

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%		
<b>Cash/Bank Accounts</b>										
Cash at Bank - NAB		4.290000	4.29	4.29	4.29			0.00 %		
			<b>4.29</b>		<b>4.29</b>			<b>0.00 %</b>		
<b>Shares in Unlisted Private Companies (Australian)</b>										
AMBRE	Ambre Energy Limited	250,000.00	0.000000	0.00	0.46	116,000.00	(116,000.00)	(100.00) %	0.00 %	
LVG	Lake Victoria Gold Ltd	6,934,222.00	0.080000	554,737.76	0.08	583,159.00	(28,421.24)	(4.87) %	4.64 %	
QRTOL	QRT Operations Limited	200,000.00	0.540000	108,000.00	0.61	122,000.00	(14,000.00)	(11.48) %	0.90 %	
TANZOZ	Tanzoz Australia Pty Ltd	151,116.00	0.500000	75,558.00	0.72	108,804.00	(33,246.00)	(30.56) %	0.63 %	
				<b>738,295.76</b>		<b>929,963.00</b>	<b>(191,667.24)</b>	<b>(20.61) %</b>	<b>6.17 %</b>	
<b>Units in Unlisted Unit Trusts (Australian)</b>										
AUS0001	Austrust Investment Unit Trust	62,500.00	0.000000	0.00	1.00	62,500.00	(62,500.00)	(100.00) %	0.00 %	
ALCECAB	Caboolture Retail Trust	66,667.00	0.000000	0.00	Pages 3-5	0.00	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	49.85 %	0.52 %
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	46.67 %	92.39 %
QRTPT	QRT Properties Trust	200,000.00	0.550000	110,000.00	Page 12	0.39	78,000.00	32,000.00	41.03 %	0.92 %
				<b>11,226,634.10</b>		<b>7,718,985.34</b>	<b>3,507,648.76</b>	<b>45.44 %</b>	<b>93.83 %</b>	
				<b>11,964,934.15</b>		<b>8,648,952.63</b>	<b>3,315,981.52</b>	<b>38.34 %</b>	<b>100.00 %</b>	

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

	2022 \$	Fair Value \$	Difference \$
<b>Current Assets</b>			
<b>Cash Assets</b>			
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>
<b>Receivables</b>			
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>
<b>Total Current Assets</b>	<b><u>576,505.05</u></b>	<b><u>576,505.05</u></b>	<b><u>0.00</u></b>
<b>Non-Current Assets</b>			
<b>Inventories</b>			
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>
<b>Other Financial Assets</b>			
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>
<b>Total Non-Current Assets</b>	<b><u>8,711,702.39</u></b>	<b><u>12,442,635.93</u></b>	<b><u>3,730,933.54</u></b>
<b>Total Assets</b>	<b><u>9,288,207.44</u></b>	<b><u>13,019,140.98</u></b>	<b><u>3,730,933.54</u></b>
<b>Current Liabilities</b>			
<b>Payables</b>			
<b>Unsecured:</b>			
Sundry Creditor	7,745.10	7,745.10	0.00
	<u>7,745.10</u>	<u>7,745.10</u>	<u>0.00</u>
<b>Financial Liabilities</b>			
<b>Unsecured:</b>			
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>
<b>Current Tax Liabilities</b>			
Input Tax Credit Control Account			0.00
<b>Total Current Liabilities</b>	<b><u>1,369,361.08</u></b>	<b><u>1,369,361.08</u></b>	<b><u>0.00</u></b>
<b>Non-Current Liabilities</b>			
<b>Financial Liabilities</b>			
<b>Secured:</b>			
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>
<b>Total Non-Current Liabilities</b>	<b><u>595,146.60</u></b>	<b><u>595,146.60</u></b>	<b><u>0.00</u></b>
<b>Total Liabilities</b>	<b><u>1,964,507.68</u></b>	<b><u>1,964,507.68</u></b>	<b><u>0.00</u></b>
<b>Net Assets</b>	<b><u>7,323,699.76</u></b>	<b><u>11,054,633.30</u></b>	<b><u>3,730,933.54</u></b>
<b>Equity</b>			
Subscribed Units	7,323,699.76	7,323,699.76	0.00
Unrealised Gains On Investments		3,730,933.54	3,730,933.54
<b>Total Equity</b>	<b><u>7,323,699.76</u></b>	<b><u>11,054,633.30</u></b>	<b><u>3,730,933.54</u></b>
<b>Number Of Units</b>		<b>7,323,699.76</b>	
<b>Value Per Unit</b>		<b>\$1.509433</b>	

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

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

**Investment Summary**

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

**Accounting and Cash Distribution Summary**

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

**Taxation Summary**

<b>2022 Taxable Income Reconciliation</b>		
2022 Accounting Income	\$	53,872.88
Less: Tax Adjustments*	\$	(2,830.78)
Less: Distributable Capital Gain Not Subject To Tax**	\$	(13,194.02)
<b>2022 Taxable Income</b>	<b>\$</b>	<b>37,848.08</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	\$	3,192.29
Net Capital Gain – Discount Method***	\$	34,655.79
<b>Total Taxable Income</b>	<b>\$</b>	<b>37,848.08</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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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](mailto: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**

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

\* 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**

<b>2022 Accounting Income Reconciliation</b>	
Total Cash Payment	\$ 11,500.00
Less: Return of Capital	\$ (3,705.95)
<b>2022 Accounting Income</b>	<b>\$ 7,794.05</b>

**Taxation Summary**

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

\* The CGT Concession amount relates to the sale of the investment in the trust and is not assessable for tax purposes.

<b>2022 Taxable Income Components</b>	
Non-Primary Production Income	\$ 621.60
Net Capital Gain – Discount Method**	\$ 4,932.49
<b>Net Non-Primary Production Income</b>	<b>\$ 5,554.09</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.

**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)
<b>Accounting Income of the Trust</b>	<b>\$</b>	<b>1,013,227</b>

Balance Sheet

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

<b>Assets</b>		
Cash and Cash Equivalents	\$	521,131
Other Assets	\$	56,724
Investments	\$	8,578,952
<b>Total Assets</b>	<b>\$</b>	<b>9,156,807</b>
<b>Liabilities</b>		
Other Liabilities	\$	589
Long Term Liabilities	\$	3,777,645
<b>Total Liabilities</b>	<b>\$</b>	<b>3,778,234</b>
<b>NET ASSETS</b>	<b>\$</b>	<b>5,378,573</b>
<b>Equity</b>		
Issued Units (A Class)*	\$	12,350,000
Less: Return of Capital (A Class)	\$	(6,971,428)
Issued Units (B Class)	\$	1
<b>TOTAL EQUITY</b>	<b>\$</b>	<b>5,378,573</b>

\* 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)
<b>2022 Taxable Income</b>	<b>\$</b>	<b>722,032</b>

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](mailto: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

<b>Total Unitholding as at 30 June 2022 (Ordinary Units – Partly Paid)</b>	-
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)
<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	\$ 2,795.68
Less: Return of Capital	\$ (2,795.68)
<b>2022 Accounting Income</b>	<b>\$ -</b>

#### 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)
<b>Accounting Loss of the Trust</b>	<b>\$</b>	<b>(2,951)</b>

##### Balance Sheet

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

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

#### Taxation Summary

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

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

\* 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](mailto:Alceon.Client@alceon.com.au) should you have any queries.

Yours sincerely,

Thomas Tulley  
Partner