

Property Trust Financial Statements

Crowe Horwath Property Securities Ltd ATF QD Property Trust
ABN 25 152 378 087

For the year ended 30 June 2020

Prepared by Findex

Contents

3	Profit and Loss Statement
4	Balance Sheet
5	Notes to the Financial Statements
6	Depreciation Schedule
8	Directors' Declaration
9	Compilation Report

Profit and Loss Statement

Crowe Horwath Property Securities Ltd ATF QD Property Trust
For the year ended 30 June 2020

	NOTES	2020	2019
Income			
Rent Received		1,072,211	1,461,677
Outgoings Recovered		1,709	6,835
Interest Received		3,089	2,986
Total Income		1,077,009	1,471,498
Total Income		1,077,009	1,471,498
Expenses			
Accountancy Fees		19,812	17,965
Advertising		180	-
Bank Charges		982	991
Body Corporate Fees		42,366	48,633
Commission Paid		15,672	21,868
Consulting Fees		-	418
Insurance		4,258	3,945
Land Tax		10,863	9,401
Legal Fees		10,148	9,362
Property Management Fees		43,788	37,843
Rates & Taxes		108,790	103,669
Registered Entity Costs - CHPSL		9,252	8,982
Repairs & Maintenance		280	897
Valuation Fees		-	12,500
Total Expenses		266,391	276,474
Operating Profit / (Loss) Before Income Tax and Non-Cash Expenses		810,617	1,195,024
Non-Cash Expenses			
Borrowing Expenses		8,970	14,302
Depreciation - Building		379,867	379,867
Depreciation - Plant & Equipment		177,843	217,077
Interest Paid		273,414	338,883
Total Non-Cash Expenses		840,094	950,129
Net Operating Profit / (Loss) Before Income Tax		(29,477)	244,896

These statements should be read in conjunction with the Notes to the Financial Statements and are subject to the Accountant's Compilation Report.

Balance Sheet

Crowe Horwath Property Securities Ltd ATF QD Property Trust As at 30 June 2020

	30 JUN 2020	30 JUN 2019
Assets		
Current Assets		
Andrew McDonald Trust Account	11,124	-
Bendigo Capex Account	59,214	31,377
Bendigo Trading Account	387,670	122,703
Loan - Veldt Restaurant	-	4,795
Prepayments	2,751	10,275
Term Deposit	-	200,933
Total Current Assets	460,759	370,083
Non-Current Assets		
Property, Plant & Equipment	15,350,000	16,000,000
Intangibles	16,907	7,837
Total Non-Current Assets	15,366,907	16,007,837
Total Assets	15,827,666	16,377,920
Liabilities		
Current Liabilities		
Accrued Expenses	10,575	9,699
Bendigo Bank Loan - Current	181,219	267,000
GST	(1,250)	31,955
Other Creditors	-	30,826
Total Current Liabilities	190,544	339,479
Non-Current Liabilities		
Bendigo Bank Loan - NonCurrent	6,579,027	6,548,625
Total Non-Current Liabilities	6,579,027	6,548,625
Total Liabilities	6,769,571	6,888,104
Net Assets	9,058,095	9,489,816
Equity		
Members Units	8,300,000	8,300,000
Asset Revaluation Reserve	3,053,054	3,170,298
Retained Earnings	(29,477)	-
Return of Capital	(2,265,482)	(1,980,482)
Total Equity	9,058,095	9,489,816

2020 Unit value: \$9,058,095/8,300,000 = \$1.09133675

These statements should be read in conjunction with the Notes to the Financial Statements and are subject to the Accountant's Compilation Report.

Notes to the Financial Statements

Crowe Horwath Property Securities Ltd ATF QD Property Trust For the year ended 30 June 2020

1. Statement of Significant Accounting Policies

The financial statements are a special purpose report prepared for use by the trustees and beneficiaries. The trustees have determined that the trust is not a reporting entity.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current valuations of non current assets.

No Australian Accounting Standards, Australian Accounting Interpretations Views or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

	2020	2019
2. Plant, Property & Equipment		
Land & Buildings		
Buildings - at Market Value	16,360,431	16,477,675
Less Accumulated Depreciation	(2,071,054)	(1,691,188)
Total Land & Buildings	14,289,376	14,786,487
Plant & Equipment		
Plant & Equipment - at Cost	2,732,285	2,707,330
Less Accumulated Depreciation	(1,671,661)	(1,493,817)
Total Plant & Equipment	1,060,624	1,213,513
Total Plant, Property & Equipment	15,350,000	16,000,000

3. Revaluations of Land & Buildings

After recognition as an asset, an item of property, plant and equipment whose fair value can be measured reliably shall be carried at a revalued amount, being its fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations shall be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period. Valuations are performed in accordance of the Trust Deed.

Where a valuation takes the form of an appraisal by a qualified agent as opposed to a formal valuation, it is at the Directors discretion to cap any valuation increase resulting from the appraisal at 5%. Under these circumstances a formal valuation will be undertaken prior to any exchange of units between unit holders to ensure exchanges occur at an appropriate fair value.

Some items of property, plant and equipment experience significant and volatile changes in fair value, thus necessitating annual revaluation. Such frequent revaluations are unnecessary for items of property, plant and equipment with only insignificant changes in fair value.

Depreciation Schedule

Crowe Horwath Property Securities Ltd ATF QD Property Trust

For the year ended 30 June 2020

NAME	PURCHASED	COST	OPENING VALUE	PURCHASES	SALE PRICE	CAPITAL GAIN	DEP RECOVERED	LOSS	RATE	METHOD	DEPRECIATION	CLOSING VALUE
Land & Buildings - At Valuation												
Formation Costs	16 Jan 2015	490,000	490,000	-	-	-	-	-		None	-	490,000
Land	16 Jan 2015	2,433,661	2,433,661	-	-	-	-	-		None	-	2,433,661
Legal Costs on Acquisition	16 Jan 2015	56,492	56,492	-	-	-	-	-		None	-	56,492
Stamp Duty	16 Jan 2015	792,668	792,668	-	-	-	-	-		None	-	792,668
Construction	17 Jan 2015	9,433,524	7,753,581	-	-	-	-	-	4.00%	SL	377,341	7,376,240
Structural Improvements	17 Jan 2015	101,032	89,787	-	-	-	-	-	2.50%	SL	2,526	87,261
Revaluation 2016	30 Jun 2016	810,839	810,839	-	-	-	-	-		None	-	810,839
Revaluation 2017	30 Jun 2017	714,363	714,363	-	-	-	-	-		None	-	714,363
Revaluation 2018	30 Jun 2018	48,154	48,154	-	-	-	-	-		None	-	48,154
Revaluation 2019	30 Jun 2019	1,596,944	1,596,944	-	1,596,944	-	-	-		None	-	-
Marketing Costs in relation to sale	28 Feb 2020	19,500	-	19,500	-	-	-	-		None	-	19,500
Revaluation 2019	30 Jun 2020	1,479,699	-	1,479,699	-	-	-	-		None	-	1,479,699
Revaluation 2020	30 Jun 2020	532,756	-	532,756	532,756	-	-	-		None	-	-
Total Land & Buildings - At Valuation		18,509,630	14,786,487	2,031,955	2,129,699	-	-	-			379,867	14,308,876
Low Value Pool - At Cost												
Auto Entry System & Mechanical Door Closers	1 Jul 2014	49,580	17,556	-	-	-	-	-	18.75%	DV	3,292	14,264
Electrical Machinery & Equipment	1 Jul 2014	211,388	74,851	-	-	-	-	-	18.75%	DV	14,035	60,816
Fire Control & Alarm Systems	1 Jul 2014	17,795	6,301	-	-	-	-	-	18.75%	DV	1,181	5,120
Furniture & Fittings	1 Jul 2014	37,749	13,367	-	-	-	-	-	18.75%	DV	2,506	10,860
Hand Dryers	1 Jul 2014	3,317	1,175	-	-	-	-	-	18.75%	DV	220	954
Kitchen Equipment	1 Jul 2014	57,570	20,385	-	-	-	-	-	18.75%	DV	3,822	16,563
Vehicle Control Equipment	1 Jul 2014	6,045	2,140	-	-	-	-	-	18.75%	DV	401	1,739
Total Low Value Pool - At Cost		383,444	135,775	-	-	-	-	-			25,458	110,317
Plant & Equipment - At Cost												
Airconditioning - Package Units	17 Jan 2015	38,331	20,315	-	-	-	-	-	13.34%	DV	2,710	17,605
Airconditioning - Room Units	17 Jan 2015	199,100	74,178	-	-	-	-	-	20.00%	DV	14,836	59,343
Auto Entry System	17 Jan 2015	37,594	19,924	-	-	-	-	-	13.34%	DV	2,658	17,266
Barbecue	17 Jan 2015	2,949	1,847	-	-	-	-	-	10.00%	DV	185	1,663
Carpets	17 Jan 2015	448,947	101,717	-	-	-	-	-	28.58%	DV	29,071	72,646
Distribution Gear	17 Jan 2015	301,436	188,832	-	-	-	-	-	10.00%	DV	18,883	169,949
Door Mats	17 Jan 2015	2,211	235	-	-	-	-	-	40.00%	DV	94	141
Emergency Warning & intercom system	17 Jan 2015	66,022	29,451	-	-	-	-	-	16.66%	DV	4,907	24,544
Exhaust & Range hoods	17 Jan 2015	2,926	311	-	-	-	-	-	40.00%	DV	124	186
Fire Detection & Alarm Systems - heat, manual call point, smoke detectors	17 Jan 2015	76,962	48,212	-	-	-	-	-	10.00%	DV	4,821	43,391
Fire Detection & Alarm Systems, fire indicator panel	17 Jan 2015	7,740	3,453	-	-	-	-	-	16.66%	DV	575	2,877
Furniture	17 Jan 2015	221,067	107,573	-	-	-	-	-	15.00%	DV	16,136	91,437
Garage Doors, controls & motors	17 Jan 2015	3,686	391	-	-	-	-	-	40.00%	DV	157	235
Garden Watering System	17 Jan 2015	1,622	604	-	-	-	-	-	20.00%	DV	121	483
Hoses & Nozzles	17 Jan 2015	10,025	3,735	-	-	-	-	-	20.00%	DV	747	2,988

NAME	PURCHASED	COST	OPENING VALUE	PURCHASES	SALE PRICE	CAPITAL GAIN	DEP RECOVERED	LOSS	RATE	METHOD	DEPRECIATION	CLOSING VALUE
Hot Water Systems	17 Jan 2015	175,438	65,363	-	-	-	-	-	20.00%	DV	13,073	52,290
Lift	17 Jan 2015	294,854	217,071	-	-	-	-	-	6.66%	DV	14,457	202,614
Lighting Control System	17 Jan 2015	22,556	2,395	-	-	-	-	-	40.00%	DV	958	1,437
Master Antenna System	17 Jan 2015	4,128	1,538	-	-	-	-	-	20.00%	DV	308	1,230
Ovens	17 Jan 2015	97,007	36,142	-	-	-	-	-	20.00%	DV	7,228	28,913
Plant Access	17 Jan 2015	15,214	11,556	-	-	-	-	-	6.00%	DV	693	10,863
Polyethylene Tank	17 Jan 2015	19,682	10,436	-	-	-	-	-	13.33%	DV	1,391	9,045
Pumps	17 Jan 2015	12,310	7,711	-	-	-	-	-	10.00%	DV	771	6,940
Pumps, diesel & electric	17 Jan 2015	42,017	29,012	-	-	-	-	-	8.00%	DV	2,321	26,691
Security access control systems, proximity readers	17 Jan 2015	55,580	12,593	-	-	-	-	-	28.58%	DV	3,599	8,994
Security Systems - code pad, door controllers, detectors & noise makers	17 Jan 2015	7,371	783	-	-	-	-	-	40.00%	DV	313	470
Sewerage & Trade Effluent Plant	17 Jan 2015	8,108	2,275	-	-	-	-	-	25.00%	DV	569	1,707
Stainless Steel Benches & fittings	17 Jan 2015	10,615	6,650	-	-	-	-	-	10.00%	DV	665	5,985
Stoves	17 Jan 2015	52,219	19,455	-	-	-	-	-	20.00%	DV	3,891	15,564
Telephone System	17 Jan 2015	18,863	11,817	-	-	-	-	-	10.00%	DV	1,182	10,635
Ventilation Fans	17 Jan 2015	67,306	42,163	-	-	-	-	-	10.00%	DV	4,216	37,947
Exhaust Hood - Air Upgrade	31 Oct 2019	5,455	-	5,455	-	-	-	-	20.00%	DV	727	4,727
Total Plant & Equipment - At Cost		2,329,341	1,077,738	5,455	-	-	-	-			152,386	930,807
Total		21,222,414	16,000,000	2,037,409	2,129,699	-	-	-			557,710	15,350,000

Directors' Declaration

Crowe Horwath Property Securities Ltd ATF QD Property Trust For the year ended 30 June 2020

The Directors declare that the trust is not a reporting entity. The directors determined that this special purpose financial report should be prepared in accordance with the accounting policies described in Note 1 to these financial statements.

The directors of the trustee company declare that:

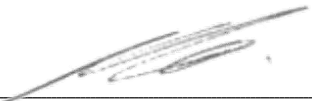
1. the financial statements and notes present fairly the trust's financial position as at 30 June 2020 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements; and
2. in the directors' opinion there are reasonable grounds to believe that the trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors of the trustee company.

Director:



Director:



Date: 14/12/2020

Compilation Report

Crowe Horwath Property Securities Ltd ATF QD Property Trust For the year ended 30 June 2020

On the basis of information provided by Crowe Horwath Property Securities Ltd ATF QD Property Trust ("our client"), we have compiled this special purpose report. This special purpose report comprises a Balance Sheet and a Profit & Loss Statement.

Our client is solely responsible for the information contained in the special purpose financial report and has confirmed that the accounting policies used are consistent with their reporting requirements, which are deemed appropriate to meet general accounting standards.

Findex will collect this financial information from the client, which we classify and summarise into a financial report. It is important to note that our process does not include verification or validation of this information collected. Furthermore we note that Findex has not conducted an Audit or review of the client; as such no assurance is expressed or implied. This report is created purely on information provided by the client and all reliance for the accuracy of information lies with the client.

To the extent permitted by law, we do not accept liability for any loss or damage which any person may suffer arising from any negligence on our part. No person should rely on the special purpose financial report without having an audit or review conducted.

The special purpose financial report was prepared for the benefit of our client and the purpose identified above. We do not accept responsibility to any other person for the contents of the special purpose financial report.

Findex

491 Smollett Street

ALBURY NSW 2640



Fiona Livermore

Partner

Date: 11 December 2020

The title 'Partner' conveys that the person is a senior member within their respective division, and is among the group of persons who hold an equity interest (shareholder) in its parent entity, Findex Group Limited. The only professional service offering which is conducted by a partnership is the Crowe external audit division. All other professional services offered by Findex Group Limited are conducted by a privately owned organisation and/or its subsidiaries.