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5 September 2022

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

**CARSELDINE GARDENS LIMITED
DIVIDEND STATEMENT
FOR THE TAX YEAR ENDED 30 JUNE 2022**

We are pleased to provide the following information which will assist in the preparation of your Income Tax Return for the year ended 30 June 2022.

Investor Details

Shareholder Name: Mariva Investments Pty Ltd ATF the Mariva Property Trust
Entity Number: 1210

Investment Summary

Shareholding as at 30 June 2022 (Ordinary Shares)	700,000
Capital Value of Shareholding as at 30 June 2022*	\$ -

* Valuation Confirmation for Superannuation Funds
In the opinion of the Directors: (1) The value of the shares as at 30 June 2022 is \$0.00 per share; and (2) It is appropriate that this value be included in the financial report of the superannuation fund.

Dividend Summary

Date Paid	No. Of Shares	Total Dividend	Franking %	Unfranked Amount	Franked Amount	Franking Credits
26 April 2022	700,000	\$ 5,600.00	100.00	\$ -	\$ 5,600.00	\$ 1,866.67

The Australian Business Number of the Company is 17 606 191 271.

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

Yours sincerely,

Thomas Tulley
Partner

5 September 2022

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

CARSELDINE GARDENS TRUST – 2022 TAXATION & ACCOUNTING SUMMARY

INVESTOR NAME:

MARIVA INVESTMENTS PTY LTD ATF THE MARIVA PROPERTY TRUST

ENTITY NUMBER: 1210

We write in our capacity as Chartered Accountants for Alceon Group No. 33 Pty Ltd as trustee for Carseldine Gardens Trust (**"the Trust"**).

We refer to your investment in the Trust and provide the following information which will assist in the preparation of your Income Tax Return and any Financial Report for the year ended 30 June 2022.

The Australian Business Number of the Trust is 54 925 956 606.

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

Yours sincerely,



Thomas Tulley
Partner

CARSELDINE GARDENS TRUST
REPORT 1: INVESTOR DISTRIBUTION DETAILS

Investor Details

Investor Name: Mariva Investments Pty Ltd ATF the Mariva Property Trust
 Entity Number: 1210

Investment Summary

Total Unitholding as at 30 June 2022 (A Class Units)	700,000
Capital Value of Unitholding as at 1 July 2021	\$ 315,557.09
Less: Return of Capital	\$ (25,941.64)
Capital Value of Unitholding as at 30 June 2022*	\$ 289,615.45

* Valuation Confirmation for Superannuation Funds
 In the opinion of the Trustee: (1) The value of the units as at 30 June 2022 is \$0.62 per unit; and (2) It is appropriate that this value be included in the financial report of the superannuation fund.

Accounting and Cash Distribution Summary

2022 Accounting Income Reconciliation	
Total Cash Payment	\$ 80,500.00
Less: Return of Capital	\$ (25,941.64)
2022 Accounting Income	\$ 54,558.36

Taxation Summary

2022 Taxable Income Reconciliation	
2022 Accounting Income	\$ 54,558.36
Add: Tax Adjustments	\$ 18,847.73
Less: CGT Concession*	\$ (34,527.44)
2022 Taxable Income	\$ 38,878.65

* The CGT Concession amount relates to the sale of the investment in the trust and is not assessable for tax purposes.

2022 Taxable Income Components	
Non-Primary Production Income	\$ 4,351.21
Net Capital Gain – Discount Method**	\$ 34,527.44
Net Non-Primary Production Income	\$ 38,878.65

** The net capital gain has been calculated under the 50% discount method. We recommend that you seek independent advice as to the correct treatment of this amount taking into consideration your specific circumstances.

CARSELDINE GARDENS TRUST
REPORT 2: TRUST ACCOUNTING AND TAX POSITION

Accounting Summary

Profit and Loss Statement

The Accounting Income of the Trust was derived as follows:

Income	\$ 5,143,521
Less: Cost of Sales	\$ (3,647,624)
Less: Expenses	\$ (482,670)
Accounting Income of the Trust	\$ 1,013,227

Balance Sheet

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

Assets	
Cash and Cash Equivalents	\$ 521,131
Other Assets	\$ 56,724
Investments	\$ 8,578,952
Total Assets	\$ 9,156,807
Liabilities	
Other Liabilities	\$ 589
Long Term Liabilities	\$ 3,777,645
Total Liabilities	\$ 3,778,234
NET ASSETS	\$ 5,378,573
Equity	
Issued Units (A Class)*	\$ 12,350,000
Less: Return of Capital (A Class)	\$ (6,971,428)
Issued Units (B Class)	\$ 1
TOTAL EQUITY	\$ 5,378,573

* There are 13,000,000 A Class units on issue at \$0.95 per unit.

Taxation Summary

The 2022 Taxable Income of the Trust was derived as follows:

2022 Accounting Income	\$ 1,013,227
Add: Tax Adjustments	\$ 350,029
Less: CGT Concessions	\$ (641,224)
2022 Taxable Income	\$ 722,032