

**Seed Superannuation Fund**  
**Realised Capital Gains**  
**For the period from 1 July 2021 to 30 June 2022**

Accounting Treatment						Taxation Treatment						
Quantity		Proceeds	Excess Tax Value*	Original Cost	Accounting Profit/(Loss)	Cost Base Calculation		Capital Gains Calculation				
						Adjusted	Reduced	Indexation	Discounted	Other	Deferred	Capital Loss
<u>Property Direct Market</u>												
6/503 St Kilda Street, Elwood VIC 3184												
28/05/2022	Sale	1.00	621,000.00	562,292.97	58,707.03	562,292.97		56,533.09	2,173.94			
		1.00	621,000.00	562,292.97	58,707.03	562,292.97		56,533.09	2,173.94	0.00		
<b>Property Direct Market Total</b>			621,000.00	562,292.97	58,707.03	562,292.97		56,533.09	2,173.94	0.00		
<b>Grand Total</b>			621,000.00	562,292.97	58,707.03	562,292.97		56,533.09	2,173.94	0.00		

\* Where there is an Excess Tax Value Amount, the Accounting Profit/(Loss) figure takes account of this. Accounting Profit/(Loss) equals Proceeds less Excess Tax Value less Original Cost.

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**Capital Gains Tax Return Summary**

	Indexation	Discount	Other	Deferred	Total Capital Gains	Capital Losses
<b>Current Year Capital Gains</b>						
Shares & Units - Listed Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Listed Trusts	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Units	0.00	0.00	0.00	0.00	0.00	0.00
Australian Real Estate	0.00	56,533.00	2,173.00	0.00	58,706.00	0.00
Other Real Estate	0.00	0.00	0.00	0.00	0.00	0.00
Collectables	0.00	0.00	0.00	0.00	0.00	0.00
Other CGT Assets & Other CGT Events	0.00	0.00	0.00	0.00	0.00	0.00
Distributed Capital Gains from Trusts	0.00	0.00	0.00	0.00	0.00	0.00
	<u>0.00</u>	<u>56,533.00</u>	<u>2,173.00</u>	<u>0.00</u>	<u>58,706.00</u>	<u>0.00</u>
<b>Capital Losses Applied</b>						
Current Year	0.00	0.00	0.00	0.00	0.00	
Prior Years	0.00	0.00	0.00	0.00	0.00	
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
<b>Net Capital Gains</b>						
Net Gain after applying losses	0.00	56,533.00	2,173.00	0.00	58,706.00	
Discount applicable		18,844.00				
Net Gain after applying discount	<u>0.00</u>	<u>37,689.00</u>	<u>2,173.00</u>	<u>0.00</u>	<u>39,862.00</u>	