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6 September 2022

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

QRT FINANCE 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 Finance Pty Ltd as trustee for QRT Finance 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 14 584 123 056.

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

Yours sincerely,

Thomas Tulley
Partner

QRT FINANCE 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 (Ordinary Units – Partly Paid)	1,500,000
Capital Value of Unitholding as at 7 April 2022	\$ 1,192,500.00
Less: Return of Capital	\$ -
Capital Value of Unitholding as at 30 June 2022*	\$ 1,192,500.00

* Valuation Confirmation for Superannuation Funds

In the opinion of the Trustee: (1) The value of the units as at 30 June 2022 is not below the Capital Value of the units held; and (2) It is appropriate the Capital Value of the Unitholding as at 30 June 2022 above be included in the financial report of the superannuation fund.

Accounting and Cash Distribution Summary

2022 Accounting Income Reconciliation	
Total Cash Payment	\$ -
Add: Distribution Receivable (2022)	\$ 21,341.48
2022 Accounting Income	\$ 21,341.48

Taxation Summary

2022 Taxable Income Reconciliation	
2022 Accounting Income	\$ 21,341.48
2022 Taxable Income	\$ 21,341.48

2022 Taxable Income Components	
Net Non-Primary Production Income	\$ 21,341.48

QRT FINANCE 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	\$ 825,204
Less: Expenses	\$ -
Accounting Income of the Trust	\$ 825,204

Balance Sheet

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

Assets	
Cash and Cash Equivalents	\$ 21,551,386
Investments	\$ 25,383,818
Total Assets	\$ 46,935,204
Liabilities	
Other Liabilities	\$ 1,796
Distribution Payable (2022)	\$ 823,408
Total Liabilities	\$ 825,204
NET ASSETS	\$ 46,110,000
Equity	
Issued Units (Ordinary)*	\$ 46,110,000
TOTAL EQUITY	\$ 46,110,000

* There are 58,000,000 Ordinary units on issue at \$1.00 per unit. As at 30 June 2022, these units are partly paid to \$0.795

Taxation Summary

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

2022 Accounting Income	\$ 825,204
2022 Taxable Income	\$ 825,204