



Findex (Aust) Pty Ltd  
ABN 84 006 466 351  
Level 24 1 O'Connell Street  
Sydney NSW 2000

Ph +61 2 9262 2155  
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[findex.com.au](http://findex.com.au)

4 November 2022

Nick Valente  
Unit 2504  
12 Cunningham Street  
Newstead QLD 4006

Dear Nick,

**CABOOLTURE RETAIL 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.43 Pty Ltd as trustee for Caboolture Retail 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 32 954 087 807.

Please email [Alceon.Client@alceon.com.au](mailto:Alceon.Client@alceon.com.au) should you have any queries.

Yours sincerely,  
**Findex (Aust) Pty Ltd**

**Simon File**  
Partner

*The title 'Partner' conveys that the person is a senior member within their respective division, and is among the group of persons who hold an equity interest (shareholder) in its parent entity, Findex Group Limited. The only professional service offering which is conducted by a partnership is external audit, conducted via the Crowe Australasia external audit division and Unison SMSF Audit. All other professional services offered by Findex Group Limited are conducted by a privately owned organisation and/or its subsidiaries. Liability limited by a scheme approved under Professional Standards Legislation.*

**CABOOLTURE RETAIL TRUST**  
**REPORT 1: INVESTOR DISTRIBUTION DETAILS**

**Investor Details**

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

**Investment Summary**

|  |                  |
|--|------------------|
| <b>Total Unitholding as at 30 June 2022 (Ordinary Units)</b> | <b>1,000,000</b> |
| Capital Value of Unitholding as at 1 July 2021               | \$ 921,538.88    |
| Less: Return of Capital                                      | \$ (921,538.88)  |
| <b>Capital Value of Unitholding as at 30 June 2022</b>       | <b>\$ -</b>      |

**Accounting and Cash Distribution Summary**

|  |                      |
|--|----------------------|
| <b>2022 Accounting Income Reconciliation</b> |                      |
| Total Cash Payment                           | \$ 1,711,455.35      |
| Less: Return of Capital                      | \$ (921,538.88)      |
| Less: Distribution Receivable (2021)         | \$ (39,258.09)       |
| Add: Distribution Receivable (2022)          | \$ 33,131.50         |
| <b>2022 Accounting Income</b>                | <b>\$ 783,789.88</b> |

**Taxation Summary**

|   |                      |
|---|----------------------|
| <b>2022 Taxable Income Reconciliation</b>             |                      |
| 2022 Accounting Income                                | \$ 783,789.88        |
| Less: Tax Adjustments*                                | \$ (41,184.61)       |
| Less: Distributable Capital Gain Not Subject To Tax** | \$ (191,958.15)      |
| <b>2022 Taxable Income</b>                            | <b>\$ 550,647.12</b> |

\*This amount relates to depreciation claimed for tax purposes and will result in a CGT Event E4 adjustment.

\*\* This amount will not be subject to a CGT Event E4 adjustment.

|                                       |                      |
|---------------------------------------|----------------------|
| <b>2022 Taxable Income Components</b> |                      |
| Net Non-Primary Production Income     | \$ 46,444.32         |
| Net Capital Gain – Discount Method*** | \$ 504,202.80        |
| <b>Total Taxable Income</b>           | <b>\$ 550,647.12</b> |

\*\*\*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.

**CABOOLTURE RETAIL 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                                | \$ 15,234,158        |
| Less: Cost of Sales                   | \$ (1,848,834)       |
| Less: Expenses                        | \$ (1,393,339)       |
| <b>Accounting Income of the Trust</b> | <b>\$ 11,991,985</b> |

Balance Sheet

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

|                             |                     |
|-----------------------------|---------------------|
| <b>Assets</b>               |                     |
| Cash and Cash Equivalents   | \$ 245,559          |
| Other Assets                | \$ 844,261          |
| <b>Total Assets</b>         | <b>\$ 1,089,820</b> |
| <b>Liabilities</b>          |                     |
| Other Liabilities           | \$ 582,908          |
| Distribution Payable (2022) | \$ 506,912          |
| <b>Total Liabilities</b>    | <b>\$ 1,089,820</b> |
| <b>NET ASSETS</b>           | <b>\$ -</b>         |
| <b>Equity</b>               |                     |
| Issued Units (Ordinary)     | \$ 15,300,000       |
| Less: Return of Capital     | \$ (15,300,000)     |
| <b>TOTAL EQUITY</b>         | <b>\$ -</b>         |

**Taxation Summary**

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

|   |                     |
|---|---------------------|
| 2022 Accounting Income                              | \$ 11,991,985       |
| Less: Tax Adjustments                               | \$ (630,125)        |
| Less: Distributable Capital Gain Not Subject To Tax | \$ (2,936,959)      |
| <b>2022 Taxable Income</b>                          | <b>\$ 8,424,901</b> |



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9 September 2022

Nick Valente  
Unit 2504  
12 Cunningham Street  
Newstead QLD 4006

Dear Nick,

**CABOOLTURE RETAIL 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.43 Pty Ltd as trustee for Caboolture Retail 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 32 954 087 807.

Due to the nature of the rent retention provision that formed part of the sales contract, there is a small possibility that the 2022 trust's tax calculation and therefore the investor tax statements will need to be amended depending on the outcome of these retentions during the 2023 financial year.

Please email [Alceon.Client@alceon.com.au](mailto:Alceon.Client@alceon.com.au) should you have any queries.

Yours sincerely,  
**Findex (Aust) Pty Ltd**

**Simon File**  
Partner

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**CABOOLTURE RETAIL TRUST**  
**REPORT 1: INVESTOR DISTRIBUTION DETAILS**

**Investor Details**

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

**Investment Summary**

|  |                  |
|--|------------------|
| <b>Total Unitholding as at 30 June 2022 (Ordinary Units)</b> | <b>1,000,000</b> |
| Capital Value of Unitholding as at 1 July 2021               | \$ 921,538.88    |
| Less: Return of Capital                                      | \$ (921,538.88)  |
| <b>Capital Value of Unitholding as at 30 June 2022</b>       | <b>\$ -</b>      |

**Accounting and Cash Distribution Summary**

|  |                      |
|--|----------------------|
| <b>2022 Accounting Income Reconciliation</b> |                      |
| Total Cash Payment                           | \$ 1,711,455.35      |
| Less: Return of Capital                      | \$ (921,538.88)      |
| Less: Distribution Receivable (2021)         | \$ (39,258.09)       |
| Add: Distribution Receivable (2022)          | \$ 46,203.84         |
| <b>2022 Accounting Income</b>                | <b>\$ 796,862.22</b> |

**Taxation Summary**

|   |                      |
|---|----------------------|
| <b>2022 Taxable Income Reconciliation</b>             |                      |
| 2022 Accounting Income                                | \$ 796,862.22        |
| Less: Tax Adjustments*                                | \$ (41,705.30)       |
| Less: Distributable Capital Gain Not Subject To Tax** | \$ (195,842.14)      |
| <b>2022 Taxable Income</b>                            | <b>\$ 559,314.78</b> |

\*This amount relates to depreciation claimed for tax purposes and will result in a CGT Event E4 adjustment.

\*\* This amount will not be subject to a CGT Event E4 adjustment.

|                                       |                      |
|---------------------------------------|----------------------|
| <b>2022 Taxable Income Components</b> |                      |
| Net Non-Primary Production Income     | \$ 51,227.98         |
| Net Capital Gain – Discount Method*** | \$ 508,086.80        |
| <b>Total Taxable Income</b>           | <b>\$ 559,314.78</b> |

\*\*\*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.

**CABOOLTURE RETAIL 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                                | \$ 15,360,975        |
| Less: Cost of Sales                   | \$ (1,848,834)       |
| Less: Expenses                        | \$ (1,320,149)       |
| <b>Accounting Income of the Trust</b> | <b>\$ 12,191,992</b> |

Balance Sheet

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

|                             |                     |
|-----------------------------|---------------------|
| <b>Assets</b>               |                     |
| Cash and Cash Equivalents   | \$ 245,559          |
| Other Assets                | \$ 824,942          |
| <b>Total Assets</b>         | <b>\$ 1,070,501</b> |
| <b>Liabilities</b>          |                     |
| Other Liabilities           | \$ 363,582          |
| Distribution Payable (2022) | \$ 706,919          |
| <b>Total Liabilities</b>    | <b>\$ 1,070,501</b> |
| <b>NET ASSETS</b>           | <b>\$ -</b>         |
| <b>Equity</b>               |                     |
| Issued Units (Ordinary)     | \$ 15,300,000       |
| Less: Return of Capital     | \$ (15,300,000)     |
| <b>TOTAL EQUITY</b>         | <b>\$ -</b>         |

**Taxation Summary**

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

|   |                     |
|---|---------------------|
| 2022 Accounting Income                              | \$ 12,191,992       |
| Less: Tax Adjustments                               | \$ (638,092)        |
| Less: Distributable Capital Gain Not Subject To Tax | \$ (2,996,384)      |
| <b>2022 Taxable Income</b>                          | <b>\$ 8,557,516</b> |