

VALENTE STAFF SUPERANNUATION FUND

Investment Summary Report



As at 30 June 2022

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/(Loss)%	Portfolio Weight%
Cash/Bank Accounts								
Cash at Bank - NAB		4.290000	4.29	4.29	4.29			0.00 %
			4.29		4.29			0.00 %
Shares in Unlisted Private Companies (Australian)								
AMBRE	Ambre Energy Limited	250,000.00	0.000000	0.00	0.46	116,000.00	(116,000.00)	(100.00) %
LVG	Lake Victoria Gold Ltd	6,934,222.00	0.080000	554,737.76	0.08	583,159.00	(28,421.24)	(4.87) %
QRTOL	QRT Operations Limited	200,000.00	0.540000	108,000.00	0.61	122,000.00	(14,000.00)	(11.48) %
TANZOZ	Tanzoz Australia Pty Ltd	151,116.00	0.500000	75,558.00	0.72	108,804.00	(33,246.00)	(30.56) %
			738,295.76		929,963.00	(191,667.24)	(20.61) %	6.17 %
Units in Unlisted Unit Trusts (Australian)								
AUS0001	Austrust Investment Unit Trust	62,500.00	0.000000	0.00	1.00	62,500.00	(62,500.00)	(100.00) %
ALCECAB	Caboolture Retail Trust	66,667.00	0.000000	0.00	Pages 3-5	0.00	0.00	0.00 %
CARSEL.AX	Carseldine Gardens Retirement Village Fund	100,000.00	0.620000	62,000.00	Pages 6-8	0.41	41,373.64	20,626.36
MARIVA.AX	Mariva Property Trust	7,323,699.76	1.509433	11,054,634.10	Page 2	1.03	7,537,111.70	3,517,522.40
QRTPT	QRT Properties Trust	200,000.00	0.550000	110,000.00	Page 12	0.39	78,000.00	32,000.00
			11,226,634.10		7,718,985.34	3,507,648.76	45.44 %	93.83 %
			11,964,934.15		8,648,952.63	3,315,981.52	38.34 %	100.00 %

Mariva Property Trust
ABN 95 147 284 625
Detailed Statement of Financial Position as at 30 June 2022

	2022 \$	Fair Value \$	Difference \$
Current Assets			
Cash Assets			
NAB Business Everyday Account (#1777)	167,593.88	167,593.88	0.00
NAB Business Cash Account (#3281)	300,048.44	300,048.44	0.00
	<u>467,642.32</u>	<u>467,642.32</u>	<u>0.00</u>
Receivables			
Trust Distributions Receivable	108,860.79	108,860.79	0.00
Unsettled Transactions	1.94	1.94	0.00
	<u>108,862.73</u>	<u>108,862.73</u>	<u>0.00</u>
Total Current Assets	<u>576,505.05</u>	<u>576,505.05</u>	<u>0.00</u>
Non-Current Assets			
Inventories			
Development Costs - Bishop St Units	355,010.04	355,010.04	0.00
	<u>355,010.04</u>	<u>355,010.04</u>	<u>0.00</u>
Other Financial Assets			
Shares in Other Companies - Bell Potter	837,802.10	301,530.50	-536,271.60
Shares in Other Companies - Ord Minnett	986,350.23	984,183.24	-2,166.99
Investment in BTP Trust			0.00
Investment in Carseldine Gardens Trust	289,615.45	434,000.00	144,384.55
Carseldine Gardens Trust - Tax Deferred	-87,475.31	0.00	87,475.31
Investment in BTP2 Trust	100,000.00	0.00	-100,000.00
Investment - Alceon Creation QLD Dvlpmn	500,000.00	500,000.00	0.00
Investment - Alceon No.5 (QRT Finance)	1,192,500.00	1,192,500.00	0.00
Investment in Findexia Ltd	200,000.00	200,000.00	0.00
Findexia Ltd - SAFE Notes	400,000.00	400,000.00	0.00
Investment in Ranger Resources Pty Ltd	1,000,000.00	1,679,976.44	679,976.44
Investment in Tritium Holdings			0.00
Tritium Holdings - Convertible Equity			0.00
Tritium Holdings - Rights Issued			0.00
Tritium DCFC Ltd - Rollover Shares	656,432.37	3,753,195.31	3,096,762.94
Investment in Travello Pty Ltd	150,000.00	256,640.40	106,640.40
Investment in Caboolture Retail Trust			0.00
Investment in Gladstone Retail Trust	276,307.51	417,000.00	140,692.49
Investment in Silver Shores Trust			0.00
Investment in Murrarie Office Trust			0.00
Investment in Tweed Parks Trust			0.00
Investment in Cocoon Data Techn. (ESIC)	50,160.00	200,000.00	149,840.00
Investment in BV1 Fund	1,300,000.00	1,263,600.00	-36,400.00
Investment in DCP Mort & Co	400,000.00	400,000.00	0.00
Investment - Alceon DTR	105,000.00	105,000.00	0.00
	<u>8,356,692.35</u>	<u>12,087,625.89</u>	<u>3,730,933.54</u>
Total Non-Current Assets	<u>8,711,702.39</u>	<u>12,442,635.93</u>	<u>3,730,933.54</u>
Total Assets	<u>9,288,207.44</u>	<u>13,019,140.98</u>	<u>3,730,933.54</u>
Current Liabilities			
Payables			
Unsecured:			
Sundry Creditor	7,745.10	7,745.10	0.00
	<u>7,745.10</u>	<u>7,745.10</u>	<u>0.00</u>
Financial Liabilities			
Unsecured:			
Beneficiary loan: Valente Super Fund	1,170,708.20	1,170,708.20	0.00
Loan - Frani Trust	190,907.78	190,907.78	0.00
	<u>1,361,615.98</u>	<u>1,361,615.98</u>	<u>0.00</u>
Current Tax Liabilities			
Input Tax Credit Control Account			0.00
Total Current Liabilities	<u>1,369,361.08</u>	<u>1,369,361.08</u>	<u>0.00</u>
Non-Current Liabilities			
Financial Liabilities			
Secured:			
Ord Minnett NAB Margin Loan	595,146.60	595,146.60	0.00
Bell Potter Margin Loan			0.00
	<u>595,146.60</u>	<u>595,146.60</u>	<u>0.00</u>
Total Non-Current Liabilities	<u>595,146.60</u>	<u>595,146.60</u>	<u>0.00</u>
Total Liabilities	<u>1,964,507.68</u>	<u>1,964,507.68</u>	<u>0.00</u>
Net Assets	<u>7,323,699.76</u>	<u>11,054,633.30</u>	<u>3,730,933.54</u>
Equity			
Subscribed Units	7,323,699.76	7,323,699.76	0.00
Unrealised Gains On Investments		3,730,933.54	3,730,933.54
Total Equity	<u>7,323,699.76</u>	<u>11,054,633.30</u>	<u>3,730,933.54</u>
Number Of Units		7,323,699.76	
Value Per Unit		\$1.509433	

See Accompanying MARI0001 Documents For Substantiation Of Current Market Valuations Of Assets Used



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Sydney NSW 2000

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findex.com.au

4 November 2022

Frank Valente
2402
12 Cunningham Street
Newstead QLD 4006

Dear Frank,

CABOOLTURE RETAIL TRUST – 2022 TAXATION & ACCOUNTING SUMMARY

INVESTOR NAME:
VALENTE STAFF SUPER PTY LTD ATF VALENTE STAFF SUPERANNUATION FUND
ENTITY NUMBER: 2936

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 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: Valente Staff Super Pty Ltd ATF Valente Staff Superannuation Fund
 Entity Number: 2936

Investment Summary

Total Unitholding as at 30 June 2022 (Ordinary Units)	66,667
Capital Value of Unitholding as at 1 July 2021	\$ -
Add: Transfer of Units	\$ 61,436.23
Less: Return of Capital	\$ (61,436.23)
Capital Value of Unitholding as at 30 June 2022	\$ -

Accounting and Cash Distribution Summary

2022 Accounting Income Reconciliation	
Total Cash Payment	\$ 113,100.33
Less: Return of Capital	\$ (61,436.23)
Less: Distribution Receivable (2021)	\$ -
Add: Distribution Receivable (2022)	\$ 2,208.78
2022 Accounting Income	\$ 53,872.88

Taxation Summary

2022 Taxable Income Reconciliation	
2022 Accounting Income	\$ 53,872.88
Less: Tax Adjustments*	\$ (2,830.78)
Less: Distributable Capital Gain Not Subject To Tax**	\$ (13,194.02)
2022 Taxable Income	\$ 37,848.08

*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.

2022 Taxable Income Components	
Net Non-Primary Production Income	\$ 3,192.29
Net Capital Gain – Discount Method***	\$ 34,655.79
Total Taxable Income	\$ 37,848.08

***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)
Accounting Income of the Trust	\$ 11,991,985

Balance Sheet

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

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

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)
2022 Taxable Income	\$ 8,424,901



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5 September 2022

Frank Valente
2402
12 Cunningham Street
Newstead QLD 4006

Dear Frank,

CARSELDINE GARDENS TRUST – 2022 TAXATION & ACCOUNTING SUMMARY

INVESTOR NAME:
VALENTE STAFF SUPER PTY LTD ATF VALENTE STAFF SUPERANNUATION FUND
ENTITY NUMBER: 2936

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: Valente Staff Super Pty Ltd ATF Valente Staff Superannuation Fund
 Entity Number: 2936

Investment Summary

Total Unitholding as at 30 June 2022 (A Class Units)	100,000
Capital Value of Unitholding as at 1 July 2021	\$ -
Add: Transfer of Units	\$ 45,079.59
Less: Return of Capital	\$ (3,705.95)
Capital Value of Unitholding as at 30 June 2022*	\$ 41,373.64

* 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	\$ 11,500.00
Less: Return of Capital	\$ (3,705.95)
2022 Accounting Income	\$ 7,794.05

Taxation Summary

2022 Taxable Income Reconciliation	
2022 Accounting Income	\$ 7,794.05
Add: Tax Adjustments	\$ 2,692.53
Less: CGT Concession*	\$ (4,932.49)
2022 Taxable Income	\$ 5,554.09

* 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	\$ 621.60
Net Capital Gain – Discount Method**	\$ 4,932.49
Net Non-Primary Production Income	\$ 5,554.09

** 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

23 May 2022

Frank Valente
2402
12 Cunningham Street
Newstead QLD 4006

Dear Frank,

MURARRIE OFFICE TRUST – 2022 TAXATION & ACCOUNTING SUMMARY

INVESTOR NAME:

Valente Staff Super Pty Ltd ATF Valente Staff Superannuation Fund

ENTITY NUMBER: 2936

We write in our capacity as Chartered Accountants for Alceon Group No.17 Pty Limited as trustee for Murarrie 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 2022.

We confirm that the Trust was terminated in accordance with the Trust Deed effective 30 June 2022.

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 Pty Ltd

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MURARRIE OFFICE TRUST**REPORT 1: INVESTOR DISTRIBUTION DETAILS****Investor Details**

Investor Name: Valente Staff Super Pty Ltd ATF Valente Staff Superannuation Fund
Entity Number: 2936

Investment Summary

Total Unitholding as at 30 June 2022 (Ordinary Units – Partly Paid)	-
Capital Value of Unitholding as at 1 July 2021	\$ -
Add: Transfer of Units	\$ 2,834.17
Less: Return of Capital	\$ (2,795.68)
Less: Loss on Redemption of Units	\$ (38.49)
Capital Value of Unitholding as at 30 June 2022	\$ -

Accounting and Cash Distribution Summary

2022 Accounting Income Reconciliation	
Total Cash Payment	\$ 2,795.68
Less: Return of Capital	\$ (2,795.68)
2022 Accounting Income	\$ -

Taxation Summary

We advise that there was no taxation distribution from the Trust for the year ended 30 June 2022.

MURARRIE OFFICE TRUST

REPORT 2: TRUST ACCOUNTING AND TAX POSITION

Accounting Summary

Profit and Loss Statement

The Accounting Loss of the Trust was derived as follows:

Income	\$ 62
Less: Loss on Sale of Investment	\$ (2,862)
Less: Expenses	\$ (151)
Accounting Loss of the Trust	\$ (2,951)

Balance Sheet

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

Assets	
Total Assets	\$ -
Liabilities	
Total Liabilities	\$ -
NET ASSETS	\$ -
Equity	
Issued Units (Ordinary)	\$ 8,180,000
Less: Return of Capital (Ordinary)	\$ (8,177,049)
Less: Revenue Loss (Current Year)	\$ (2,951)
TOTAL EQUITY	\$ -

Taxation Summary

The 2022 Tax Loss of the Trust was derived as follows:

2022 Accounting Loss	\$ (2,951)
Add: Tax Adjustment*	\$ 2,862
2022 Tax Loss	\$ (89)

* This tax adjustment is the add back of capital expenses relating to the Sale of the Investment in the Trust that were incurred in the financial year ended 30 June 2022.
This is a capital loss which is quarantined in the Trust at wind up.



Building a better
working world

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21 September 2022

Frank Valente
2402
12 Cunningham Street
Newstead QLD 4006

Dear Frank,

QRT PROPERTIES TRUST – 2022 TAXATION & ACCOUNTING SUMMARY

We write in our capacity as Chartered Accountants for QRT Properties Pty Ltd as trustee for QRT Properties 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.

Investor Details

Investor Name: Valente Staff Super Pty Ltd ATF Valente Staff Superannuation Fund
Entity Number: 2936

Investment Summary

Unitholding as at 30 June 2022 (Ordinary Units)	200,000
Capital Value of Unitholding as at 30 June 2022*	\$ 78,000.00

* Valuation Confirmation for Superannuation Funds
In the opinion of the Trustee: (1) The value of the units as at 30 June 2022 is \$0.55 per unit; 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.

Cash Distribution Summary

We advise that there was no cash distribution from the Trust for the year ended 30 June 2022.

Taxation and Accounting Summary

We advise that there was no taxation and accounting distribution from the Trust for the year ended 30 June 2022.

The Australian Business Number of the Trust is 65 146 349 987.

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

Yours sincerely,

Thomas Tulley
Partner