

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 However, you cannot lodge your tax return electronically if you do not quote your TFN.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 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.**

PER2T04

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

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TFN Recorded

TRUST DETAILS**Name of Trust**

F3 Development Fund Unit Trust

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

25 764 949 714

CURRENT POSTAL ADDRESS

PO Box Q724

Queen Victoria Building

State

NSW

Postcode

1230

PREVIOUS POSTAL ADDRESS**Country**

Australia

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

F3 Development Fund 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 |
| Land development or subdivision | |

Income excluding foreign income

| | | | |
|--|--------------------|---------------------------|--------------------------------|
| 5 BUSINESS INCOME AND EXPENSES | | | |
| Income | Primary production | Non-primary production | Totals |
| Other business income | | \$5,169,473.00 | \$5,169,473.00 |
| Total other business income | G | H \$5,169,473.00 | \$5,169,473.00 |
| Total business income | | \$5,169,473.00 | \$5,169,473.00 |
| Expenses | | | |
| Cost of sales | | \$2,824,593.00 | E \$2,824,593.00 |
| All other expenses | | \$419,915.00 | N \$419,915.00 |
| Total expenses | | \$3,244,508.00 | O \$3,244,508.00 |
| Reconciliation expenses | Primary production | Non-primary production | Totals |
| Net income or loss from business | Q | R \$1,924,965.00 | S \$1,924,965.00 |
| Is the trust a small business entity? | | | No |
| Net small business income | | | V |
| 15 Total of items 5 to 14 | | | \$1,924,965 |

Deductions

| | |
|--|-----------------------|
| 20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS | \$1,924,965.00 |
|--|-----------------------|

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 \$1,924,965.00

25 TAX LOSSES DEDUCTED **C** \$146,059.00

Tax losses deducted - Non Primary Production \$146,059.00

26 TOTAL NET INCOME \$1,778,906.00

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** \$21,473.00

34 TOTAL ASSETS **G** \$21,473.00

35 ALL CURRENT LIABILITIES **I** \$21,383.00

36 TOTAL LIABILITIES **J** \$21,383.00

Business and professional items

37 BUSINESS NAME OF MAIN BUSINESS F3 Development Fund 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** \$1,778,906.00

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

\$231,154.00

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

L

\$0.00

Australian franking credits from a New Zealand franking company

N

\$0.00

SHARE OF INCOME

Primary production

A

PP - NCMI

A1

\$0.00

PP - Excluded from NCMI

A2

\$0.00

Non-primary production

B

\$231,154.00

NPP - NCMI

B1

\$0.00

NPP - Excluded from NCMI

B2

\$0.00

Credit for tax withheld where ABN not quoted

C

\$0.00

Franked distributions

U

\$0.00

Franking credit

D

\$0.00

TFN amounts withheld

E

\$0.00

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

O

\$0.00

Capital gains

F

\$0.00

NCMI capital gains

F1

\$0.00

Excluded from NCMI capital gains

F2

\$0.00

Share of credit for foreign resident capital gains withholding amounts

Z

\$0.00

Attributed foreign income

G

\$0.00

Other assessable foreign source income

H

\$0.00

Foreign income tax offset

I

\$0.00

Share of national rental affordability scheme tax offset

R

\$0.00

Exploration credits distributed

M

\$0.00

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 | \$0.00 |
|------------------------------------|---|--------|

Losses worksheet

1 TAX LOSSES CARRIED FORWARD FROM PRIOR INCOME YEARS

| | |
|--------------|---------------------|
| 2018–2019 | \$43,523.00 |
| 2017–2018 | \$54,807.00 |
| 2016–2017 | \$12,005.00 |
| 2015–2016 | \$38,487.00 |
| Total | \$148,822.00 |

2 LOSSES RECONCILIATION

| | |
|--|---------------|
| Balance of tax losses brought forward from the prior income year | \$148,822.00 |
| SUBTRACT Tax losses deducted | \$148,822.00 |
| Total tax losses carried forward to later income years | \$0.00 |

Worksheets

5

BUSINESS INCOME AND EXPENSES

Other business income

| Description | PP Amount | NPP Amount |
|------------------|-----------|----------------|
| Sales | \$0.00 | \$5,158,900.00 |
| Interest Revenue | \$0.00 | \$571.00 |
| Recoveries | \$0.00 | \$10,002.00 |
| Total | \$0.00 | \$5,169,473.00 |

All other expenses

| Description | PP Amount | NPP Amount |
|------------------|-----------|--------------|
| Accountancy Fees | \$0.00 | \$25,420.00 |
| Bank Charges | \$0.00 | \$597.00 |
| Interest Paid | \$0.00 | \$393,898.00 |
| Total | \$0.00 | \$419,915.00 |