



**Building a better
working world**

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29 August 2022

Nick Valente
Unit 2504
12 Cunningham Street
Newstead QLD 4006

Dear Nick,

GLADSTONE 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.56 Pty Ltd as trustee for Gladstone 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 23 751 461 989.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'T. Tulley', written over a light grey circular stamp.

Thomas Tulley
Partner

GLADSTONE 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

| | | |
|--|-----------|-------------------|
| Total Unitholding as at 30 June 2022 (Ordinary Units) | | 300,000 |
| Capital Value of Unitholding as at 1 July 2021 | \$ | 295,674.31 |
| Less: Return of Capital | \$ | (19,366.80) |
| Capital Value of Unitholding as at 30 June 2022* | \$ | 276,307.51 |

* Valuation Confirmation for Superannuation Funds

In the opinion of the Trustee: (1) The value of the units as at 30 June 2022 is \$1.39 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.

Accounting and Cash Distribution Summary

| | | |
|--|-----------|-------------|
| 2022 Accounting Income Reconciliation | | |
| Total Cash Payment | \$ | 24,000.00 |
| Less: Return of Capital | \$ | (19,366.80) |
| Less: Distribution Receivable (2021) | \$ | (4,633.20) |
| 2022 Accounting Income | \$ | - |

Taxation Summary

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

GLADSTONE RETAIL 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 | \$ | 2,795,884 |
| Less: Cost of Sales | \$ | (1,364,571) |
| Less: Expenses | \$ | (1,633,827) |
| Accounting Loss of the Trust | \$ | (202,514) |

Balance Sheet

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

| | | |
|--|-----------|-------------------|
| Assets | | |
| Cash and Cash Equivalents | \$ | 3,138,034 |
| Other Assets | \$ | 87,913 |
| Investments | \$ | 26,431,976 |
| Total Assets | \$ | 29,657,923 |
| Liabilities | | |
| Other Liabilities | \$ | 107,591 |
| Long Term Liabilities | \$ | 12,600,000 |
| Total Liabilities | \$ | 12,707,591 |
| NET ASSETS | \$ | 16,950,332 |
| Equity | | |
| Issued Units (Ordinary Units)* | \$ | 12,200,000 |
| Less: Return of Capital (Ordinary Units) | \$ | (963,495) |
| Asset Revaluation Reserve | \$ | 5,916,341 |
| Revenue Loss (Current Year) | \$ | (202,514) |
| TOTAL EQUITY | \$ | 16,950,332 |

* There are 12,200,000 Ordinary units on issue at \$1.00 per unit.

Taxation Summary

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

| | | |
|----------------------|-----------|------------------|
| 2022 Accounting Loss | \$ | (202,514) |
| 2022 Tax Loss | \$ | (202,514) |