23	Cr
Total credits	\$30,215.99	
Total debits	\$30,297.64	
Closing balance	\$2,120.58	Cr

Statement starts 2 April 2022
Statement ends 1 July 2022

Outlet Details

West End
115 Boundary St, West End Qld 4101

Lending Investment & Insurance Enquiries

Banker Sb Qld Comm Broker 4332 A
Telephone number 13 70 10

Account Details

LOCTAH PTY LTD ATF THE WALDRON SUPERANNUATION FUND

BSB number 084-447
Account number 70-698-7230 ✓

Transaction Details

Date	Particulars	Debits	Credits	Balance
2 Apr 2022	Brought forward			2,202.23 Cr
12 Apr 2022	180520 NRMA Insurance			
	123856.....	169.27		2,032.96 Cr
14 Apr 2022	001276481636 Gdf Dist			
	208379.....		14.34	2,047.30 Cr
22 Apr 2022	Online B0922447509 Rent September 22			
	Caloundra Ex.....		2,200.00	4,247.30 Cr
26 Apr 2022	Cal Bud Rent Bank Of Qld			
	080260.....		4,767.40	9,014.70 Cr
28 Apr 2022	Internet Bpay Tax Office Payments			
	855325141389460.....	3,540.00		5,474.70 Cr
29 Apr 2022	Interest.....		0.12	5,474.82 Cr
2 May 2022				
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Bpay	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00
	Internet Bpay Tax Office Payments			
	551008109404176821.....	1,475.85		3,998.97 Cr
3 May 2022	Loan Repayment Loctah Pty Ltd			
	To 97-195-9185.....	3,784.66		214.31 Cr
4 May 2022	S00121889901 Centuria Industr			
	255730.....		137.62	351.93 Cr
11 May 2022	256391 NRMA Insurance			
	123856.....	169.27		182.66 Cr
19 May 2022	Online W1375021718 Rent in advance			
	Caloundra Ex.....		6,600.00	
	Online V1675071718 Rent in advance			
	Wladron.....	6,600.00		182.66 Cr
	Carried forward			182.66 Cr

18272701/A0000012/S000015/0000029

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			1,519.14 Cr
	Less Transaction Rebate		\$0.00	
	Transaction Fees Less Rebate		\$0.00	
	Account Service Fee		\$0.00	
	Fee Charged		\$0.00	
				1,519.14 Cr
17 Feb 2022	Online M6005948585 Rent in Advance			
	Caloundra Ex		2,200.00	3,719.14 Cr
21 Feb 2022	Cal Bud Rent Bank Of Qld			
	080260		4,767.40	8,486.54 Cr
28 Feb 2022	Interest		0.14	
	Internet Bpay Tax Office Payments			
	855325141389460	3,540.00		
	Loan Repayment Loctah Pty Ltd			
	To 97-195-9185	3,784.66		1,162.02 Cr
1 Mar 2022	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Bpay	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00
				1,162.02 Cr
11 Mar 2022	001275294306 Gdf Payment			
	498528		57.36	1,219.38 Cr
21 Mar 2022	Cal Bud Rent Bank Of Qld			
	080260		4,767.40	5,986.78 Cr
31 Mar 2022	Interest		0.11	
	Loan Repayment Loctah Pty Ltd			
	To 97-195-9185	3,784.66		2,202.23 Cr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

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Explanatory Notes

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NAB Cash Manager

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

A6

002/000011



LOCTAH PTY LTD
61 RODERICK STREET
MOFFAT BEACH QLD 4551

Account Balance Summary

Opening balance	\$2,813.07	Cr
Total credits	\$16,697.53	
Total debits	\$17,308.37	
Closing balance	\$2,202.23	Cr

Statement starts 1 January 2022

Statement ends 1 April 2022

Outlet Details

West End
115 Boundary St, West End Qld 4101

Lending Investment & Insurance Enquiries

Banker Sb Qld Comm Broker 4332 A
Telephone number 13 70 10

Account Details

LOCTAH PTY LTD ATF THE WALDRON SUPERANNUATION FUND

BSB number 084-447
Account number 70-698-7230

For Your Information

NAB is aware that Australians are being targeted with investment scams promising lucrative returns. Some investment scams may impersonate NAB. Be wary of any opportunity promoting significant returns in short time frames. Before transferring any money to an investment company, check the Australian Securities and Investments Commission's (ASIC) list of companies that you shouldn't deal with at moneysmart.gov.au/companies-you-should-not-deal-with. If you believe that you've paid money to an investment scam, please contact NAB on 13 22 65 and say, "Fraud Assist". Learn how to protect yourself at nab.com.au/security.

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jan 2022	Brought forward			2,813.07 Cr
4 Jan 2022	-----			
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Transfer NAB	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Less Transaction Rebate			\$0.00
	Transaction Fees Less Rebate			\$0.00
	Account Service Fee			\$0.00
	Fee Charged			\$0.00

				2,813.07 Cr
13 Jan 2022	Internet Transfer Inv 1017601.....	2,414.39		398.68 Cr
24 Jan 2022	Cal Bud Rent Bank Of Qld 080260.....		4,767.40	5,166.08 Cr
28 Jan 2022	S00121889901 Centuria Industr 255730.....		137.62	5,303.70 Cr
31 Jan 2022	Interest.....		0.10	
	Loan Repayment Loctah Pty Ltd To 97-195-9185.....	3,784.66		1,519.14 Cr
1 Feb 2022	-----			
	Monthly Transaction Summary	Number	Unit Cost	Fee
	Internet Transfer Non-NAB	1	\$0.00	\$0.00
	Total Transaction Fees			\$0.00
	Carried forward			1,519.14 Cr

0917701A000011/S000015/000029

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			1,830.18 Cr
	Transaction Fees Less Rebate		\$0.00	
	Account Service Fee		\$0.00	
	Fee Charged		\$0.00	
				1,830.18 Cr
20 Dec 2021	Cal Bud Rent Bank Of Qld 080260.....		4,767.40	6,597.58 Cr
23 Dec 2021	Online B9767206534 Rent In Advance Caloundra Ex.....		10,000.00	
	Online F3490487634 Rent In Advance Wladron	10,000.00		6,597.58 Cr
31 Dec 2021	Interest.....		0.15	
	Loan Repayment Loctah Pty Ltd To 97-195-9185.....	3,784.66		2,813.07 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

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NAB Cash Manager

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002/000421



LOCTAH PTY LTD
61 RODERICK STREET
MOFFAT BEACH QLD 4551

Account Balance Summary

Opening balance	\$3,597.80	Cr
Total credits	\$24,440.25	
Total debits	\$25,224.98	
Closing balance	\$2,813.07	Cr

Statement starts 2 October 2021
Statement ends 31 December 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Lending Investment & Insurance Enquiries

Banker Sb Qld Comm Broker 4332 A
Telephone number 13 70 10

Account Details

LOCTAH PTY LTD ATF THE WALDRON SUPERANNUATION FUND

BSB number 084-447
Account number 70-698-7230

Transaction Details

Date	Particulars	Debits	Credits	Balance
2 Oct 2021	Brought forward			3,597.80 Cr
25 Oct 2021	Cal Bud Rent Bank Of Qld 080260.....		4,767.40	8,365.20 Cr
28 Oct 2021	S00121889901 Centuria Industr 255730.....		137.62	
	Internet Bpay Tax Office Payments 855325141389460.....	3,540.00		4,962.82 Cr
29 Oct 2021	Interest.....		0.16	4,962.98 Cr
1 Nov 2021	----- Monthly Transaction Summary Number Unit Cost Fee Internet Bpay 1 \$0.00 \$0.00 Total Transaction Fees \$0.00 Less Transaction Rebate \$0.00 Transaction Fees Less Rebate \$0.00 Account Service Fee \$0.00 Fee Charged \$0.00 -----			
	Loan Repayment Loctah Pty Ltd To 97-195-9185.....	3,784.66		1,178.32 Cr
22 Nov 2021	Cal Bud Rent Bank Of Qld 080260.....		4,767.40	5,945.72 Cr
25 Nov 2021	Internet Bpay Asic 2291341927245.....		56.00	
	Internet Transfer Inv 107331.....	275.00		5,614.72 Cr
30 Nov 2021	Interest.....		0.12	
	Loan Repayment Loctah Pty Ltd To 97-195-9185.....	3,784.66		1,830.18 Cr
1 Dec 2021	----- Monthly Transaction Summary Number Unit Cost Fee Internet Transfer Non-NAB 1 \$0.00 \$0.00 Internet Bpay 1 \$0.00 \$0.00 Total Transaction Fees \$0.00 Less Transaction Rebate \$0.00 Carried forward			1,830.18 Cr

365/78/01/N000421/S000735/001469

Transaction Details (continued)

Date	Particulars		Debits	Credits	Balance
	Brought forward				3,597.80 Cr
1 Oct 2021	-----				
	Monthly Transaction Summary	Number	Unit Cost	Fee	
	Internet Transfer NAB	1	\$0.00	\$0.00	
	Total Transaction Fees			\$0.00	
	Less Transaction Rebate			\$0.00	
	Transaction Fees Less Rebate			\$0.00	
	Account Service Fee			\$0.00	
	Fee Charged			\$0.00	

					3,597.80 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

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NAB Cash Manager

For further information call the
Business Servicing Team on 13 10 12

002/000008



LOCTAH PTY LTD
61 RODERICK STREET
MOFFAT BEACH QLD 4551

Account Balance Summary

Opening balance	\$652.45	Cr
Total credits	\$18,837.70	
Total debits	\$15,892.35	
Closing balance	\$3,597.80	Cr

Statement starts 14 July 2021
Statement ends 1 October 2021

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

LOCTAH PTY LTD ATF THE WALDRON SUPERANNUATION
FUND
BSB number 084-447
Account number 70-698-7230

Transaction Details

Date	Particulars	Debits	Credits	Balance
14 Jul 2021	Brought forward			652.45 Cr
26 Jul 2021	Online K4241968936 Rent August Caloundra Ex.....		2,200.00	
	Cal Bud Rent Bank Of Qld 080260.....		4,767.40	7,619.85 Cr
28 Jul 2021	Internet Bpay Tax Office Payments 855325141389460.....	3,296.00		4,323.85 Cr
30 Jul 2021	Interest.....		0.05	4,323.90 Cr
2 Aug 2021	----- Monthly Transaction Summary Number Unit Cost Fee Internet Bpay 1 \$0.00 \$0.00 Total Transaction Fees \$0.00 Less Transaction Rebate \$0.00 Transaction Fees Less Rebate \$0.00 Account Service Fee \$0.00 Fee Charged \$0.00 -----			
	Loan Repayment Loctah Pty Ltd To 97-195-9185.....	3,784.66		539.24 Cr
10 Aug 2021	S00121889901 Centuria Industr 255730.....		135.24	674.48 Cr
23 Aug 2021	Cal Bud Rent Bank Of Qld 080260.....		4,767.40	5,441.88 Cr
31 Aug 2021	Interest.....		0.09	
	Loan Repayment Loctah Pty Ltd To 97-195-9185.....	3,784.66		1,657.31 Cr
2 Sep 2021	Online B9763918974 Trans Wladron.....		1,242.37	414.94 Cr
17 Sep 2021	Online L8398715784 Rent September Caloundra Ex.....		2,200.00	2,614.94 Cr
20 Sep 2021	Cal Bud Rent Bank Of Qld 080260.....		4,767.40	7,382.34 Cr
30 Sep 2021	Interest.....		0.12	
	Loan Repayment Loctah Pty Ltd To 97-195-9185.....	3,784.66		3,597.80 Cr
	Carried forward			3,597.80 Cr



NAB Cash Manager
 For further information call the
 Business Servicing Team on 13 10 12



002/000008



LOCTAH PTY LTD
 61 RODERICK STREET
 MOFFAT BEACH QLD 4551

Account Balance Summary

Opening balance	\$209.64	Cr
Total credits	\$4,767.47	
Total debits	\$4,324.66	
Closing balance	\$652.45	Cr

Statement starts 19 June 2021
Statement ends 13 July 2021

Outlet Details

West End
 115 Boundary St, West End Qld 4101

Account Details

LOCTAH PTY LTD ATF THE WALDRON SUPERANNUATION FUND
 BSB number 084-447
 Account number 70-698-7230

Transaction Details

Date	Particulars	Debits	Credits	Balance
19 Jun 2021	Brought forward			209.64 Cr
21 Jun 2021	Cal Bud Rent Bank Of Qld 080260.....		4,767.40	4,977.04 Cr
24 Jun 2021	Internet Transfer Inv 1015622.....	220.00		4,757.04 Cr
30 Jun 2021	Interest.....		0.07	
	Loan Repayment Loctah Pty Ltd To 97-195-9185.....	3,784.66		
	Internet Transfer Inv TAI-22104655.....	320.00		652.45 Cr

1 Jul 2021

Monthly Transaction Summary	Number	Unit Cost	Fee
Internet Transfer NAB	2	\$0.00	\$0.00
Internet Transfer Non-NAB	2	\$0.00	\$0.00
Total Transaction Fees			\$0.00
Less Transaction Rebate			\$0.00
Transaction Fees Less Rebate			\$0.00
Account Service Fee			\$0.00
Fee Charged			\$0.00

The Following Information Concerning This Account Is
 Provided To Assist In Preparing Your 2020/21 Tax Return
 Credit Interest Paid - 2020/21 Financial Year 1.97
 Resident Withholding Tax - 2020/21 Financial Year 0.00
 If You Have Any Queries, Please Call The Account Enquiries
 Number On The Top Of This Statement.

652.45 Cr

194/78/01/M0000008/S000017/1000033

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
24 Feb 2022	28 Feb 2022	- GST	\$1,900.00		
24 Feb 2022	28 Feb 2022	- PAYG Instalments	\$1,640.00		
1 Mar 2022	28 Feb 2022	Payment received		\$3,540.00	\$0.30 CR
1 Mar 2022	1 Mar 2022	General interest charge			\$0.30 CR
29 Apr 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22	\$3,540.00		\$3,539.70 DR
29 Apr 2022	28 Apr 2022	- GST	\$1,900.00		
29 Apr 2022	28 Apr 2022	- PAYG Instalments	\$1,640.00		
29 Apr 2022	28 Apr 2022	Payment received		\$3,540.00	\$0.30 CR ✓
14 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22	\$3,417.00		\$3,416.70 DR
14 Jul 2022	28 Jul 2022	- GST	\$1,900.00		
14 Jul 2022	28 Jul 2022	- PAYG Instalments	\$1,517.00		
29 Jul 2022	28 Jul 2022	Payment received		\$3,417.00	\$0.30 CR
24 Oct 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22	\$3,542.00		\$3,541.70 DR
24 Oct 2022	28 Oct 2022	- GST	\$1,900.00		
24 Oct 2022	28 Oct 2022	- PAYG Instalments	\$1,642.00		
1 Nov 2022	28 Oct 2022	Payment received		\$3,542.00	\$0.30 CR
1 Nov 2022	1 Nov 2022	General interest charge			\$0.30 CR



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE WALDRON
SUPERANNUATION FUND
ABN 85 532 514 138
TFN 810 940 417

Activity statement 001

Date generated	05 December 2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.30 CR

PAYG I paid=\$6,437 with Jun 22 payable=\$1,517

Transactions

16 results found - from 01 May 2021 to 05 December 2022 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21	\$3,296.00		\$0.30 CR
3 May 2021	28 Apr 2021	- GST	\$1,900.00		
3 May 2021	28 Apr 2021	- PAYG Instalments	\$1,396.00		
21 Jul 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21	\$3,296.00		\$3,295.70 DR
21 Jul 2021	28 Jul 2021	- GST	\$1,900.00		
21 Jul 2021	28 Jul 2021	- PAYG Instalments	\$1,396.00		
29 Jul 2021	28 Jul 2021	Payment received		\$3,296.00	\$0.30 CR
18 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21	\$3,540.00		\$3,539.70 DR
18 Oct 2021	28 Oct 2021	- GST	\$1,900.00		
18 Oct 2021	28 Oct 2021	- PAYG Instalments	\$1,640.00		
19 Oct 2021	1 Jul 2020	General interest charge			\$3,539.70 DR
29 Oct 2021	28 Oct 2021	Payment received		\$3,540.00	\$0.30 CR
24 Feb 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21	\$3,540.00		\$3,539.70 DR



All Registry communications to:
 C/- Link Market Services Limited
 Locked Bag A14, Sydney South, NSW, 1235
 Telephone: 1300 554 474
 ASX Code: **GDF**
 Email: registrars@linkmarketservices.com.au
 Website: www.linkmarketservices.com.au

GARDA PROPERTY GROUP

ABN: 17 982 396 608

LOCTAH PTY LTD <WALDRON SUPERANNUATION FUND A/C>
 61 RODERICK STREET
 MOFFAT BEACH QLD
 4551

DISTRIBUTION STATEMENT

Reference No.: J*****1556
 Payment Date: 15 July 2021
 Record Date: 28 June 2021

Security Description	Rate per Unit	Participating Units	Distribution Amount	Unfranked Amount	Franked Amount	Total Payment	Franking Credit
GDF - STAPLED SECURITY	\$0.018	1,408	\$25.34	\$0.00	\$0.00	\$25.34	\$0.00
			Less Resident Withholding Tax			\$11.00	
			Net Amount			AUD 14.34	
			Represented By:				
			Withheld Payment			AUD 14.34	

not recognised
in 2021

GARDA Property Group
 Comprising:
 GARDA Holdings Limited ACN 636 329 774; and
 GARDA Capital Limited ACN 095 039 366
 as the responsible entity of the
 GARDA Diversified Property Fund ARSN 104 391 273

Your distribution payment is comprised of \$0.00486 Australian sourced other general income (subject to withholding tax) and \$0.01314 other non-attributable amounts (not subject to withholding tax and formally classified as tax deferred prior to AMIT).

The number of securities participating does not reflect any ex-distribution transactions registered after the ex-distribution date, or any transactions registered after the record date.

This is an important document and should be retained, however securityholders should not rely on this notice for the purpose of completing their income tax returns. Details of the full year components of distributions will be provided in the 2021 Attribution Managed Investment Trust Member Annual Statement.

Withheld: To enable payment please update your Payment Instructions in the Payments & Tax section on the Link Investor Centre.

Note: You may require this statement for taxation purposes. All investors should seek independent advice relevant to their own particular circumstances.

Please ensure your details are current by viewing and updating via the online service centre.

Payment Advice

GARDA

GARDA PROPERTY GROUP

ABN: 17 982 396 608

LOCTAH PTY LTD <WALDRON SUPERANNUATION FUND A/C>
61 RODERICK STREET
MOFFAT BEACH QLD
4551

All Registry communications to:

C/- Link Market Services Limited
Locked Bag A14, Sydney South, NSW, 1235
Telephone: 1300 554 474
ASX Code: **GDF**
Email: registrars@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

DISTRIBUTION STATEMENT

Reference No.: J*****1556
Payment Date: **20 April 2021**
Record Date: 31 March 2021

Security Description	Rate per Unit	Participating Units	Distribution Amount	Unfranked Amount	Franked Amount	Total Payment	Franking Credit
GDF - STAPLED SECURITY	\$0.018	1,408	\$25.34	\$0.00	\$0.00	\$25.34	\$0.00
			Less Resident Withholding Tax			\$11.00	not recognised in 2021
			Net Amount			AUD 14.34	
			Represented By:				
			Withheld Payment			AUD 14.34	

GARDA Property Group
Comprising:
GARDA Holdings Limited ACN 636 329 774; and
GARDA Capital Limited ACN 095 039 366
as the responsible entity of the
GARDA Diversified Property Fund ARSN 104 391 273

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The number of securities participating does not reflect any ex-distribution transactions registered after the ex-distribution date, or any transactions registered after the record date.

This is an important document and should be retained, however securityholders should not rely on this notice for the purpose of completing their income tax returns. Details of the full year components of distributions will be provided in the 2021 Attribution Managed Investment Trust Member Annual Statement.

Withheld: To enable payment please update your Payment Instructions in the Payments & Tax section on the Link Investor Centre.

Note: You may require this statement for taxation purposes. All investors should seek independent advice relevant to their own particular circumstances.

Please ensure your details are current by viewing and updating via the online service centre.

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			197,000.00 Dr
	Caloundra Ex		400.00	
	Online Q2616538714 Rent in Advance Wladron		6,600.00	190,000.00 Dr
17 Jun 2022	Please Note: As At Today, Your Current Dr Interest Rate Is 5.020% pa and Above Limit Rate Is 5.020% pa			190,000.00 Dr
30 Jun 2022	Loan Repayment Loctah Pty Ltd 000705		3,784.66	
	Service Fee	30.00		186,245.34 Dr
1 Jul 2022	Interest Charged	754.83		187,000.17 Dr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes		

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.



Business Options Instalment Loan

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.



002/000012



LOCTAH PTY LTD
61 RODERICK STREET
MOFFAT BEACH QLD 4551

Account Balance Summary

Opening balance	\$213,028.35	Dr
Total credits	\$28,387.16	
Total debits	\$2,358.98	
Closing balance	\$187,000.17	Dr

Statement starts 2 April 2022
Statement ends 1 July 2022

Outlet Details

West End
115 Boundary St, West End Qld 4101

Lending Investment & Insurance Enquiries

Banker Sb Qld Comm Broker 4332 A
Telephone number 13 70 10

Account Details

LOCTAH PTY LTD ATF THE WALDRON SUPERANNUATION FUND ✓
BSB number 084-447
Account number 97-195-9185 ✓

Transaction Details

Date	Particulars	Debits	Credits	Balance
2 Apr 2022	Brought forward			213,028.35 Dr
4 Apr 2022	Please Note, Your Debit Interest Rates Are 4.270% pa Within Limit, 4.270% pa For Balances Above Limit			213,028.35 Dr
6 Apr 2022	Online H2702234190 transfer Waldron Lw.....		28.35	213,000.00 Dr
29 Apr 2022	Online H9902705933 transfer Caloundra Ex.....		3,000.00	
	Service Fee.....	30.00		210,030.00 Dr
3 May 2022	Loan Repayment Loctah Pty Ltd 000705.....		3,784.66	
	Interest Charged.....	796.00		207,041.34 Dr
10 May 2022	Online H7248061527 transfer Caloundra Ex.....		41.34	207,000.00 Dr
13 May 2022	Please Note: As At Today, Your Current Dr Interest Rate Is 4.520% pa and Above Limit Rate Is 4.520% pa			207,000.00 Dr
19 May 2022	Online V1675071718 Rent in advance Wladron.....		6,600.00	200,400.00 Dr
31 May 2022	Loan Repayment Loctah Pty Ltd 000705.....		3,784.66	
	Service Fee.....	30.00		196,645.34 Dr
1 Jun 2022	Important As part of your loan agreement, we'd like to remind you that NAB loans normally require you to keep adequate insurance over any property that secures the loan, and over any assets that NAB has financed. Some facilities have other obligations. Please confirm with your insurer or broker that you have the right cover to adequately protect your assets. More information on general insurance is available at moneysmart.gov.au.			
	Interest Charged.....	718.15		197,363.49 Dr
2 Jun 2022	Online H3050077306 Transfer Caloundra Ex.....		363.49	197,000.00 Dr
16 Jun 2022	Online V3846273214 Transfer Carried forward			197,000.00 Dr

182/78/01/16000012/5000018/1000035



**Business Options
Instalment Loan**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.



002/000011



LOCTAH PTY LTD
61 RODERICK STREET
MOFFAT BEACH QLD 4551

Account Balance Summary

Opening balance	\$230,245.34	Dr
Total credits	\$20,523.36	
Total debits	\$3,306.37	
Closing balance	\$213,028.35	Dr

Statement starts 1 January 2022
Statement ends 1 April 2022

Outlet Details

West End
115 Boundary St, West End Qld 4101

Lending Investment & Insurance Enquiries

Banker Sb Qld Comm Broker 4332 A
Telephone number 13 70 10

Account Details

LOCTAH PTY LTD ATF THE WALDRON SUPERANNUATION FUND
BSB number 084-447
Account number 97-195-9185

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jan 2022	Brought forward			230,245.34 Dr
4 Jan 2022	Please Note, Your Debit Interest Rates Are 4.270% pa Within Limit, 4.270% pa For Balances Above Limit Online Y4529958288 transfer Waldron Lw.....		245.34	
	Interest Charged.....	954.73		230,954.73 Dr
6 Jan 2022	Online M7196535433 transfer Caloundra Ex.....		954.73	230,000.00 Dr
31 Jan 2022	Loan Repayment Loctah Pty Ltd 000705.....		3,784.66	
	Service Fee.....	30.00		226,245.34 Dr
1 Feb 2022	Interest Charged.....	753.17		226,998.51 Dr
4 Feb 2022	Online R7872715276 transfer Waldron Lw.....		1.49	
	Online T2190484976 transfer Caloundra Ex.....		997.02	226,000.00 Dr
8 Feb 2022	Online K6096585782 tran Waldron Lw.....		6,000.00	220,000.00 Dr
28 Feb 2022	Loan Repayment Loctah Pty Ltd 000705.....		3,784.66	
	Service Fee.....	30.00		216,245.34 Dr
1 Mar 2022	Interest Charged.....	725.46		216,970.80 Dr
2 Mar 2022	Online K7768948376 Transfer Caloundra Ex.....		970.80	216,000.00 Dr
31 Mar 2022	Loan Repayment Loctah Pty Ltd 000705.....		3,784.66	
	Service Fee.....	30.00		212,245.34 Dr
1 Apr 2022	Interest Charged.....	783.01		213,028.35 Dr

091.72.01.1000011.0000016.1000011

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			243,245.34 Dr
	over any property that secures the loan, and over any assets that NAB has financed. Some facilities have other obligations. Please confirm with your insurer or broker that you have the right cover to adequately protect your assets. More information on general insurance is available at moneysmart.gov.au .			
	Interest Charged	837.58		244,082.92 Dr
2 Dec 2021	Online F1590986673 Tra Caloundra Ex		82.92	244,000.00 Dr
23 Dec 2021	Online F3490487634 Rent In Advance Wladron		10,000.00	234,000.00 Dr
31 Dec 2021	Loan Repayment Loctah Pty Ltd 000705		3,784.66	
	Service Fee	30.00		230,245.34 Dr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.



Business Options Instalment Loan

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

Account Balance Summary

Opening balance	\$287,262.82	Dr
Total credits	\$58,934.31	
Total debits	\$1,916.83	
Closing balance	\$230,245.34	Dr

Statement starts 2 October 2021
Statement ends 31 December 2021

002/000421



LOCTAH PTY LTD
61 RODERICK STREET
MOFFAT BEACH QLD 4551

Outlet Details

West End
115 Boundary St, West End Qld 4101

Lending Investment & Insurance Enquiries

Banker Sb Qld Comm Broker 4332 A
Telephone number 13 70 10

Account Details

LOCTAH PTY LTD ATF THE WALDRON SUPERANNUATION FUND

BSB number 084-447
Account number 97-195-9185

Transaction Details

Date	Particulars	Debits	Credits	Balance
2 Oct 2021	Brought forward			287,262.82 Dr
4 Oct 2021	Please Note, Your Debit Interest Rates Are 4.270% pa Within Limit, 4.270% pa For Balances Above Limit Online K9098958506 transfer Caloundra Ex		262.82	287,000.00 Dr
12 Oct 2021	Online Q7183775943 Super Contribution Waldron Lw..... Online M3876938696 rent in advance Caloundra Ex		7,000.00 10,000.00	270,000.00 Dr
13 Oct 2021	Online J5726284620 t/fer Keira Loan Waldron Lw..... Online X6793238220 Lachlan Loan Trans Waldron Lw.....		2,000.00 10,000.00	258,000.00 Dr
14 Oct 2021	Online B6798705232 Keira Loan Waldron Lw.....		2,000.00	256,000.00 Dr
18 Oct 2021	Online A8676286901 transfer Caloundra Ex		1,000.00	
	Online V6126407937 Loan Keira Waldron Lw.....		2,000.00	
	Online P6376286256 Keira Loan Waldron Lw.....		3,000.00	250,000.00 Dr
29 Oct 2021	Service Fee.....	30.00		250,030.00 Dr
1 Nov 2021	Loan Repayment Loctah Pty Ltd 000705.....		3,784.66	246,245.34 Dr
2 Nov 2021	Interest Charged	989.25		247,234.59 Dr
4 Nov 2021	Online E3986424065 trans Caloundra Ex		234.59	247,000.00 Dr
30 Nov 2021	Loan Repayment Loctah Pty Ltd 000705.....		3,784.66	
	Service Fee.....	30.00		243,245.34 Dr
1 Dec 2021	Important As part of your loan agreement, we'd like to remind you that NAB loans normally require you to keep adequate insurance Carried forward			243,245.34 Dr



**Business Options
Instalment Loan**

For further information call the
Business Servicing Team on 13 10 12

L1



002/000008



LOCTAH PTY LTD
61 RODERICK STREET
MOFFAT BEACH QLD 4551

Account Balance Summary

Opening balance	\$297,000.00	Dr
Total credits	\$12,988.09	
Total debits	\$3,250.91	
Closing balance	\$287,262.82	Dr

**Statement starts 14 July 2021
Statement ends 1 October 2021**

Outlet Details

West End
115 Boundary St, West End Qld 4101

Account Details

LOCTAH PTY LTD ATF THE WALDRON SUPERANNUATION FUND
BSB number 084-447
Account number 97-195-9185

Transaction Details

Date	Particulars	Debits	Credits	Balance
14 Jul 2021	Brought forward			297,000.00 Dr
14 Jul 2021	Please Note, Your Debit Interest Rates Are 4.270% pa Within Limit, 4.270% pa For Balances Above Limit			297,000.00 Dr
30 Jul 2021	Service Fee.....	30.00		297,030.00 Dr
2 Aug 2021	Loan Repayment Loctah Pty Ltd 000705.....		3,784.66	293,245.34 Dr
3 Aug 2021	Interest Charged.....	1,146.40		294,391.74 Dr
4 Aug 2021	Online K8741447597 transfer Waldron Lw.....		391.74	294,000.00 Dr
31 Aug 2021	Loan Repayment Loctah Pty Ltd 000705.....		3,784.66	290,245.34 Dr
	Service Fee.....	30.00		291,242.37 Dr
1 Sep 2021	Interest Charged.....	997.03		290,000.00 Dr
2 Sep 2021	Online B9763918974 Trans Wladron.....		1,242.37	290,000.00 Dr
30 Sep 2021	Loan Repayment Loctah Pty Ltd 000705.....		3,784.66	286,245.34 Dr
	Service Fee.....	30.00		287,262.82 Dr
1 Oct 2021	Interest Charged.....	1,017.48		

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.
For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

274/78/01/24000008/S000014/1000027

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			326,119.26 Dr
	Wladron.....		119.26	
	Online T0732286553 transfer			
	Wladron.....		1,000.00	325,000.00 Dr
7 Jun 2021	Online K9632274016 transfer			
	Waldron T.....		5,000.00	320,000.00 Dr
28 Jun 2021	Online N5047208815 transfer			
	Waldron Lw.....		20,000.00	300,000.00 Dr
30 Jun 2021	Loan Repayment Loctah Pty Ltd 000705.....			
	Service Fee.....	30.00		296,245.34 Dr
1 Jul 2021	Interest Charged.....	1,119.25		297,364.59 Dr
7 Jul 2021	Online N2477484819 Transfer			
	Caloundra Ex.....		364.59	297,000.00 Dr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

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For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

3380 GST Reconciliation 3380													
Client Name: Waldron Superannuation Fund						Preparer: MA		Date: 00-Jan-00					
Client ABN:						Reviewer: -		Date:					
Year Ending: 30 June 2022						Reporting method: Cash		GO TO INDEX					
From Client Accounting data file (Xero / MYOB / QuickBooks)	GST included?	G1 Sales	G3 Sales	G10 Capital purchases	G11 Purchases	1A GST Collected	1B GST Paid	W1 Gross Wages	W2 PAYGW	PAYG IT Instalments	FBT	Fuel Credits	Payable/ (Refundable)
Full financial year	Y	89210				8110	42			6437			\$ 14,505
TOTAL		\$ 89,210	\$ -	\$ -	\$ -	\$ 8,110	\$ 42	\$ -	\$ -	\$ 6,437	\$ -	\$ -	\$ 14,505
From BAS reported	GST included?	G1 Sales	G3 Sales	G10 Capital Purchases	G11 Purchases	1A GST Collected	1B GST Paid	W1 Gross Wages	W2 PAYGW	PAYG IT Instalments	FBT	Fuel Credits	Payable/ (Refundable)
July													\$ -
August													\$ -
Sept - Quarter	Y	19602				1900	0			1640			\$ 3,540
October													\$ -
November													\$ -
Dec - Quarter	Y	19602				1900	0			1640			\$ 3,540
January													\$ -
February													\$ -
Mar - Quarter	Y	19602				1900	0			1640			\$ 3,540
April													\$ -
May													\$ -
June - Quarter	Y	19602				1900	0			1517			\$ 3,417
TOTAL		\$ 78,408	\$ -	\$ -	\$ -	\$ 7,600	\$ -	\$ -	\$ -	\$ 6,437	\$ -	\$ -	\$ 14,037
Variance		10,802.17	0.00	0.00	0.00	509.89	42.36	0.00	0.00	0.00	0.00		
Reason for discrepancy													
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balance Sheet (a/c 3380)		GST											
Jun 22 BAS	\$	1,900.00	CR										
Jun 22 PAYG I	\$	1,517.00	CR										
TOTAL	\$	3,417.00	CR										
Sales Reconciliation													
Sales per BAS	\$	78,408.00											
Less GST per BAS	\$	7,600.00											
Total	\$	70,808.00											
Sales per ITR													
Debtor adjustment													
TOTAL	\$	-											
Discrepancy	\$	70,808.00											
GST Adjustments (a/c 3382)		GST Collected		GST Paid		PAYGW							
Adjustment per BAS lodged	\$	509.89	\$	42.36	\$	-	\$	-					
Opening Balance	\$	1,804.57	\$	-	\$	-	\$	-					
	\$	-	\$	-	\$	-	\$	-					
	\$	-	\$	-	\$	-	\$	-					
TOTAL	\$	2,314.46	\$	42.36	\$	-	\$	-	2,272.10				

Waldron Superannuation Fund
ABN: 85 532 514 138
Activity Statement Preparation Report - Detail
For the period 1 July 2021 to 30 June 2022

GST Detail

Description	Return Item	Gross (Inc GST)	GST
<i>Income (GST Collected)</i>			
<i>Sales Detail</i>			
Rental Statement		6,600.00	600.00
INTERNET TRANSFER ONLINE K4241968936 Rent August C/		2,200.00	200.00
INTERNET TRANSFER ONLINE L8398715784 Rent Septembe		2,200.00	200.00
INTERNET TRANSFER ONLINE B9767206534 Rent In Advanc		10,000.00	909.09
INTERNET TRANSFER ONLINE M6005948585 Rent in Advanc		2,200.00	200.00
INTERNET TRANSFER ONLINE W1375021718 Rent in advanc		6,600.00	600.00
INTERNET TRANSFER ONLINE B0922447509 Rent Septembe		2,200.00	200.00
CAL BUD RENT BANK OF QLD 080260		4,767.40	433.40
CAL BUD RENT BANK OF QLD 080260		4,767.40	433.40
CAL BUD RENT BANK OF QLD 080260		4,767.40	433.40
CAL BUD RENT BANK OF QLD 080260		4,767.40	433.40
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CAL BUD RENT BANK OF QLD 080260		4,767.40	433.40
CAL BUD RENT BANK OF QLD 080260		4,767.40	433.40
CAL BUD RENT BANK OF QLD 080260		4,767.40	433.40
CAL BUD RENT BANK OF QLD 080260		4,767.40	433.40
Credit interest		0.05	0.00
Credit interest		0.09	0.00
Credit interest		0.12	0.00
Credit interest		0.16	0.00
Credit interest		0.12	0.00
Credit interest		0.15	0.00
Credit interest		0.10	0.00
Credit interest		0.14	0.00
Credit interest		0.11	0.00
Credit interest		0.12	0.00
Credit interest		0.09	0.00
Credit interest		0.12	0.00
Total Sales	G1	89,210.17	8,109.89
<i>Export Sales Detail</i>			
Nil			
Export Sales	G2		
<i>Other GST-Free Sales Detail</i>			
Other GST-Free Sales	G3		
Total GST Collect on Sales	1A		8,109.89

Outgoings (GST Paid)***Capital Purchases Detail***

Nil			
Capital Purchases	G10		

Waldron Superannuation Fund
ABN: 85 532 514 138
Activity Statement Preparation Report - Detail
For the period 1 July 2021 to 30 June 2022

Non-Capital Purchases Detail

expired borrowing costs for year		1,719.28	0.00
bank fee		30.00	0.00
interest		796.00	0.00
bank fee		30.00	0.00
bank fee		30.00	0.00
interest		1,119.25	0.00
bank fee		30.00	0.00
interest		1,146.40	0.00
bank fee		30.00	0.00
interest		997.03	0.00
bank fee		30.00	0.00
interest		1,017.48	0.00
interest		725.46	0.00
interest		989.25	0.00
bank fee		30.00	0.00
interest		837.58	0.00
interest		954.73	0.00
interest		718.15	0.00
interest		753.17	0.00
interest		783.01	0.00
bank fee		30.00	0.00
bank fee		30.00	0.00
bank fee		30.00	0.00
bank fee		30.00	0.00
bank fee		30.00	0.00
INTERNET BILL PAYMNT INTERNET BPAY ASIC 2291341927245		56.00	0.00
ASIC fees paid personally		273.00	0.00
180520 NRMA Insurance 123856		169.27	14.12
256391 NRMA Insurance 123856		169.27	14.12
335837 NRMA Insurance 123856		169.27	14.12
INTERNET TRANSFER INTERNET TRANSFER Inv 1017601		2,414.39	0.00
INTERNET TRANSFER INTERNET TRANSFER INV 107331		275.00	0.00
rates paid personally		1,783.19	0.00
accounting fees paid personally		280.50	0.00
audit insurance paid personally		320.00	0.00
Non-Capital Purchases	G11	18,826.68	42.36
Total GST Paid on Purchases	1B		42.36



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE WALDRON
SUPERANNUATION FUND
ABN 85 532 514 138
TFN 810 940 417

Income tax 551

Date generated	05 December 2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

5 results found - from **01 May 2021** to **05 December 2022** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
18 May 2021	17 May 2021	Payment received		\$3,721.20	\$3,721.20 CR
29 Jun 2021	30 Jun 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$3,721.20		\$0.00
3 May 2022	2 May 2022	Payment received		\$1,475.85	\$1,475.85 CR
12 May 2022	30 Jun 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$1,114.35		\$361.50 CR
19 May 2022	24 May 2022	EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$361.50		\$0.00