

Metricon Properties Pty Ltd
Profit & Loss Statement - YTD Aug 21

	Prior Year	Year to Date Results		Actual	Comparison to Budget		Comments
	FY21	Jul-21	Aug-21	YTD Aug 21	YTD Budget Aug 21	Difference	
INCOME							
Rental Income	97,632	55,572	62,702	118,274	115,448	2,826	Land settlements brought forward
Interest Income	13	1	18	19	19	0	
TOTAL INCOME	97,645	55,573	62,720	118,293	115,467	2,826	
EXPENSES							
Interest/Bank Fees							
- Establishment Fee	0	0	0	0	0	0	
- Line Fee	0	0	0	0	0	0	
- Interest	0	0	0	0	0	0	
- Account Fee	(57)	(35)	(5)	(40)	(40)	0	
Land tax	(9,842)	(9,389)	(13,363)	(22,752)	(18,778)	(3,974)	Misc land tax on settlements
General & Administration Fees							
- Metricon admin fee	(12,500)	(4,500)	(4,500)	(9,000)	(9,000)	0	
- Amortisation of legal fees (bank facility)	0	0	0	0	0	0	
- Sundry expenses	(1,342)	0	0	0	0	0	
TOTAL EXPENSES	(23,741)	(13,924)	(17,868)	(31,792)	(27,818)	(3,974)	
Net Profit Before Tax	73,904	41,649	44,852	86,501	87,648	(1,147)	
Variance to Budget		0	(1,147)				

Metricon Properties Pty Ltd

Balance Sheet - Aug 2021

1) Balance Sheet

Assets

- Cash at bank	3,356,718	2,147,219	556,576	1,006,935	(450,358)
- Display Homes & Land	7,649,014	8,981,346	10,680,180	10,141,965	538,215
- Prepaid establishment fee	0	0	0	30,000	(30,000)
- Prepaid line fee	0	0	0	0	0
- Prepaid legal fees	0	0	0	0	0
- GST Receivable	69,526	(4,604)	9,399	451	8,948
Total Assets	11,075,258	11,123,961	11,246,156	11,179,350	66,805
Liabilities					
- Bank Debt	0	0	0	0	0
- Accrued Interest	0	0	0	0	0
- Accrued Land Tax	0	7,054	18,000	16,443	1,557
- Accrued Audit Fees	0	0	0	0	0
- Sundry Creditors & Accruals	1,342	1,342	67,739	0	67,739
Total Liabilities	1,342	8,396	85,739	16,443	69,295
Net Assets	11,073,916	11,115,565	11,160,417	11,162,907	(2,490)
Equity					
- Issued Units	11,000,012	11,000,012	11,000,012	11,000,012	0
- Undistributed profits	73,904	115,553	160,405	162,895	(2,490)
Equity	11,073,916	11,115,565	11,160,417	11,162,907	(2,490)
	0	0	0	0	(0)

Comments

Land settlements brought forward

Land settlements brought forward

Metricon Properties Pty Ltd
Cashflow Statement - YTD Aug 21

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	Prior Year YTD June 21	Year to Date Cashflow		Actual YTD Aug 21	Comparison to Budget		Comments
		Jul-21	Aug-21		YTD Budget Aug 21	Difference	
<u>1) Cashflow from Operations</u>							
Rental Income (net of GST)	97,632	55,572	62,702	118,274	115,448	2,826	
Interest income	13	1	18	19	19	0	
Interest/Bank Fees							
- Establishment Fee	0	0	0	0	(30,000)	30,000	
- Line Fee	0	0	0	0	0	0	
- Interest	0	0	0	0	0	0	
- Account fee	(56)	(35)	(5)	(40)	(40)	0	
Land tax	(9,842)	(2,335)	(2,417)	(4,752)	(2,335)	(2,417)	Land tax paid at settlement
General & Administration Fees							
- Metricon admin fee	(12,500)	(4,500)	(4,500)	(9,000)	(9,000)	0	
- Legal fees (bank facility)	0	0	0	0	0	0	
- Sundry expenses	(1,342)	0	0	0	0	0	
Other	1,342	0	66,397	66,397	0	66,397	Timing only ... to be repaid in September
GST	3,887	1,219	713	1,932	(4,338)	6,271	
Cashflow from operations	79,134	49,922	122,908	172,830	69,753	103,077	
<u>2) Cashflow from investing activities</u>							
Display Acquisitions							
- New Land Purchases (excl GST)	(7,649,014)	(1,332,331)	(1,698,834)	(3,031,165)	(2,492,950)	(538,215)	Land settlements brought forward
- Completed Displays (excl GST)	0	0	0	0	0	0	
- GST	(73,414)	72,910	(14,716)	58,194	73,414	(15,220)	
Cashflow from investing activities	(7,722,429)	(1,259,421)	(1,713,550)	(2,972,971)	(2,419,536)	(553,435)	
<u>3) Cashflow from financing activities</u>							
- Bank Drawdowns	0	0	0	0	0	0	
- Issue of units	10,500,012	0	0	0	0	0	
- Distribution of profits to unitholders	0	0	0	0	0	0	
Cashflow from financing activities	10,500,012	0	0	0	0	0	
TOTAL CASHFLOW	2,856,718	(1,209,499)	(1,590,642)	(2,800,141)	(2,349,783)	(450,358)	
<u>4) Reconciliation of cash movement</u>							
Opening Bank Balance	500,000	3,356,718	2,147,219	3,356,718	3,356,718	0	
Cashflow for the period	2,856,718	(1,209,499)	(1,590,642)	(2,800,141)	(2,349,783)	(450,358)	
Closing Bank Balance	3,356,718	2,147,219	556,576	556,576	1,006,935	(450,358)	

METRICON PROPERTIES - INVENTORY REPORT AS AT 31 AUGUST 2021

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	Forecast Land Settlement Date	Forecast House Payment	Land Purchase Price	Stamp Duty, Acq Costs	Build Price	Claimable GST	Total Cost	Cost as per Aug Budget	Variance	Comments
Metro Greenfields										
Lot 29803 Creekbridge St, Highlands Estate, Craigieburn (DV7)	Oct-21	Oct-21	-	-	-	-	-	-	-	
Lot 29804 Creekbridge St, Highlands Estate, Craigieburn (DV7)	Oct-21	Oct-21	-	-	-	-	-	-	-	
Lot 132 Fresco Place, Orana Estate, Clyde North	Sep-21	Oct-21	-	-	-	-	-	-	-	
Lot 6026 Gem Parade, Wollert	Jun-21	Nov-21	456,000	19,200	-	-	475,200	475,200	-	
Lot 6027 Gem Parade, Wollert	Jun-21	Nov-21	475,000	20,099	-	-	495,099	495,099	-	
Lot 107 Smiths Lane, Clyde North (Smith Lane Estate)	Apr-21	Nov-21	350,000	14,064	-	(27,045)	337,018	337,018	-	
Lot 108 Smiths Lane, Clyde North (Smith Lane Estate)	Apr-21	Nov-21	365,000	14,774	-	(28,205)	351,569	351,569	-	
Lot 10114 Katalia, Donnybrook	Jun-22	Jun-22	-	-	-	-	-	-	-	
Lot 108 Gallagher Cres, Lilydale (Kinley Estate)	Mar-22	Jul-22	-	-	-	-	-	-	-	
Lot 109 Gallagher Cres, Lilydale (Kinley Estate)	Mar-22	Jul-22	-	-	-	-	-	-	-	
Lot 126 President Blvd, Sunbury (Redstone Estate)	May-22	May-22	-	-	-	-	-	-	-	
Lot 127 President Blvd, Sunbury (Redstone Estate)	May-22	May-22	-	-	-	-	-	-	-	
Lot 202 Drummond Drive, Alira, Berwick	Feb-22	Aug-22	-	-	-	-	-	-	-	
Lot 203 Drummond Drive, Alira, Berwick	Feb-22	Aug-22	-	-	-	-	-	-	-	
Lot 2726 Kunlun Cres, Meridian DV2, Clyde	Jun-22	Jul-22	-	-	-	-	-	-	-	
Lot 2727 Kunlun Cres, Meridian DV2, Clyde	Jun-22	Jul-22	-	-	-	-	-	-	-	
Lot 2728 Kunlun Cres, Meridian DV2, Clyde	Jun-22	Jul-22	-	-	-	-	-	-	-	
Lot 1221 Kaduna Park DV2, Officer	Feb-22	Sep-22	-	-	-	-	-	-	-	
Lot 1222 Kaduna Park DV2, Officer	Feb-22	Sep-22	-	-	-	-	-	-	-	
Lot 1223 Kaduna Park DV2, Officer	Feb-22	Sep-22	-	-	-	-	-	-	-	
Metro Greenfields (ABC)										
Lot 131 Fresco Place, Orana Estate, Clyde North	Sep-21	Oct-21	-	-	-	-	-	-	-	
Lot 9123 (No 50) Penver Drive, Cobblebank, Athertonstone	Jan-22	Apr-22	-	-	-	-	-	-	-	
Lot 123 Wanderer Road, Sunbury (Redstone Estate)	Apr-22	Apr-22	-	-	-	-	-	-	-	
Lot 1228 Kaduna Park DV2, Officer	Feb-22	Sep-22	-	-	-	-	-	-	-	
Metro Central										
Lot 118 Bankside Blvd, Rowville (Pask)	Sep-22	Jul-23	-	-	-	-	-	-	-	
Lot 119 Bankside Blvd, Rowville (Pask)	Sep-22	Jul-23	-	-	-	-	-	-	-	
Regional Victoria (West)										
Lot 5103 Odyssey Drive, Mt Duneed (Villawood - replace Unity Drive)	Aug-21	Oct-21	296,900	14,241	-	-	311,141	311,026	115	
Lot 5104 Odyssey Drive, Mt Duneed (Villawood - replace Unity Drive)	Aug-21	Oct-21	326,900	15,423	-	-	342,323	342,226	97	
Lot 2101 Dell Blvd, Gen Fyansford Estate (replace Casey Blvd)	Jan-22	Jan-22	-	-	-	-	-	-	-	
Lot 2 Patullos Rd, Lara (Austin Estate)	Oct-21	Jul-22	-	-	-	-	-	-	-	
Lot 12 Patullos Rd, Lara (Austin Estate)	Oct-21	Jul-22	-	-	-	-	-	-	-	
Lot 107 Coridale Estate, Lara	Feb-22	Apr-22	-	-	-	-	-	-	-	
Lot 108 Coridale Estate, Lara	Feb-22	Apr-22	-	-	-	-	-	-	-	
Lot 165 Jordan Place, Warrnambool (Toohey Estate)	Mar-21	Mar-22	165,000	5,770	-	-	170,770	170,770	-	
Regional Victoria (Gippsland)										
Lot 3205 Longview Road, Waterford Rise, Warragul	Apr-21	Dec-21	242,000	8,970	-	-	250,970	250,970	-	
Lot 1009, 245 Main South Road, Drouin	Jan-22	Sep-22	-	-	-	-	-	-	-	
Lot 1025, 245 Main South Road, Drouin	Jan-22	Sep-22	-	-	-	-	-	-	-	
Lot 181 Marshall Road, Traralgon (Franklin Place)	Aug-21	Jan-23	199,000	9,708	-	-	208,708	-	208,708	Brought forward from Sept
Lot 183 Marshall Road, Traralgon (Franklin Place)	Aug-21	Jan-23	199,000	9,655	-	-	208,655	-	208,655	Brought forward from Sept
Lot 146 Wynd St, Glenhaven Fields, Sale	Jun-21	Sep-22	199,950	7,460	-	(15,451)	191,960	191,960	-	
Regional Victoria (North)										
Lot 104 McGeorge Road, Gisborne (Willows)	Jul-21	Jul-22	555,000	26,142	-	-	581,142	581,142	-	
Lot 105 McGeorge Road, Gisborne (Willows)	Jul-21	Jun-22	402,000	19,664	-	-	421,664	421,664	-	
Lot 492 Lorikeet St, Kialla (replacing lot 392)	Jul-21	Nov-22	156,000	8,768	-	-	164,768	164,768	-	
Lot 493 Lorikeet St, Kialla (replacing lot 393)	Jul-21	Nov-22	156,000	8,758	-	-	164,758	164,758	-	
Lot 489 Egret Drive, Kialla	Feb-21	Oct-21	152,000	5,082	-	-	157,082	157,082	-	
Lot 1422 Imagine Estate, Strathfieldsaye	Jan-23	Jan-23	-	-	-	-	-	-	-	
Lot 1423 Imagine Estate, Strathfieldsaye	Jan-23	Jan-23	-	-	-	-	-	-	-	
Lot 1424 Imagine Estate, Strathfieldsaye	Jan-23	Jan-23	-	-	-	-	-	-	-	
Lot 1426 Imagine Estate, Strathfieldsaye	Jan-23	Jan-23	-	-	-	-	-	-	-	
NSW										
Lot 11 Alpine Ash, Jerromberra South, ACT	Jun-21	Mar-22	385,000	15,092	-	-	400,092	400,092	-	
Lot 121 Hereford Hill, Lochinvar	Jan-22	May-22	-	-	-	-	-	-	-	
Lot 122 Hereford Hill, Lochinvar	Jan-22	May-22	-	-	-	-	-	-	-	
Lot 112 Mount View Grange, Cessnock	Jan-22	Jul-22	-	-	-	-	-	-	-	
Lot 78A Mount View Grange, Cessnock	Jan-22	Jul-22	-	-	-	-	-	-	-	
Lot 1005 Sussex Inlet Golf Village (South)	May-22	May-22	-	-	-	-	-	-	-	
Lot 167 Spearing St, Bingara Gorge, Wilton (South)	Apr-21	May-22	340,000	14,031	-	-	354,031	354,031	-	
Lot 903 Picton Road, Wilton Greens DV, Wilton	Dec-21	Sep-22	-	-	-	-	-	-	-	
Lot 904 Picton Road, Wilton Greens DV, Wilton	Dec-21	Sep-22	-	-	-	-	-	-	-	
Lot 507 Yobamie Ave, Yeomans Release 3, Redbank, North Richmond	Apr-21	Jun-22	650,000	28,543	-	-	678,543	678,543	-	
Lot 10 York St, Sovereign Hills, Thrumster, Port Macquarie	Jun-21	Apr-22	212,000	8,241	-	-	220,241	220,241	-	
Lot 112 Ocean Drive, Rainbow Beach Estate, Lake Cathie (North)	May-22	May-22	-	-	-	-	-	-	-	
Lot 101 Kanangra Drive, Crangan Bay, Central Coast	Jan-22	Sep-22	-	-	-	-	-	-	-	
Lot 102 Kanangra Drive, Crangan Bay, Central Coast	Jan-22	Sep-22	-	-	-	-	-	-	-	
Lot 103 Kanangra Drive, Crangan Bay, Central Coast (ABC)	Jan-22	Sep-22	-	-	-	-	-	-	-	
Lot 3010 Azure Avenue, Southlake Estate, Dubbo	Mar-22	Nov-22	-	-	-	-	-	-	-	
South Australia										
Lot 602 Twine Walk, Brookmont	May-21	Feb-22	167,000	9,237	-	(12,905)	163,333	163,333	-	
Lot 603 Twine Walk, Brookmont	May-21	Feb-22	167,000	9,237	-	(12,905)	163,333	163,333	-	
Lot 208 Cheriton Ave, Bluestone Estate, Mt Barker	Nov-21	Jul-22	-	-	-	-	-	-	-	
Lot 33 Monarch Parade, St Yves, Roseworthy	Aug-21	Feb-22	180,000	8,978	-	(13,909)	175,069	175,541	472	
Lot 14 Stebonheath Road, Aria Park, Munno Para West	Mar-22	Mar-22	-	-	-	-	-	-	-	
Lot 58 Bonnin Cres, Buckland Park, Riverlea	Oct-21	May-22	-	-	-	-	-	-	-	
Lot 62 Mineral Pl, Buckland Park, Riverlea	Oct-21	May-22	-	-	-	-	-	-	-	
Lot 126 Newbridge Parade, Murray Bridge	Aug-21	Jun-22	130,000	6,733	-	-	136,733	-	136,733	Brought forward from Sept
Lot 15 Emerald Way, Mount Barker (Adelaide Hills)	Feb-22	Sep-22	-	-	-	-	-	-	-	
Queensland										
Lot 3 Village Green, Palmview (Peet)	Aug-21	Feb-22	301,900	14,306	-	-	316,206	331,826	15,620	
60 Governor Way, Labrador	May-21	Oct-22	600,000	32,729	-	-	632,729	632,729	-	
77 Broad St, Labrador	May-21	Oct-22	600,000	37,758	-	-	637,758	637,758	-	
Lot 277 Springs Way, The Springs, Nikenbah (Hervey Bay)	May-22	May-22	-	-	-	-	-	-	-	
Lot 278 Springs Way, The Springs, Nikenbah (Hervey Bay)	May-22	May-22	-	-	-	-	-	-	-	
Lot 4001 Ellendale, Upper Kedron	Oct-21	Jul-22	-	-	-	-	-	-	-	
Lot 186 Brook Crescent, Burpengary, North Harbour DV3	May-22	May-22	-	-	-	-	-	-	-	
Lot 187 Brook Crescent, Burpengary, North Harbour DV3	May-22	May-22	-	-	-	-	-	-	-	
Lot 199 Brook Crescent, Burpengary, North Harbour DV3	May-22	May-22	-	-	-	-	-	-	-	
Lot 1342 Hedge Lane, Everleigh, Greenbank (Mirvac)	Jun-21	May-22	397,500	15,884	-	(30,716)	382,668	382,668	-	
Lot 263 Laberge St, Paradise Lakes, Willawong	Mar-21	Jan-22	375,000	15,898	-	-	390,898	390,898	-	
Lot 93 New Road, Aura Central DV3, Barunga	Dec-21	May-22	-	-	-	-	-	-	-	
Lot 107 New Road, Aura Central DV3, Barunga	Dec-21	May-22	-	-	-	-	-	-	-	
Lot 108 New Road, Aura Central DV3, Barunga	Dec-21	May-22	-	-	-	-	-	-	-	
42 Jingeri St, Redland Bay (Lendlease)	May-22	Jul-22	-	-	-	-	-	-	-	
43 Jingeri St, Redland Bay (Lendlease)	May-22	Jul-22	-	-	-	-	-	-	-	
Lot 1031 Discovery Blvd, Brookhaven, Bahrs Scrub	Nov-21	Apr-22	-	-	-	-	-	-	-	
Lot 1032 Discovery Blvd, Brookhaven, Bahrs Scrub	Nov-21	Apr-22	-	-	-	-	-	-	-	
Lot 141 Nicklin Way, Warana (Kawana Waters)	Apr-21	Apr-22	540,000	32,169	-	-	572,169	572,169	-	
Lot 9 (No 194) Calam Road, Sunnybank Hills	Mar-21	Jul-22	600,000	23,552	-	-	623,552	623,552	-	
Lot 101 White Rock, Ripley Valley (Intrapac)	Sep-22	Sep-22	-	-	-	-	-	-	-	
Lot 102 White Rock, Ripley Valley (Intrapac)	Sep-22	Sep-22	-	-	-	-	-	-	-	
Lot 501 Windrow Ave, Banyan Hill DV2, Ballina	Jan-22	Nov-22	-	-	-	-	-	-	-	
Lot 502 Windrow Ave, Banyan Hill DV2, Ballina	Jan-22	Nov-22	-	-	-	-	-	-	-	
Lot 1 Beachlink Estate, Bundaberg	Dec-21	Jul-22	-	-	-	-	-	-	-	
Lot 134 Affinity, Morayfield South	Dec-21	Aug-22	-	-	-	-	-	-	-	
Total as per Balance Sheet			10,341,150	480,165	-	(141,135)	10,680,180	10,141,965	538,215	