

1 July 2021

Tim Brusasco
c/- 10 Pine Mountain Court
Carina Heights QLD 4152

Dear Tim,

Murarie Office Trust – 2021 Taxation and Accounting Summary

Investor Name:
JICIH Pty Ltd ATF Valtexco Unit Trust
Entity Number: 1737

We write in our capacity as Chartered Accountants for Alceon Group No.17 Pty Limited as trustee for Murarie Office 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 2021.

The Australian Business Number of the Trust is 16 909 305 465.

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

Yours sincerely,



Jennifer Cameron
Partner
Deloitte Private

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MURARRIE OFFICE TRUST

REPORT 1: INVESTOR DISTRIBUTION DETAILS

Investor Details

Investor Name: JICIH Pty Ltd ATF Valtexco Unit Trust
Entity Number: 1737

Investment Summary

Total Unitholding as at 30 June 2021 (Ordinary Units – Partly Paid)	400,000
Capital Value of Unitholding as at 1 July 2020	\$ 315,960.24
Less: Return of Capital	\$ (307,457.72)
Capital Value of Unitholding as at 30 June 2021*	\$ 8,502.52

** Valuation Confirmation for Superannuation Funds*

In the opinion of the Trustee: (1) The value of the units as at 30 June 2021 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 2021 above be included in the financial report of the superannuation fund.

Accounting and Cash Distribution Summary

2021 Accounting Income Reconciliation	
Total Cash Payment	\$ 452,161.85
Less: Return of Capital	\$ (307,457.72)
2021 Accounting Income	\$ 144,704.13

Taxation Summary

2021 Taxable Income Reconciliation	
2021 Accounting Income	\$ 144,704.13
2021 Taxable Income	\$ 144,704.13

2021 Taxable Income Components	
Capital Gain – Other**	\$ 144,704.13
2021 Taxable Income	\$ 144,704.13

*** Capital Gains calculated under the 'Other' method are not eligible for reduction by the general CGT discount. We recommend that you seek independent advice as to the correct treatment of this amount taking into consideration your specific circumstances.*

MURARRIE OFFICE 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	\$ 28,547,233
Less: Cost of Sales	\$ (24,049,812)
Less: Expenses	\$ (698,206)
Recoup Prior Year Loss	\$ (100,215)
Accounting Income of the Trust	\$ 3,699,000

Balance Sheet

Summary of the Balance Sheet of the Trust as at 30 June 2021:

Assets	
Cash and Cash Equivalents	\$ 25,968
Other Assets	\$ 250,000
Total Assets	\$ 275,968
Liabilities	
Other Liabilities	\$ 58,622
Total Liabilities	\$ 58,622
NET ASSETS	\$ 217,346
Equity	
Issued Units (Ordinary)*	\$ 8,180,000
Less: Return of Capital (Ordinary)	\$ (7,962,654)
TOTAL EQUITY	\$ 217,346

** There are 10,225,000 Ordinary units on issue at \$1.00 per unit. As at 30 June 2021, these units are partly paid to \$0.80*

Taxation Summary

The 2021 Taxable Income of the Trust was derived as follows:

2021 Accounting Income	\$ 3,699,000
2021 Taxable Income	\$ 3,699,000