

**Rachel Green-Luther**

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**From:** Fiona Downham <fiona@xcessbusinessservices.com.au>  
**Sent:** Monday, 28 November 2022 12:26 PM  
**To:** Chris Clarke; Rachel Green-Luther  
**Cc:** mariela.astorga@live.com.au; Chaitra Ramesh  
**Subject:** RE: Astorga Super Fund - 2021/2022 information request  
**Attachments:** Invoice INV-1379.pdf; Invoice INV-1294.pdf; Invoice INV-1293.pdf

Hi Rachel and Chaitra,

Thanks,

Kind regards,

**Fiona Downham**  
Xcess Business Services  
Mobile: 0435 992377



BAS agent  
25504880

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**From:** Chris Clarke <christopher.t.clarke@gmail.com>  
**Sent:** Monday, 28 November 2022 12:10 PM  
**To:** Rachel Green-Luther <RachelG@virtusuper.com.au>  
**Cc:** mariela.astorga@live.com.au; Chaitra Ramesh <ChaitraR@virtusuper.com.au>; Fiona Downham <fiona@xcessbusinessservices.com.au>  
**Subject:** Re: Astorga Super Fund - 2021/2022 information request

Hi Rachel and Chaitra

I have copied Fiona on this as she is helping out with the bookkeeping for more of our entities including ASF. Perhaps you can provide access for her to the accounting system?

In response:

1. all attached except the loan account - NAB IB isn't being friendly right now, so I will try again later

2. Request from Darren - I copied you on the email

3. For the Brazilian property, advise:

The market value at 30 June 2022? Previously had AU\$50,000. Recent discussion with Rachel, we agreed to keep this the same. Currently the initial investment is being crystalised and being rolled into another development with the same investment group.

In the coming months the profit will be crystalised but until this happens we will see :)

Any income has been paid during 2021/2022 FY?

Nil

Any updates on the investment?

Above

Brazilian investment market value is still AUS \$50,000 and no income has been received.

Any recent financial statements and tax returns?

Nil

Any recent documentation on the investment?

No further than the initial

4. Can you advise which account this was from?

Thanks

Chris

On Tue, 23 Aug 2022 at 13:39, Rachel Green-Luther <[RachelG@virtusuper.com.au](mailto:RachelG@virtusuper.com.au)> wrote:

Hi Chris & Mariela,

Hope you are both well.

May I introduce Chaitra Ramesh (cc'd in this email), she will be helping me out with the super funds.

When you are ready to start the super fund's Financial Accounts and Tax Return, please provide:

- 1 For the Brazilian property, advise:
  - a. The market value at 30 June 2021? Previously had AU\$50,000.

***No change - still under construction***

- b. Any income has been paid during 2020/2021 FY?

***Nil***

- c. Any updates on the investment?

***No further - COVID impacted so delays in construction***

- d. Any recent financial statements and tax returns?

***NA***

- e. Any recent documentation on the investment?

***If needed I can ask - please advise***

Many thanks

Chris

On Tue, 3 May 2022 at 15:04, Rachel Green-Luther <[RachelG@virtusuper.com.au](mailto:RachelG@virtusuper.com.au)> wrote:



**Rachel Green-Luther**

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**From:** Chris Clarke <christopher.t.clarke@gmail.com>  
**Sent:** Wednesday, April 7, 2021 10:46 AM  
**To:** Rachel Green-Luther  
**Cc:** Mariela Astorga; accounts@viveogroup.com  
**Subject:** Fwd: Astorga Super Fund - 2019/2020 Information request  
**Attachments:** CLA08S - Side Letter Agreement (Related Party Tenant).docx; 6419-20190930-statement.pdf; 31 July 2019 Statement.pdf; 30 June 2019 Statement.pdf; 31 August 2019 Statement.pdf; 7395-20191231-statement.pdf; 30 September 2019 Statement.pdf; 31 October 2019 Statement.pdf; 30 November 2019 Statement.pdf; 31 December 2019 Statement.pdf; 31 January 2020 Statement.pdf; 29 February 2020 Statement.pdf; 31 March 2020 Statement.pdf; 30 April 2020 Statement.pdf; 31 May 2020 Statement.pdf; 30 June 2020 Statement.pdf; 31 July 2020 Statement.pdf; 30 September 2020 Statement.pdf; 31 August 2020 Statement.pdf; 31 October 2020 Statement.pdf; 30 November 2020 Statement.pdf; 31 December 2020 Statement.pdf; 28 February 2021 Statement.pdf; 31 January 2021 Statement.pdf; 01 March 2021 Statement.pdf; 31 March 2021 Statement.pdf; 01 December 2020 Statement.pdf; 01 September 2020 Statement.pdf; 01 June 2020 Statement.pdf; 01 September 2019 Statement.pdf; 01 June 2019 Statement.pdf; 01 December 2019 Statement.pdf; 01 March 2020 Statement.pdf; Ltr - Rental Relief - ASF - Primivo.jpg

Hi Rachel

I have copied Fiona on this email as I am hoping she can help with some information.

Fiona, can you confirm what the duration of the rental relief for Primivo was?

Rachel, please see answers below:

Thanks

Chris

Brazilian investment market value is still AUS\$50,000 and no income has been received.

----- Forwarded message -----

**From:** Rachel Green-Luther <RachelG@virtusuper.com.au>  
**Date:** Wed, 17 Mar 2021 at 15:22  
**Subject:** Astorga Super Fund - 2019/2020 Information request  
**To:** Chris Clarke <christopher.t.clarke@gmail.com>, mariela.astorga@live.com.au <mariela.astorga@live.com.au>

Hi Chris and Mariela,

Hope you well and having a smashing week.

Just a reminder that your super fund's 2019/2020 tax return due in 2 months.

When you are ready to start the super fund's 2019/2020 Financial Accounts and Tax Return, please provide:

3. For the Brazilian property, advise:
  - a. The market value at 30 June 2020? Previously had AU\$50,000.
  - b. Any income has been paid during 2019/2020 FY?
  - c. Any updates on the investment?

**THIS PROPERTY HAS NOT CHANGED IN NET VALUE**

## Rachel Green-Luther

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**From:** Chris Clarke <christopher.t.clarke@gmail.com>  
**Sent:** Sunday, February 10, 2019 1:55 PM  
**To:** Rachel Green-Luther  
**Cc:** mariela.astorga@live.com.au; Brad Hoffman  
**Subject:** Re: Astorga Super Fund - 2018FY Quote and Queries

Hi Rachel

All going well thanks. I had knee surgery last week and hope to be a bit more mobile by the end of the week. How is Thursday morning around 10am?

In answer to your questions:

1. Brazil property is the same value with no income paid
2. Yes, I believe we provided personal guarantees
3. Loan is 15 years

RGL spoke to Chris Clarke on the phone on 12/03/2020. He advised that the Brazilian investment market value is still AUS\$50,000 and no income has been received.

Thanks

Chris

On Mon, 4 Feb 2019 at 15:59, Rachel Green-Luther <[RachelG@virtusuper.com.au](mailto:RachelG@virtusuper.com.au)> wrote:

Hi Chris and Mariela,

How was the kids first week at school? Hope you are all settling in well.

Did you have a preferred time next week that you would like to come in? Basically anytime in the morning is fine.

We estimate the fee to complete the super fund 2017/18 financial statements and tax return to be \$4,180.00 (GST inclusive).

If you are happy to proceed, could you please:

1. Provide the following for the Brazilian property:
  - a. Advise the market value of the Brazilian investment is at 30/06/2018? Previously had AU\$50,000.00; and
  - b. Advise if any income has been paid during the 2017/2018 FY.

2. Advise if you and Mariela had to provide the bank's with personal guarantees to get the super fund loan?
3. Advise when the NAB loan has to be repaid by? I'm interested to know how long the loan's term is.

If you have any questions or concerns, please feel free to contact myself or Brad.

Kind regards,

**Rachel Green-Luther CPA**  
Accountant



T 07 3349 1452  
F 07 3422 8080  
A 1454 Logan Road  
Mount Gravatt Q 4122  
P PO Box 83 Mount Gravatt Q 4122  
W [www.virtusuper.com.au](http://www.virtusuper.com.au)

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**Chris Clarke B.Pharm MPS MACP**

+61 (0) 407 670912

PO Box 2529

Ascot

Queensland 4007

Australia

**THINK.. before you print!**

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**From:** [Chris Clarke](#)  
**To:** [Rachel Green](#)  
**Subject:** Re: Astorga Super Fund - Information required 2015 FY  
**Date:** Thursday, 20 August 2015 4:00:52 AM

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Hi Rachel

Thanks for the email.

In relation to the list, the only property the fund has is the 50k in Brazil which is part of a development. You have the details of this. There was no formal valuation on the 30th June.

The rest is cash and shares which relate to the BOQ savings account and Wilsons HTM. I think you have access to these? If not, I will need to update the income on the attached spreadsheet (Astorga Super Fund tab).

Otherwise the expenses, aside from the insurance is included on the attached spreadsheet.

I think you have the details of the insurance, if not, let em know and I will arrange what you need.

Thanks

Chris



[Income and Expenses 12\\_13\\_14\\_15](#)

On 6 August 2015 at 19:30, Rachel Green <[rachelg@virtusuper.com.au](mailto:rachelg@virtusuper.com.au)> wrote:

Good Morning Chris,

RE: INFORMATION REQUIREMENTS FOR 2014/15 FINANCIAL YEAR

As the 2014/15 financial year has come to an end, I now provide you with a list of information required, in order to assist in the collation of information for the preparation of these Accounts. The enclosed 'Checklist' details the information that we will require to prepare the Superannuation Fund's Financial Statements.

For efficiency purposes, we cannot commence work on the Financial Statements until all items on the list have been received.

Please review the attached 'Checklist' and forward us the applicable information at your convenience.



**MINUTES OF MEETING OF THE TRUSTEES OF  
THE ASTORGA SUPERANNUATION FUND  
HELD ON 28 NOVEMBER 2013**

**3% of Fund's assets**

**INVESTMENT  
STRATEGY:**

The Trustees note that the Astorga Superannuation Fund has invested Brazilian Real (R\$) R\$106,433, which equates to AU\$50,000 on 28 November 2013 into a Brazilian Limited Partnership for the purposes of property development in Brazil.

The investment agreement indicates "Mariela Astorga" as the investor, however the ownership of the investment lies with the super fund as it was the intended purchaser and has paid for the investment. The Trustees will seek that the records of the development be altered to reflect the correct trustee ownership arrangement in place, whether this occurs does not impact upon the operation of the investment for the benefit of the super fund and not Mariela personally.

All returns from the investment will be received by the super fund and no party involved with the limited partnership are related parties to the super fund, its trustees or members.

**CLOSURE:**

There being no further business to consider, the Trustee considered these matters to have been dealt with and now concluded.



Christopher Thomas Clarke  
Trustee



Mariela Astorga  
Trustee

Dated: 28/11/2013

1. This agreement is made on \_\_\_\_\_ between:
  - i. Antonia Maria Lustosa Puga Martinez ("Antonia"); and
  - ii. the following persons (collectively "the Investors")
    - o Craig Barry and Antonia Martinez (jointly)
    - o Almond Growth Limited
    - o David Blumhardt
    - o Gregg and Jo Somerville (jointly)
    - o Mariela Astorga
  
2. Antonia hereby confirms to the Investors that:
  - i. she holds 497,323 shares of R\$1 par value each in VCREP-4 LLC Partnership ("the Partnership") and that these shares are appropriately recorded in the share register of the Partnership ("the Shares"); and
  - ii. she holds a R\$124,333 Promissory Note in Longview Consultoria e Participacoes Ltda ("Longview"), which such Promissory Note is secured over Longview's interest in and income from the Partnership ("the P-Note").
  
3. It is hereby agreed by Antonia that she holds the above-mentioned interests in the Shares and the P-Note on behalf of and on trust for the Investors, in the following proportions:

Name of Investor	Shares - Invested Brazilian Real (R\$) Amount	P-Note - Invested Brazilian Real (R\$) Amount	
Craig Barry and Antonia Martinez	161,586	40,397	
Almond Growth Limited	85,146	21,287	
David Blumhardt	85,187	21,297	
Gregg and Jo Somerville	80,258	20,065	
Mariela Astorga	85,146	21,287	Totals = R\$106,433 x
<b>Total</b>	<b>R\$497,323</b>	<b>R\$124,333</b>	<b>.473526 = AU\$50,398.79</b>

4. Antonia agrees that the original amount invested by the Investors in the Shares and the P-Note, together with all profits arising thereon (whether by way of dividend, capital gain, distribution or otherwise), shall be returned to the Investors in the proportions shown in clause 3 at the completion of the Villas do Campeche property development project being undertaken by the Partnership, to the extent that and when any such monies are received from the Partnership and/or Longview.
  
5. The Investors agree that they have no claim on each other for any losses incurred by the Partnership or Longview in relation to their respective investments in the Shares and the P-Note.
  
6. Antonia agrees that where the Partnership holds a meeting of shareholders or otherwise allows shareholders to vote on any matter, that she will first consult with the Investors and represent their collective view and interests (and vote accordingly).

7. The Investors agree that where they need to form a collective view in respect of the Shares or the P-Note (for the purposes of clause 6 above or otherwise), that where they are unable to unanimously agree, Antonia will be entitled to act upon the majority view (where such majority is calculated by reference to each party's proportion of the Shares and the P-Note recorded in clause 3).
8. The Investors agree to promptly and fully indemnify Antonia, in relation to each party's proportion of the Shares and the P-Note recorded in clause 3, for any losses arising or costs incurred in relation to the Shares and/or the P-Note beyond the original amount of the Shares and/or P-Note.
9. All parties agree to do all matters required to protect the value of the Shares and the P-Note so as that the actions of one party do not prejudice the interests of another party, including but not limited to the making of any future equity calls by the Partnership.
10. The Investors agree that they are individually responsible for any tax imposed on their share of the return derived from the Shares and the P-Note.

Signed by:

Antonia Maria Lustosa Puga Martinez (in both her capacities herein)

Craig Barry

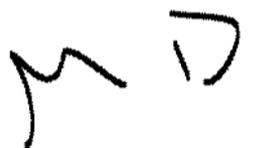


Jonathan Pringle as Director of Almond Growth Limited

David Blumhardt

Gregg Somerville

Jo Somerville



A handwritten signature in black ink, consisting of a stylized 'M' followed by 'A', 'S', 'T', 'O', 'R', 'G', 'A'.

Mariela Astorga



HISTORIC LOOKUP

1 Brazilian Real Rates table

Top 10

2013-11-28

Go!

Nov 28, 2013 17:00 UTC

inv. 1.00 BRL

Brazilian Real	1.00 BRL	
US Dollar	0.430644	2.322104
Euro	0.316657	3.157993
British Pound	0.263546	3.794406
Indian Rupee	26.836651	0.037262
Australian Dollar	0.473526	2.111818
Canadian Dollar	0.456123	2.192390
Singapore Dollar	0.540666	1.849572

Swiss Franc	0.390255	2.562424
Malaysian Ringgit	1.392185	0.718295
Japanese Yen	44.048206	0.022702

Alphabetical order

Nov 28, 2013 17:00 UTC

Brazilian Real ▲	1.00 BRL ▲ ▼	inv. 1.00 BRL ▲ ▼
Argentine Peso	2.631232	0.380050
Australian Dollar	0.473526	2.111818
Bahraini Dinar	0.162357	6.159275
Botswana Pula	3.718730	0.266909
British Pound	0.263546	3.794406
Bruneian Dollar	0.540666	1.849572
Bulgarian Lev	0.619337	1.614631
Canadian Dollar	0.456123	2.192390
Chilean Peso	227.807295	0.004390
Chinese Yuan Renminbi	2.623840	0.381121
Colombian Peso	830.557181	0.001204
Croatian Kuna	2.421993	0.412883
Czech Koruna	8.666191	0.115391
Danish Krone	2.361861	0.423395
Emirati Dirham	1.581714	0.632225
Euro	0.316657	3.157993
Hong Kong Dollar	3.338732	0.299515
Hungarian Forint	94.980239	0.010529
Icelandic Krona	51.819378	0.019298
Indian Rupee	26.836651	0.037262
Indonesian Rupiah	5079.660140	0.000197
Iranian Rial	10696.569833	0.000093
Israeli Shekel	1.517898	0.658806
Japanese Yen	44.048206	0.022702
Kazakhstani Tenge	66.179194	0.015110
Kuwaiti Dinar	0.121756	8.213157
Latvian Lat	0.222567	4.493036
Libyan Dinar	0.536229	1.864874
Lithuanian Litas	1.093353	0.914618
Malaysian Ringgit	1.392185	0.718295
Mauritian Rupee	13.091538	0.076385
Mexican Peso	5.636107	0.177427
Nepalese Rupee	43.161504	0.023169
New Zealand Dollar	0.530519	1.884947
Norwegian Krone	2.626007	0.380806
Omani Rial	0.165776	6.032223
Pakistani Rupee	46.690409	0.021418
Philippine Peso	18.834249	0.053095



HISTORIC LOOKUP

106433 Brazilian Real Rates table

Top 10

2013-11-28

Go!

		Nov 28, 2013 17:00 UTC
<b>Brazilian Real</b>	<b>106,433.00 BRL</b>	<b>inv. 1.00 BRL</b>
US Dollar	45834.722365	2.322104
Euro	33702.732969	3.157993
British Pound	28049.977066	3.794406
Indian Rupee	2856305.232003	0.037262
<b>Australian Dollar</b>	<b>50398.756864</b>	2.111818
Canadian Dollar	48546.555881	2.192390
Singapore Dollar	57544.663464	1.849572
Swiss Franc	41536.056977	2.562424
Malaysian Ringgit	148174.434530	0.718295
Japanese Yen	4688182.740320	0.022702

slightly out.  
immaterial

Alphabetical order

Nov 28, 2013 17:00 UTC

	<b>106,433.00 BRL ▲ ▼</b>	<b>inv. 1.00 BRL ▲ ▼</b>
<b>Brazilian Real ▲</b>		
Argentine Peso	280049.967335	0.380050
Australian Dollar	50398.756864	2.111818
Bahraini Dinar	17280.118302	6.159275
Botswana Pula	395795.639742	0.268909
British Pound	28049.977066	3.794406
Bruneian Dollar	57544.663464	1.849572
Bulgarian Lev	65917.862136	1.614631
Canadian Dollar	48546.555881	2.192390
Chilean Peso	24246213.805788	0.004390
Chinese Yuan Renminbi	279263.180543	0.381121
Colombian Peso	88398692.410522	0.001204
Croatian Kuna	257780.000527	0.412883
Czech Koruna	922368.688049	0.115391
Danish Krone	251379.942310	0.423395
Emirati Dirham	168346.613450	0.632225
Euro	33702.732969	3.157993
Hong Kong Dollar	355351.213156	0.299515
Hungarian Forint	10109031.829130	0.010529
Icelandic Krona	5515291.819967	0.019298
Indian Rupee	2856305.232003	0.037262
Indonesian Rupiah	540643467.661216	0.000197
Iranian Rial	1138468017.024636	0.000093
Israeli Shekel	161554.469087	0.658806
Japanese Yen	4688182.740320	0.022702
Kazakhstani Tenge	7043650.205834	0.015110
Kuwaiti Dinar	12958.840918	8.213157
Latvian Lat	23688.439357	4.493036
Libyan Dinar	57072.476115	1.864874
Lithuanian Litas	116368.796396	0.914618
Malaysian Ringgit	148174.434530	0.718295
Mauritian Rupee	1393371.613880	0.076385
Mexican Peso	599867.819540	0.177427
Nepalese Rupee	4593808.305228	0.023169
New Zealand Dollar	56464.719646	1.884947
Norwegian Krone	279493.839589	0.380806
Omani Rial	17644.076077	6.032223
Pakistani Rupee	4969400.351596	0.021418
Philippine Peso	2004585.602239	0.053095