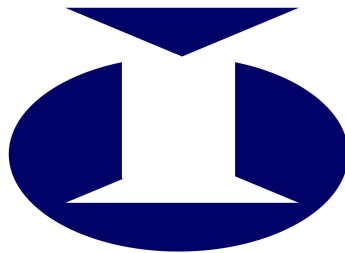


LA Property Trust
ABN 56 331 702 895

Financial Statements
For the year ended 30 June 2021



Accrual Accounting & Taxation
Suite 2/115 Currumburra Road
Ashmore, QLD 4214

Phone: 1300222782

Email: admin@accrual.com.au

Website: www.accrual.com.au

Contents

Compilation Report

Trustee's Declaration

Detailed Profit and Loss Statement

Detailed Balance Sheet

Beneficiaries Profit Distribution Summary

Notes to the Financial Statements

Depreciation Schedule

Pool Depreciation Report

Compilation Report to LA Property Trust

We have compiled the accompanying special purpose financial statements of LA Property Trust, which comprise the balance sheet as at 30 June 2021, the Statement of Profit and Loss for the year then ended, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is to provide information relating to the performance and financial position of the trust that satisfies the information needs of the directors of the trustee company and of the beneficiaries.

The Responsibility of the Directors of the Trustee Company

The directors of the trustee company are solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the significant accounting policies used are appropriate to meet their needs and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the directors of the trustee company, we have compiled the accompanying special purpose financial statements in accordance with the significant accounting policies as described in Note 1 to the financial statements and APES 315 Compilation of Financial Information.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the significant accounting policies described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of APES 110 Code of Ethics for Professional Accountants (including Independence Standards).

Assurance Disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the directors of the trustee company who are responsible for the reliability, accuracy and completeness of the information used to compile them. Accordingly, these special purpose financial statements may not be suitable for other purposes. We do not accept responsibility for the contents of the special purpose financial statements.



Accrual Accounting & Taxation
Suite 2/115 Currumburra Road
Ashmore, QLD

17 December, 2021

Trustee's Declaration

The directors of LA Properties (WA) Pty Ltd declare that the trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements

The directors of the trustee company declare that:

- (i) the financial statements and notes, present fairly the trust's financial position as at 30 June 2021 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements; and
- (ii) in the directors' opinion there are reasonable grounds to believe that the trust will be able to pay its debts as and when they become due and payable.

The declaration is made in accordance with a resolution of the Board of Directors of the trustee company.

Wen Bo Xie , (Director)

Pitsun Chern , (Director)

Date

LA Property Trust ABN 56 331 702 895**Detailed Profit and Loss Statement
For the year ended 30 June 2021**

	2021	2020
	\$	\$
Income		
Gross Receipts	619,790.20	584,697.25
Cash Flow Boost (Non Assessable)		27,006.00
Interest received	54.95	379.04
JobKeeper Subsidy (No GST)	27,000.00	
Total income	<u>646,845.15</u>	<u>612,082.29</u>
Expenses		
Accountancy	5,715.45	4,636.36
Advertising and promotion	5,219.89	9,716.69
Bank Fees And Charges	4,823.78	5,503.61
Rubbish removals	7,691.11	5,168.27
Cleaning/helper fees	40,560.00	46,530.80
Computer & Internet	1,320.87	676.16
Minor Asset > \$1000 write off	362.73	
Depreciation		37,547.00
Electricity	8,749.81	8,762.14
Filing Fees		267.00
Fines		(422.36)
General expenses	384.88	4,575.00
Gas	3,537.04	3,033.31
Insurance	15,388.67	13,195.62
Laundry	360.00	2,160.00
Uniforms and Costumes	371.82	
License fees	40,404.36	37,553.32
Materials & supplies	21,016.33	16,655.44
M/V car - Rego/Insurance	1,011.48	1,068.50
M/V other - Fuel & oil	2,011.17	1,100.33
M/V other - Repairs	1,370.40	618.18
Postage	182.05	233.22
Printing & stationery	1,854.71	577.85
Rent on land & buildings	65,323.62	97,985.43
Repairs & maintenance	2,835.67	7,562.36
Security	520.00	991.81

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

LA Property Trust ABN 56 331 702 895

**Detailed Profit and Loss Statement
For the year ended 30 June 2021**

	2021	2020
	\$	\$
Staff amenities	1,780.80	988.03
Workers' compensation		5,031.56
Subscriptions	1,420.84	
Superannuation	26,572.18	12,613.34
Superannuation - Assoc persons	50,000.00	50,000.00
Telephone	2,475.05	3,082.43
Travel, accom & conference	402.58	4,518.56
Wages	178,526.80	166,046.75
Total expenses	492,194.09	547,976.71
Net Profit from Ordinary Activities before income tax	154,651.06	64,105.58

**These financial statements are unaudited. They must be read in conjunction with the attached Accountant's
Compilation Report and Notes which form part of these financial statements.**

LA Property Trust ABN 56 331 702 895

Detailed Balance Sheet as at 30 June 2021

	Note	2021	2020
		\$	\$
Current Assets			
Cash Assets			
Cash at bank		51,136.05	3,609.91
		51,136.05	3,609.91
Receivables			
Loan - XWB Property Trust		18,500.00	21,000.00
		18,500.00	21,000.00
Total Current Assets		69,636.05	24,609.91
Non-Current Assets			
Property, Plant and Equipment			
Motor vehicles - at cost		60,717.00	60,717.00
Less: Accumulated depreciation		(37,033.00)	(37,033.00)
		23,684.00	23,684.00
Other			
Goodwill - LuvAsian (Purchase Cost)		386,705.00	386,705.00
		386,705.00	386,705.00
Total Non-Current Assets		410,389.00	410,389.00
Total Assets		480,025.05	434,998.91

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

LA Property Trust ABN 56 331 702 895

Detailed Balance Sheet as at 30 June 2021

	Note	2021	2020
		\$	\$
Current Liabilities			
Financial Liabilities			
Unsecured:			
Loan- 2020 Xie and Chern Pty Ltd		9,500.00	26,500.00
Beneficiary loan: Pitsun Chern		74,469.05	207,118.83
UPE: TLP Properties Pty Ltd		77,325.53	64,105.58
Loan - TLP Properties Pty Ltd		90,651.33	90,651.33
Loan - LA Supplement Trust		105,424.00	45,712.00
		357,369.91	434,087.74
Current Tax Liabilities			
ATO Integrated Client Account		33,090.25	3,268.00
		33,090.25	3,268.00
Provisions			
Employee entitlements		12,219.36	(2,376.83)
		12,219.36	(2,376.83)
Total Current Liabilities		402,679.52	434,978.91
Total Liabilities		402,679.52	434,978.91
Net Assets		77,345.53	20.00
Equity			
Contribution by settlor		20.00	20.00
UPE: Xie and Chern Pty Ltd		77,325.53	
Total Equity		77,345.53	20.00

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

LA Property Trust ABN 56 331 702 895

Beneficiaries Profit Distribution Summary
For the year ended 30 June 2021

	2021	2020
	\$	\$
<hr/>		
Beneficiaries Share of Profit		
- Wenbo Xie		
- Pitsun Chern		
- Xie and Chern Pty Ltd	77,325.53	
- XWB Property Trust		
- TLP Properties Pty Ltd	77,325.53	64,105.58
Total Profit	<u>154,651.06</u>	<u>64,105.58</u>

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

LA Property Trust ABN 56 331 702 895

**Beneficiaries Profit Distribution Summary
For the year ended 30 June 2021**

	2021 \$	2020 \$
Pitsun Chern		
Opening Balance - Benefy	207,118.83	(26,199.43)
Funds loaned to Trust	(161,745.78)	233,318.26
Cash Flow Boost	29,096.00	
	<u>74,469.05</u>	<u>207,118.83</u>
	<u>74,469.05</u>	<u>207,118.83</u>
Xie and Chern Pty Ltd		
Cash Flow Boost	64,105.58	
Share of profit	(64,105.58)	
Profit distribution for year	77,325.53	
	<u>77,325.53</u>	
	<u>77,325.53</u>	
TLP Properties Pty Ltd		
Profit distribution for year	77,325.53	64,105.58
	<u>77,325.53</u>	<u>64,105.58</u>
	<u>77,325.53</u>	<u>64,105.58</u>
Total of beneficiary loans	<u>74,469.05</u>	<u>207,118.83</u>
Total of Non-Equity based UPEs	<u>77,325.53</u>	<u>64,105.58</u>
Total of Equity based UPEs	<u>77,325.53</u>	
Total Beneficiary Funds	<u>229,120.11</u>	<u>271,224.41</u>

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

Notes to the Financial Statements
For the year ended 30 June 2021

Note 1: Summary of Significant Accounting Policies

Basis of Preparation

The directors of the trustee company have prepared the financial statements of the trust on the basis that the trust is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the trust deed, the information needs of the beneficiaries and for the basis of preparation of the income tax return.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the directors of the trustee company have determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the previous period unless stated otherwise.

The financial statements have been prepared on an accrual basis and are based on historical costs unless otherwise stated in the notes. The accounting policies that have been adopted in the preparation of the statements are as follows:

(a) Property, Plant and Equipment (PPE)

Property, plant and equipment are carried at cost or at independent of directors' valuation. All assets, excluding freehold land and buildings are depreciated over the useful lives of the assets to the trust. Increases in the carrying amount arising on revaluation of land and buildings are credited to a revaluation reserve in shareholders' equity. Decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the income statement. Each year the difference between depreciation based on the revalued carrying amount of the assets charged to the income statement and depreciation based on the asset's original cost is transferred from the revaluation reserve to retained earnings.

The carrying amount of plant and equipment is reviewed annually by directors to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have not been discounted in determining recoverable amounts.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are recognised as expenses in profit or loss during the financial period in which they are incurred.

(b) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

Notes to the Financial Statements

For the year ended 30 June 2021

(c) Revenue and Other Income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present values when recognising revenue.

Interest revenue is recognised using the effective interest rate method, which, for floating rate financial assets, is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

Revenue recognised related to the provision of services is determined with reference to the stage of completion of the transaction at the reporting date and where outcome of the contract can be estimated reliably. Stage of completion is determined with reference to the services performed to date as a percentage of total anticipated services to be performed. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent that related expenditure is recoverable.

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

(d) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

(e) Employee Benefits

Provision is made for the liability for employee entitlements arising from services rendered by employees to balance date. Employee benefits have been measured at the amounts expected to be paid when the liability is settled, plus related costs.

LA Property Trust ABN 56 331 702 895

Depreciation Pools for the year ended 30 June, 2021

Pool : Low Value Pool

Opening Value of the Pool:	0
Plus the taxable use percentage of assets allocated to the pool for the income year	0
Less deduction for the decline in value of depreciating assets of the pool for the income year	0
Less deduction for the decline in value of depreciating assets allocated to the pool for the income year	0
Less the taxable use percentage of the termination value of pooled assets disposed of during the income year	0
Closing Value of the Pool	<u>0</u>

		Total	Priv	OWDV	DISPOSAL		ADDITION		Value	T	DEPRECIATION		Priv	CWDV
					Date	Consid	Date	Cost			Rate	Deprec		
Furniture & Fittings														
Fish Tank	0.00	442	0.00	3		0		0	3	D	37.50	1	0	2
Beds	0.00	1,273	0.00	9		0		0	9	D	37.50	3	0	6
Beds	0.00	1,568	0.00	12		0		0	12	D	37.50	4	0	8
Paintings	0.00	545	0.00	4		0		0	4	D	37.50	1	0	3
Beds	0.00	48	0.00	1		0		0	1	D	37.50	0	0	1
Furniture	0.00	168	0.00	2		0		0	2	D	37.50	1	0	1
Furniture	0.00	1,292	0.00	15		0		0	15	D	37.50	6	0	9
Furniture	0.00	420	0.00	5		0		0	5	D	37.50	2	0	3
Carpet	0.00	0	0.00	171		0		0	171	D	37.50	64	0	107
Beds	0.00	5,732	0.00	68		0		0	68	D	37.50	25	0	43
Beddings	0.00	2,214	0.00	26		0		0	26	D	37.50	10	0	16
Other	0.00	442	0.00	5		0		0	5	D	37.50	2	0	3

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.