

Trust Tax Return

2020

1 Jul 2019—30 Jun 2020

TFN Recorded

PART A ELECTRONIC LODGMENT DECLARATION (FORM T)

This declaration is to be completed where the tax return is to be lodged to the ATO electronically. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Privacy

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to ato.gov.au/privacy

The Australian Business Register

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this tax return to maintain the integrity of the register.

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information – it outlines our commitment to safeguarding your details.

Tax File Number	Name of trust	Year
TFN Recorded	F3 Development Fund No 2 Unit Trust	2020

Important

Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration - I declare that:

- the information provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

Signature	Date

PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)

Client Ref	Agent Ref No.	Contact Name	Contact No.
PER2T06	64894007	Clark Jacobs Pty Ltd	+61 2 92641111

Declaration - I declare that:

- I have prepared this tax return and/or family tax benefit tax claim in accordance with the information supplied by the taxpayer
- I have received a declaration made by the taxpayer that the information provided to me for the preparation of this document is true and correct, and
- I am authorised by the taxpayer to lodge this tax return and any applicable schedules that are attached.

Agent's Signature	Date

Trust Tax Return

2020

1 Jul 2019—30 Jun 2020

TFN Recorded

TRUST DETAILS**Name of Trust**

F3 Development Fund No 2 Unit Trust

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

67 929 846 420

CURRENT POSTAL ADDRESS

PO Box Q724

Queen Victoria Building

State

NSW

Postcode

1230

PREVIOUS POSTAL ADDRESS**State****Postcode****Country**

Australia

FULL NAME OF THE NON-INDIVIDUAL TRUSTEE TO WHOM NOTICES SHOULD BE SENT**Name of non-individual**

F3 Development Fund No 2 Pty Ltd

ABN**Contact number****CONTACT DETAILS****Name**

Clark Jacobs Pty Ltd

Phone number

02 92641111

Hours taken to prepare and complete this return

Trust information

TYPE OF TRUST

U - Fixed unit trust,
other than a public
unit trust described
in P or Q

Is any tax payable by the trustee?

No

Final tax return?

No

1 DESCRIPTION OF MAIN BUSINESS ACTIVITY

A

32110

Property Development

Income excluding foreign income

5 BUSINESS INCOME AND EXPENSES

Income	Primary production	Non-primary production	Totals
Other business income		\$6,711,841.00	\$6,711,841.00
Total other business income	G	H \$6,711,841.00	\$6,711,841.00
Total business income		\$6,711,841.00	\$6,711,841.00

Expenses

Cost of sales		\$3,030,106.00	E \$3,030,106.00
All other expenses		\$60,170.00	N \$60,170.00
Total expenses		\$3,090,276.00	O \$3,090,276.00

Reconciliation expenses	Primary production	Non-primary production	Totals
Net income or loss from business	Q	R \$3,621,565.00	S \$3,621,565.00

Is the trust a small business entity?

No

Net small business income

V

15 Total of items 5 to 14

\$3,621,565

Deductions

20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS

\$3,621,565.00

Capital gains and foreign income

21 CAPITAL GAINS

Prior year losses brought forward

Did you have a CGT event during the year?

G

No

Losses carried forward

Net Capital Losses from Collectables

\$0.00

Other Net Capital Losses

\$0.00

Foreign income

22 ATTRIBUTED FOREIGN INCOME

Did you have overseas branch operations or a direct or indirect interest in a foreign trust, foreign company, controlled foreign entity or transferor trust? **S** No

24 TOTAL OF ITEMS 20 TO 23 \$3,621,565.00

25 TAX LOSSES DEDUCTED **C** \$846,076.00

Tax losses deducted - Non Primary Production \$846,076.00

26 TOTAL NET INCOME \$2,775,489.00

29 OVERSEAS TRANSACTIONS

Was the aggregate amount of your transactions or dealings with international related parties greater than \$2 million? **W** No

Thin capitalisation

Did the thin capitalisation provisions affect you? **O** No

Was any beneficiary who was not a resident of Australia at any time during the income year 'presently entitled' to a share of the income of the trust? **A** No

Transactions with specified countries **C** No

30 PERSONAL SERVICES INCOME

Does your income include an individual's personal services income? (PSI) **N** No

Key financial information

33 ALL CURRENT ASSETS **F** \$21,515.00

34 TOTAL ASSETS **G** \$21,515.00

35 ALL CURRENT LIABILITIES **I** \$21,494.00

36 TOTAL LIABILITIES **J** \$21,494.00

Business and professional items

37 BUSINESS NAME OF MAIN BUSINESS F3 Development Fund No 2 Unit Trust

38 BUSINESS ADDRESS OF MAIN BUSINESS

Address	Town/City	State	Postcode
8A Beach Street	Clovelly	NSW	2031

55 INCOME OF THE TRUST ESTATE **A** \$2,775,489.00

Beneficiary not entitled

58 BENEFICIARY UNDER LEGAL DISABILITY WHO IS PRESENTLY ENTITLED TO INCOME FROM ANOTHER TRUST No

59 NON-RESIDENT TRUST

Is the trust a non-resident trust? No

Beneficiary – Miskin Super Pty Ltd ATF The Miskin Superannuation Fund

Tax File Number

Entity code

U

S - SMSF

NAME OF COMPANY / PARTNERSHIP / TRUST ETC

Miskin Super Pty Ltd
ATF The Miskin
Superannuation Fund

RESIDENTIAL / BUSINESS ADDRESS

Address

Town/City

State

Postcode

Distribution type

Manual

Assessment calculation code

V

35

Inter Vivos - Resident beneficiary - A trustee

Share of income of the trust estate

W

\$128,982.00

Credit for tax withheld – foreign resident withholding (excluding capital gains)

L

Australian franking credits from a New Zealand franking company

N

SHARE OF INCOME

Primary production

A

PP - NCMI

A1

PP - Excluded from NCMI

A2

Non-primary production

B

\$128,982.00

NPP - NCMI

B1

NPP - Excluded from NCMI

B2

Credit for tax withheld where ABN not quoted

C

Franked distributions

U

Franking credit

D

TFN amounts withheld

E

Share of credit for TFN amounts withheld from payments from closely held trusts

O

Capital gains

F

NCMI capital gains

F1

Excluded from NCMI capital gains

F2

Share of credit for foreign resident capital gains withholding amounts

Z

Attributed foreign income

G

Other assessable foreign source income

H

Foreign income tax offset

I

Share of national rental affordability scheme tax offset

R

Exploration credits distributed

M

Early stage venture capital limited partnership tax offset

T

Early stage investor tax offset

J

Div 6AA Eligible income

C1

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income

Y

Losses worksheet

1 TAX LOSSES CARRIED FORWARD FROM PRIOR INCOME YEARS

2018–2019	\$248,037.00
2017–2018	\$161,495.00
2016–2017	\$90,223.00
2015–2016	\$133,040.00
2014–2015	\$78,233.00
2013–2014 and earlier years	\$135,048.00
Total	\$846,076.00

2 LOSSES RECONCILIATION

Balance of tax losses brought forward from the prior income year	\$846,076.00
SUBTRACT Tax losses deducted	\$846,076.00
Total tax losses carried forward to later income years	\$0.00

Worksheets

5

BUSINESS INCOME AND EXPENSES

All other expenses

Description	PP Amount	NPP Amount
Accounting Fees	\$0.00	\$25,420.00
Bank Charges	\$0.00	\$464.00
Interest	\$0.00	\$32,979.00
Borrowing Costs	\$0.00	\$1,307.00
Total	\$0.00	\$60,170.00