

28 July 2021

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

Dear Tim,

CABOOLTURE RETAIL TRUST – 2021 TAXATION & 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.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 2021.

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

CABOOLTURE RETAIL 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)	200,000
Capital Value of Unitholding as at 1 July 2020	\$ 184,307.78
Less: Return of Capital	\$ -
Capital Value of Unitholding as at 30 June 2021*	\$ 184,307.78

* Valuation Confirmation for Superannuation Funds
In the opinion of the Trustee: (1) The value of the units as at 30 June 2021 is \$1.0996 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

2021 Accounting Income Reconciliation	
Total Cash Payment	\$ 13,795.71
Add: Distribution Receivable (2021)	\$ 7,851.62
2021 Accounting Income	\$ 21,647.33

Taxation Summary

2021 Taxable Income Reconciliation	
2021 Accounting Income	\$ 21,647.33
Less: Tax Adjustments	\$ (13,393.03)
2021 Taxable Income	\$ 8,254.30

2021 Taxable Income Components	
Net Non-Primary Production Income	\$ 8,254.30

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	\$ 4,942,831
Less: Cost of Sales	\$ (2,067,253)
Less: Expenses	\$ (1,219,557)
Accounting Income of the Trust	\$ 1,656,021

Balance Sheet

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

Assets	
Cash and Cash Equivalents	\$ 2,472,804
Other Assets	\$ 2,498,398
Investments	\$ 33,534,228
Total Assets	\$ 38,505,430
Liabilities	
Other Liabilities	\$ 660,250
Distribution Payable (2021)	\$ 600,649
Long Term Liabilities	\$ 20,420,868
Total Liabilities	\$ 21,681,767
NET ASSETS	\$ 16,823,663
Equity	
Issued Units (Ordinary)	\$ 15,300,000
Less: Return of Capital	\$ (1,200,455)
Asset Revaluation Reserve	\$ 2,724,118
TOTAL EQUITY	\$ 16,823,663

Taxation Summary

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

2021 Accounting Income	\$ 1,656,021
Less: Tax Adjustments	\$ (1,024,567)
2021 Taxable Income	\$ 631,454