

# 2022 Financial Statements

Xton 3/344 Queen St Property Trust

ABN 24 939 068 988

For the year ended 30 June 2022

Prepared by Carter Connell Pty Ltd

# Contents

3	Income Statement
4	Balance Sheet
6	Trust Income Distribution
7	Notes to the Financial Statements
9	Trustee Declaration
10	Compilation Report

# Income Statement

## Xton 3/344 Queen St Property Trust For the year ended 30 June 2022

	NOTES	2022	2021
<b>Other Income</b>			
<b>Rental Property Income</b>			
Rental Income		186,928	5,000
<b>Total Rental Property Income</b>		<b>186,928</b>	<b>5,000</b>
<b>Total Other Income</b>		<b>186,928</b>	<b>5,000</b>
<b>Total Income</b>		<b>186,928</b>	<b>5,000</b>
<b>Expenses</b>			
Advertising and marketing		-	6,097
Amortisation Expenses		24,071	3,107
Bank Fees		62	1
Depreciation		63,778	30,181
Interest Expense	2	98,574	51,420
Licence Fee		-	12,000
Office Expenses		-	167
Queen Street Property Expenses		80,438	500
Repairs and Maintenance		-	1,500
<b>Total Expenses</b>		<b>266,923</b>	<b>104,973</b>
<b>Profit / (Loss) Before Distribution</b>		<b>(79,995)</b>	<b>(99,973)</b>
<b>Undistributed Income</b>		<b>(79,995)</b>	<b>(99,973)</b>

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

# Balance Sheet

## Xton 3/344 Queen St Property Trust As at 30 June 2022

	NOTES	30 JUN 2022	30 JUN 2021
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash and cash equivalents</b>			
Cash on Hand		20	20
Cheque Account		38,065	6,102
<b>Total Cash and cash equivalents</b>		<b>38,085</b>	<b>6,122</b>
<b>Trade and other receivables</b>			
Trade Debtors		-	5,500
<b>Total Trade and other receivables</b>		<b>-</b>	<b>5,500</b>
<b>Other current assets</b>			
Security Deposit		-	300,000
<b>Total Other current assets</b>		<b>-</b>	<b>300,000</b>
<b>ATO Liabilities</b>			
GST Payables		-	800
<b>Total ATO Liabilities</b>		<b>-</b>	<b>800</b>
<b>Total Current Assets</b>		<b>38,085</b>	<b>312,422</b>
<b>Non-Current Assets</b>			
<b>Land and Buildings</b>			
Level 3/344 Queen Street		2,610,674	-
<b>Leasehold improvements</b>			
Leasehold improvements at cost		967,394	697,971
Accumulated depreciation		(93,959)	(30,181)
<b>Total Leasehold improvements</b>		<b>873,435</b>	<b>667,790</b>
<b>Total Land and Buildings</b>		<b>3,484,110</b>	<b>667,790</b>
<b>Other non current assets</b>			
Capitalised Formation Costs		107,132	31,105
<b>Total Other non current assets</b>		<b>107,132</b>	<b>31,105</b>
<b>Total Non-Current Assets</b>		<b>3,591,242</b>	<b>698,895</b>
<b>Total Assets</b>		<b>3,629,327</b>	<b>1,011,318</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Trade and other payables</b>			
Trade Creditors		-	13,750
<b>Total Trade and other payables</b>		<b>-</b>	<b>13,750</b>
ATO Liabilities		8,906	-
<b>Total Current Liabilities</b>		<b>8,906</b>	<b>13,750</b>
<b>Non-Current Liabilities</b>			

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.



	NOTES	30 JUN 2022	30 JUN 2021
Loans - secured		2,340,000	-
Loans - unsecured		-	1,050,000
Loans - related parties		195,042	47,521
<b>Total Non-Current Liabilities</b>		<b>2,535,042</b>	<b>1,097,521</b>
<b>Total Liabilities</b>		<b>2,543,948</b>	<b>1,111,271</b>
<b>Net Assets</b>		<b>1,085,379</b>	<b>(99,953)</b>
<b>Equity</b>			
Net Trust Capital		1,265,348	20
Undistributed Income		(179,969)	(99,973)
<b>Total Equity</b>		<b>1,085,379</b>	<b>(99,953)</b>

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

# Trust Income Distribution

## Xton 3/344 Queen St Property Trust For the year ended 30 June 2022

	2022	2021
<b>Trust Income Distribution</b>		
Current Year Earnings	(79,995)	(99,973)
Net Trust Income for Distribution	(79,995)	(99,973)
Undistributed Trust Income	(79,995)	(99,973)

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

# Notes to the Financial Statements

## Xton 3/344 Queen St Property Trust For the year ended 30 June 2022

### 1. Statement of Significant Accounting Policies

The Director of Trustee of Company has prepared the financial statements of the trust on the basis that the trust is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the trust deed, the information needs of stakeholders and for the basis of preparation of the income tax return. The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the directors have determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the previous period unless stated otherwise. The financial statements have been prepared on an accruals basis and are based on historical costs unless otherwise stated in the notes. The financial statements were authorised for issue on 14 November 2022 by the Director of Trustee Company.

#### Income Tax

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

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

#### Property, Plant and Equipment

Property, plant and equipment is initially recorded at the cost of acquisition or fair value less, if applicable, any accumulated depreciation and impairment losses. Plant and equipment that has been contributed at no cost, or for nominal cost, is valued and recognised at the fair value of the asset at the date it is acquired. The plant and equipment is reviewed annually by directors to ensure that the carrying amount is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the utilisation of the assets and the subsequent disposal. The expected net cash flows have been discounted to their present values in estimating recoverable amounts.

Freehold land and buildings are measured at their fair value, based on periodic, but at least triennial, valuations by independent external valuers, less subsequent depreciation for buildings.

Increases in the carrying amount of land and buildings arising on revaluation are credited in equity to a revaluation surplus. Decreases against previous increases of the same asset are charged against fair value reserves in equity. All other decreases are charged to profit or loss.

Any accumulated depreciation at the date of revaluation is offset against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

#### Intangibles

Goodwill is recognised as the excess of the purchase price for a business acquired over the fair value of the net assets at the date of acquisition. Goodwill is assessed for impairment annually and is carried at cost less accumulated impairment losses.

#### Trade and Other Receivables

Trade receivables and other receivables, including distributions receivable, are recognised at the nominal transaction value without taking into account the time value of money. If required a provision for doubtful debt has been created.

#### Financial Assets

---

These notes should be read in conjunction with the attached compilation report.

Investments held are originally recognised at cost, which includes transaction costs. They are subsequently measured at fair value which is equivalent to their market bid price at the end of the reporting period. Movements in fair value are recognised through an equity reserve.

### Trade and Other Payables

Trade and other payables represent the liabilities for goods and services received by the trust that remain unpaid at 30 June 2022. Trade payables are recognised at their transaction price. They are subject to normal credit terms and do not bear interest.

### Provisions

Provisions are recognised when the trust has a legal or constructive obligation resulting from past events, for which it is probable that there will be an outflow of economic benefits and that outflow can be reliably measured. Provisions are measured using the best estimate available of the amounts required to settle the obligation at the end of the reporting period.

### Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held on call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

### Revenue Recognition

Revenue from the sale of goods is recognised upon the delivery of goods to customers.  
 Revenue from the rendering of services is recognised upon the delivery of the services to customers.  
 Revenue from commissions is recognised upon delivery of services to customers.  
 Revenue from interest is recognised using the effective interest rate method.  
 Revenue from dividends is recognised when the entity has a right to receive the dividend.

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

### Goods and Services Tax

Transactions are recognised net of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the balance sheet.

2022

## 2. Interest

Interest Expense - Investor Loans	66,400
Interest Expense - Judo Loan Facility	32,174
<b>Total Interest</b>	<b>98,574</b>

2022

## 3. Capitalised Formation Costs

Establishment Costs	64,214
Borrowing Costs	21,049
Legal Fee - Put & call Option (Lease)	21,869
<b>Total Capitalised Formation Costs</b>	<b>107,132</b>

These notes should be read in conjunction with the attached compilation report.



# Trustee Declaration

## Xton 3/344 Queen St Property Trust For the year ended 30 June 2022

The directors of Xton Investments Pty Ltd declare that Xton 3/344 Queen St Property Trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 of the financial statements.

In accordance with a resolution of the Board of Directors, the directors of Xton Investments Pty Ltd declare that:

1. The financial statements and notes present fairly Xton 3/344 Queen St Property Trust's financial position as at 30 June 2022 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 of the financial statements.
2. In the directors opinion there are reasonable grounds to believe that Xton 3/344 Queen St Property Trust will be able to pay its debts as and when they become due and payable.

Director: Pieter Johannes Eksteen \_\_\_\_\_

Director: Malcolm George Hamilton \_\_\_\_\_

Date:

# Compilation Report

## Xton 3/344 Queen St Property Trust For the year ended 30 June 2022

Compilation report to Xton 3/344 Queen St Property Trust

We have compiled the accompanying special purpose financial statements of Xton 3/344 Queen St Property Trust, which comprise the balance sheet as at 30 June 2022, the income statement, the statement of cash flows, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1.

### The Responsibility of the Directors

The directors of Xton Investments Pty Ltd are solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that financial statements were prepared.

### Our Responsibility

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

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of APES 110 *Code of Ethics for Professional Accountants*.

### Assurance Disclaimer

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

The special purpose financial statements were compiled exclusively for the benefit of the directors who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

---

Carter Connell Pty Ltd

Ground Floor, 488 Queen Street  
Brisbane, QLD, 4000

Dated: