

29 August 2022

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

CREATION QLD DEVELOPMENT TRUST – 2022 TAXATION & ACCOUNTING SUMMARY

We write in our capacity as Chartered Accountants for Alceon Group Pty Ltd as trustee for Creation Qld Development Trust ("the Trust").

We refer to your investment in the Loan Notes issued by 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

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

Investment Summary

Loan Notes held as at 30 June 2022	500,000
Capital Value of Loan Notes as at 30 June 2022*	\$ 500,000.00

* Valuation Confirmation for Superannuation Funds

In the opinion of the Trustee: (1) The value of the Loan Notes as at 30 June 2022 is not below the Capital Value of the Loan Notes held; and (2) It is appropriate the Capital Value of the Loan Notes as at 30 June 2022 above be included in the financial report of the superannuation fund.

Loan Note Tax Summary

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

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

Yours sincerely,



Thomas Tulley
Partner