

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

	Year to Date Results					Actual
	Jan-21	Feb-21	Mar-21	Apr-21	May-21	YTD May 21
INCOME						
Rental Income	0	409	5,438	14,945	33,958	54,750
Interest Income	0	0	0	0	4	4
TOTAL INCOME	0	409	5,438	14,945	33,962	54,754
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	0	0	(5)	(11)	(17)	(33)
Land tax	0	0	0	(1,630)	(8)	(1,638)
General & Administration Fees						
- Metricon admin fee	0	0	(2,500)	(2,500)	(3,500)	(8,500)
- Amortisation of legal fees (bank facility)	0	0	0	0	0	0
- Sundry expenses	0	0	0	0	0	0
TOTAL EXPENSES	0	0	(2,505)	(4,141)	(3,525)	(10,171)
Net Profit Before Tax	0	409	2,933	10,804	30,438	44,584

Metricon Properties Pty Ltd

Balance Sheet - May 2020

1) Balance Sheet

Assets

- Cash at bank
- Display Homes & Land
- Prepaid establishment fee
- Prepaid line fee
- Prepaid legal fees
- GST Receivable

Total Assets

Liabilities

- Bank Debt
- Accrued Interest
- Accrued Land Tax
- Accrued Audit Fees
- Sundry Creditors & Accruals

Total Liabilities

Net Assets

Equity

- Issued Units
- Undistributed profits

Equity

FY21 Balance Sheet				
Actual Jan 21	Actual Feb 21	Actual Mar 21	Actual Apr 21	Actual May 21
500,000	342,805	1,660,640	2,606,219	1,038,436
0	157,082	1,342,310	3,881,700	5,478,897
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	113	393	55,206	23,754
500,000	500,000	3,003,342	6,543,125	6,541,087
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	(409)	0	28,979	(3,497)
0	(409)	0	28,979	(3,497)
500,000	500,409	3,003,342	6,514,146	6,544,584
500,000	500,000	3,000,000	6,500,000	6,500,000
0	409	3,342	14,146	44,584
500,000	500,409	3,003,342	6,514,146	6,544,584
0	0	0	0	0

Metricon Properties Pty Ltd
Cashflow Statement - YTD May 21

1) Cashflow from Operations

	Year to Date Cashflow					Actual YTD May 21
	Jan-21	Feb-21	Mar-21	Apr-21	May-21	
Rental Income (net of GST)	0	0	5,847	14,945	33,958	54,750
Interest income	0	0	0	0	4	4
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	0	0	(5)	(11)	(17)	(33)
Land tax	0	0	0	(1,630)	(8)	(1,638)
General & Administration Fees						
- Metricon admin fee	0	0	(2,500)	(2,500)	(3,500)	(8,500)
- Legal fees (bank facility)	0	0	0	0	0	0
- Sundry expenses	0	0	0	0	0	0
Other	0	0	0	28,979	(32,476)	(3,497)
GST	0	0	221	780	1,546	2,548
Cashflow from operations	0	0	3,563	40,563	(492)	43,635

2) Cashflow from investing activities

Display Acquisitions						
- New Land Purchases (excl GST)	0	(157,082)	(1,185,228)	(2,539,391)	(1,597,197)	(5,478,897)
- Completed Displays (excl GST)	0	0	0	0	0	0
- GST	0	(113)	(501)	(55,594)	29,906	(26,302)
Cashflow from investing activities	0	(157,195)	(1,185,728)	(2,594,984)	(1,567,291)	(5,505,199)

3) Cashflow from financing activities

- Bank Drawdowns	0	0	0	0	0	0
- Issue of units	0	0	2,500,000	3,500,000	0	6,000,000
- Distribution of profits to unitholders	0	0	0	0	0	0
Cashflow from financing activities	0	0	2,500,000	3,500,000	0	6,000,000

TOTAL CASHFLOW

0	(157,195)	1,317,835	945,579	(1,567,783)	538,436
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4) Reconciliation of cash movement

Opening Bank Balance	500,000	500,000	342,805	1,660,640	2,606,219	500,000
Cashflow for the period	0	(157,195)	1,317,835	945,579	(1,567,783)	538,436
Closing Bank Balance	500,000	342,805	1,660,640	2,606,219	1,038,436	1,038,436
	0	0	0	0	0	

METRICON PROPERTIES - INVENTORY REPORT AS AT 31 MAY 2021

	Land Settlement Date	Forecast House Payment	Land Purchase Price	Stamp Duty, Acq Costs	Build Price	Claimable GST	Total Cost
Metro Greenfields							
Lot 29803 Creekbridge St, Highlands Estate, Craigieburn (DV7)	Sep-21	Sep-21	-	-	-	-	-
Lot 29804 Creekbridge St, Highlands Estate, Craigieburn (DV7)	Sep-21	Sep-21	-	-	-	-	-
Lot 132 Fresco Place, Orana Estate, Clyde North	Aug-21	Sep-21	-	-	-	-	-
Lot 6026 Gem Parade, Wollert	Jun-21	Oct-21	-	-	-	-	-
Lot 6027 Gem Parade, Wollert	Jun-21	Oct-21	-	-	-	-	-
Lot 107 Smiths Lane, Clyde North (Smith Lane Estate)	Apr-21	Nov-21	350,000	14,064	-	(27,045)	337,018
Lot 108 Smiths Lane, Clyde North (Smith Lane Estate)	Apr-21	Nov-21	365,000	14,774	-	(28,205)	351,569
Lot 10114 Katalia, Donnybrook	Jan-22	Jan-22	-	-	-	-	-
Lot 116 Gallagher Cres, Lilydale (Kinley Estate)	Jan-22	Apr-22	-	-	-	-	-
Lot 117 Gallagher Cres, Lilydale (Kinley Estate)	Jan-22	Apr-22	-	-	-	-	-
Lot 118 Gallagher Cres, Lilydale (Kinley Estate)	Jan-22	Apr-22	-	-	-	-	-
Lot 126 President Blvd, Sunbury (Redstone Estate)	Feb-22	Feb-22	-	-	-	-	-
Lot 127 President Blvd, Sunbury (Redstone Estate)	Feb-22	Feb-22	-	-	-	-	-
Lot 202 Drummond Drive, Alira, Berwick	Jan-22	Jun-22	-	-	-	-	-
Lot 203 Drummond Drive, Alira, Berwick	Jan-22	Jun-22	-	-	-	-	-
Lot 2726 Kunlun Cres, Meridian DV2, Clyde	Jun-22	Jun-22	-	-	-	-	-
Lot 2727 Kunlun Cres, Meridian DV2, Clyde	Jun-22	Jun-22	-	-	-	-	-
Lot 2728 Kunlun Cres, Meridian DV2, Clyde	Jun-22	Jun-22	-	-	-	-	-
Lot 1221 Kaduna Park DV2, Officer	Oct-21	Jul-22	-	-	-	-	-
Lot 1222 Kaduna Park DV2, Officer	Oct-21	Jul-22	-	-	-	-	-
Lot 1223 Kaduna Park DV2, Officer	Oct-21	Jul-22	-	-	-	-	-
Metro Greenfields (ABC)							
Lot 131 Fresco Place, Orana Estate, Clyde North	Aug-21	Sep-21	-	-	-	-	-
Lot 9123 (No 50) Penver Drive, Cobblebank, Atherstone	Jun-21	Jan-22	-	-	-	-	-
Lot 123 Wanderer Road, Sunbury (Redstone Estate)	Feb-22	Feb-22	-	-	-	-	-
Lot 1228 Kaduna Park DV2, Officer	Oct-21	Jul-22	-	-	-	-	-
Metro Central							
Lot 118 Bankside Blvd, Rowville (Pask)	Nov-21	Jan-23	-	-	-	-	-
Lot 119 Bankside Blvd, Rowville (Pask)	Nov-21	Jan-23	-	-	-	-	-
	Jan-00	Jan-00	-	-	-	-	-
	Jan-00	Jan-00	-	-	-	-	-
Regional Victoria (West)							
Lot 5103 Odyssey Drive, Mt Duneed (Villawood - replace Unity Drive)	Aug-21	Aug-21	-	-	-	-	-
Lot 5104 Odyssey Drive, Mt Duneed (Villawood - replace Unity Drive)	Aug-21	Aug-21	-	-	-	-	-
Lot 2101 Dell Blvd, Gen Fyansford Estate (replace Casey Blvd)	Jan-22	Jan-22	-	-	-	-	-
Lot 2 Patullos Rd, Lara (Austin Estate)	Jun-21	Feb-22	-	-	-	-	-
Lot 12 Patullos Rd, Lara (Austin Estate)	Jun-21	Feb-22	-	-	-	-	-
Lot 107 Coridale Estate, Lara	Feb-22	Mar-22	-	-	-	-	-
Lot 108 Coridale Estate, Lara	Feb-22	Mar-22	-	-	-	-	-
Lot 165 Jordan Place, Warrnambool (Toohey Estate)	Mar-21	Jan-22	165,000	5,770	-	-	170,770
Lot 3 Mollers Lane, Sanctuary Springs, Leopold	Jan-22	Oct-22	-	-	-	-	-
Lot 4 Mollers Lane, Sanctuary Springs, Leopold	Jan-22	Oct-22	-	-	-	-	-
Lot 20 Opal Drive, Sanctuary Springs, Leopold	Jan-22	Oct-22	-	-	-	-	-
Regional Victoria (Gippsland)							
Lot 3205 Longview Road, Waterford Rise, Warragul	Apr-21	Nov-21	242,000	8,970	-	-	250,970
Lot 1009, 245 Main South Road, Drouin	Oct-21	Jul-22	-	-	-	-	-
Lot 1025, 245 Main South Road, Drouin	Oct-21	Jul-22	-	-	-	-	-
Lot 181 Marshall Road, Traralgon (Franklin Place)	Jul-21	Jul-22	-	-	-	-	-
Lot 183 Marshall Road, Traralgon (Franklin Place)	Jul-21	Jul-22	-	-	-	-	-
Lot 146 Wynd St, Glenhaven Fields, Sale	Jun-21	Sep-22	-	-	-	-	-
Regional Victoria (North)							
Lot 104 McGeorge Road, Gisborne (Willows)	Jul-21	May-22	-	-	-	-	-
Lot 105 McGeorge Road, Gisborne (Willows)	Jul-21	May-22	-	-	-	-	-
Lot 492 Lorikeet St, Kialla (replacing lot 392)	Jul-21	Jul-22	-	-	-	-	-
Lot 493 Lorikeet St, Kialla (replacing lot 393)	Jul-21	Jul-22	-	-	-	-	-
Lot 489 Egret Drive, Kialla	Feb-21	Aug-21	152,000	5,082	-	-	157,082
Lot 1422 Imagine Estate, Strathfieldsaye	May-22	May-22	-	-	-	-	-
Lot 1423 Imagine Estate, Strathfieldsaye	May-22	May-22	-	-	-	-	-
Lot 1424 Imagine Estate, Strathfieldsaye	May-22	May-22	-	-	-	-	-
Lot 1426 Imagine Estate, Strathfieldsaye	May-22	May-22	-	-	-	-	-
NSW							
Lot 11 Alpine Ash, Jerromberr South, ACT	Jun-21	Mar-22	-	-	-	-	-
Lot 121 Hereford Hill, Lochinvar	Feb-22	May-22	-	-	-	-	-
Lot 122 Hereford Hill, Lochinvar	Feb-22	May-22	-	-	-	-	-
Lot 112 Mount View Grange, Cessnock	Jan-22	Jul-22	-	-	-	-	-
Lot TBA Mount View Grange, Cessnock	Jan-22	Jul-22	-	-	-	-	-
Lot 1005 Sussex Inlet Golf Village (South)	Mar-22	Apr-22	-	-	-	-	-
Lot 167 Spearing St, Bingara Gorge, Wilton (South)	Apr-21	Mar-22	340,000	13,661	-	-	353,661
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	Feb-22	650,000	26,644	-	-	676,644
Lot 10 York St, Sovereign Hills, Thuramster, Port Macquarie	Jun-21	Feb-22	-	-	-	-	-
Lot 112 Ocean Drive, Rainbow Beach Estate, Lake Cathie (North)	Dec-21	Apr-22	-	-	-	-	-
Lot 58 Evergreen Rise, South Nowra (South)	Nov-21	Jul-22	-	-	-	-	-
Lot 59 Evergreen Rise, South Nowra (South)	Nov-21	Jul-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	-	-	-	-	-
2 Henson St, Brighton-Le-Sands	Nov-21	Aug-22	-	-	-	-	-
Lot 3010 Azure Avenue, Southlake Estate, Dubbo	Nov-21	Jul-22	-	-	-	-	-
South Australia							
Lot 602 Twine Walk, Brookmont	May-21	Mar-22	167,000	9,252	-	(12,905)	163,347
Lot 603 Twine Walk, Brookmont	May-21	Mar-22	167,000	9,252	-	(12,905)	163,347
Lot 208 Cheriton Ave, Bluestone Estate, Mt Barker	Aug-21	Mar-22	-	-	-	-	-
Lot 33 Monarch Parade, St Yves, Roseworthy (North Adelaide)	Sep-21	Feb-22	-	-	-	-	-
Lot 14 Stebonheath Road, Aria Park, Munno Para West (North Adelaide)	Oct-21	Mar-22	-	-	-	-	-
Lot 58 Bonnin Cres, Buckland Park, Riverlea (North)	Dec-21	May-22	-	-	-	-	-
Lot 62 Mineral Pl, Buckland Park, Riverlea (North)	Dec-21	May-22	-	-	-	-	-
Lot 126 Newbridge Parade, Murray Bridge (Regional)	Jan-22	Jul-22	-	-	-	-	-
Lot 15 Emerald Way, Mount Barker (Adelaide Hills)	Jan-22	Jul-22	-	-	-	-	-
Queensland							
Lot 3 Village Green, Palmview (Peet)	Jun-21	Feb-22	-	-	-	-	-
60 Government Way, Labrador	May-21	Oct-22	600,000	32,736	-	-	632,736
77 Broad St, Labrador	May-21	Oct-22	600,000	37,766	-	-	637,766
Lot 277 Springs Way, The Springs, Nikenbah (Hervey Bay)	Feb-22	Feb-22	-	-	-	-	-
Lot 278 Springs Way, The Springs, Nikenbah (Hervey Bay)	Feb-22	Feb-22	-	-	-	-	-
Lot 4001 Ellendale, Upper Kedron	Aug-21	Jun-22	-	-	-	-	-
Lot 186 Brook Crescent, Burperngary, North Harbour DV3	Mar-22	Mar-22	-	-	-	-	-
Lot 187 Brook Crescent, Burperngary, North Harbour DV3	Mar-22	Mar-22	-	-	-	-	-
Lot 199 Brook Crescent, Burperngary, North Harbour DV3	Mar-22	Mar-22	-	-	-	-	-
Lot 1342 Hedge Lane, Everleigh, Greenbank (Mirvac)	Jun-21	Mar-22	-	-	-	-	-
Lot 263 Laberge St, Paradise Lakes, Willowong	Mar-21	Jan-22	375,000	15,898	-	-	390,898
Lot 3606 Mazeppa St, Providence DV3, Ripley Valley	Dec-21	Jul-22	-	-	-	-	-
Lot 93 New Road, Aura Central DV3, Baringa	Dec-21	May-22	-	-	-	-	-
Lot 107 New Road, Aura Central DV3, Baringa	Dec-21	May-22	-	-	-	-	-
Lot 108 New Road, Aura Central DV3, Baringa	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 141 Nicklin Way, Warana (Kawana Waters)	Apr-21	Apr-22	540,000	29,528	-	-	569,528
Lot 9 (No 194) Calam Road, Sunnybank Hills	Mar-21	Jun-22	600,000	23,560	-	-	623,560
Lot 101 White Rock, Ripley Valley (Intrapac)	Jul-22	Jul-22	-	-	-	-	-
Lot 102 White Rock, Ripley Valley (Intrapac)	Jul-22	Jul-22	-	-	-	-	-
Lot 501 Windrow Ave, Banyan Hill DV2, Ballina	Jan-22	Aug-22	-	-	-	-	-
Lot 502 Windrow Ave, Banyan Hill DV2, Ballina	Jan-22	Aug-22	-	-	-	-	-
Total as per Balance Sheet			5,313,000	246,956	-	(81,059)	5,478,897