ABN: 92564347585

FINANCIAL REPORT FOR THE PERIOD ENDED 30 June 2016

Tran Accountant

35 Inala Ave INALA QLD 4077

Phone: 07 38798157 Fax: 07 38791820 Email: tranaccountant@tpg.com.au

ABN 92564347585

Compilation Report To PHUC NGUYEN PTY LTD ATF PHUC NGUYEN DISCRETIONARY FAMI

We have compiled the accompanying special purpose financial statements of PHUC NGUYEN PTY LTD ATF PHUC NGUYEN DISCRETIONARY FAMILY TRUST, which comprise the balance sheet as at 30 June 2016, the income statement for the year then ended, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1 to the financial statements.

The Responsibility of the Directors of the Trustee Company

The directors of the trustee company are solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the significant accounting policies used are appropriate to meet their needs and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the directors of the trustee company, we have compiled the accompanying special purpose financial statements in accordance with the significant accounting policies as described in Note 1 to the financial statements and APES 315: Compilation of Financial Information.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the significant accounting policies described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of APES 110: Code of Ethics for Professional Accountants. Assurance Disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the directors of the trustee company who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

Name of Firm:

Address: Tran Accountant

Date: 17/11/14

Signed:

HUNG TRAN CPA 35 Inala Ave INALA Q 4077 PO BOX 372 MOOROOKA O 4105

ABN 92564347585

Trustees' Declaration

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

In accordance with a resolution of the Board of Directors, the directors of declare that:

1. the financial statements and notes present fairly the trust's financial position as at 30 June 2016 and its performance for the period ended on that date in accordance with the accounting policies

described in Note 1 to the financial statements;

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.

Director:

DANG KHOA, NGUYEN

Dated:

17/11/2016

ABN 92564347585

Trading Profit and Loss Statement

For the year ended 30 June 2016

	This Year	This Year	Last Year
OVERHEAD EXPENSES			
Accountancy	1,150.00		1,550.00
Amortisation	280.00		280.00
Bank Charges	120.00		360.00
Bank Charges	615.00		0.00
Body Corporate	3,380.11		4,187.69
Depreciation	14,852.00		16,195.00
Filing Fees	220.91		236.00
Insurances	0.00		150.31
Interest - Bank	1,829.46		1,814.47
Rates and Taxes	565.00		1,059.00
Repairs and Maintenance	0.00		690.91
Sundry Expenses	0.00	12	1,242.00
TOTAL OVERHEAD EXPENSES OTHER INCOME		(23,012.48)	(27,765.38)
Interest Received	831.23		1,949.82
Rent Received	24,000.00		24,304.22
Capital Gains/Loss on Property Investments	0.00		(497.52)
TOTAL OTHER INCOME		24,831.23	25,756.52
NET PROFIT		1,818.75	(2,008.86)

ABN 92564347585

Distribution Statement

For the year ended 30 June 2016

	This Year	Last Year
Profit available for distribution	1,818.75	(2,008.86)
Accumulated income at beginning of period	(7,161.92)	(5,153.06)
Total available for distribution	(5,343.17)	(7,161.92)
Distribution to beneficiaries:		
Accumulated income at end of period	(5,343.17)	(7,161.92)

ABN 92564347585

Balance Sheet

As at 30 June 2016

		This Year	Last Year
ASSETS			
CURRENTASSETS			
Bank Account 1 - 10675659	1,483.48		338.88
Bank Account 2 - 10675990	3,000.00		17,757.81
CBA - Term Deposit 5012 5117	0.00		30,000.00
TOTAL CURRENT ASSETS		4,483.48	48,096.69
NON-CURRENT ASSETS			
Preliminary Expenses at Cost	9,332.01		9,332.01
Borrowing Costs	1,400.00		1,400.00
Less Accumulated Amortisation	(793.00)		(513.00)
		9,939.01	10,219.01
Buildings	250,000.00		250,000.00
Less Accumulated Depreciation	(42,607.00)		(27,755.00)
	3	207,393.00	222,245.00
TOTAL NON-CURRENT ASSETS		217,332.01	232,464.01
TOTAL ASSETS	_	221,815.49	280,560.70
LIABILITIES			
CURRENTLIABILITIES			
GST Payable	1,814.90		359.00
Beneficiary Loan Account	215,333.76		277,353.62
TOTAL CURRENT LIABILITIES	(5-135°-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	217,148.66	277,712.62
NON-CURRENT LIABILITIES			
CBA - Betterbusiness Loan 1068 4520	10,000.00		10,000.00
TOTAL NON-CURRENT LIABILITIES		10,000.00	10,000.00
TOTAL LIABILITIES	S==	227,148.66	287,712.62
NET ASSETS		(5,333.17)	(7,151.92)
TRUST EQUITY			
Contribution by Settlor		10.00	10.00
Accumulated Income		(5,343.17)	(7,161.92)
TOTAL TRUST EQUITY		(5,333.17)	(7,151.92)
TOTAL INOUT EQUIT	-	(0,000.17)	(7,101.02)

ABN 92564347585

Summary of Significant Accounting Policies

The directors of the trustee company have prepared the financial statements of the trust on the basis that the trust is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the trust deed, the information needs of the beneficiaries and for the basis of preparation of the income tax return.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the directors have determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the previous period unless stated otherwise.

The financial statements have been prepared on an accruals basis and are based on historical costs unless otherwise stated in the notes. The accounting policies that have been adopted in the preparation of the statements are as follows:

The financial statements were authorised for issue on by the directors of the trustee company.

a. Inventories

Inventories are measured at the lower of cost and net realisable value. Costs are assigned on a first-in, first-out basis and include direct materials, direct labour and an appropriate proportion of variable and fixed overhead expenses.

b. Property, Plant and Equipment

Property, plant and equipment are carried at cost. All assets, excluding freehold land and buildings, are depreciated over their useful lives to the trust, which for plant and equipment is generally years.

The carrying amount of plant and equipment is reviewed annually by directors to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have not been discounted in determining recoverable amounts.

c. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

d. Trade and Other Receivables

Trade and other receivables include amounts due from customers for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Trade and other receivables are recognised at the nominal transaction value without taking into account the time value of money.

e. Provisions

Provisions are recognised when the trust has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions recognised represent the best estimate of the amounts required to settle the obligation at the end of the reporting period.

f. Trade and Other Payables

Trade and other payables, including bank borrowings and distributions payable, are recognised at the nominal transaction value without taking into account the time value of money.

g. Revenue and Other Income

Revenue is measured at the value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present value when recognising revenue.

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Summary of Significant Accounting Policies

Interest revenue is recognised using the effective interest method, which for floating rate financial assets is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

Revenue recognition relating to the provision of services is determined with reference to the stage of completion of the transaction at the end of the reporting period and where the outcome of the contract can be estimated reliably. Stage of completion is determined with reference to the services performed to date as a percentage of total anticipated services to be performed. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent that related expenditure is recoverable.

All revenue is stated net of the amount of goods and services tax.

h. Income Tax

The income tax expense (income) for the year comprises current income tax expense (income). The trust does not apply deferred tax.

Current income tax expense charged to profit or loss is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting period. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

i. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the balance sheet.

PART A

Electronic lodgment declaration (Form P, T, F, SMSF or EX)

This declaration is to be completed where the tax return is to be lodged via an approved ATO electronic channel. 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.

Electronic funds transfer - direct debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Ta

Tax Office's sponsor bank	to facilitate the pay	ment of your taxatio	n liability from you	r nominated account.	
Tax file number	*** *** ***		Year 2016		
Name of partnership, trust,	NGUYEN PTY L	TD ATF		The state of the s	
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	NGUYEN DISCH	RETIONARY FAMIL	_Y TRUST		
Total income or loss \$	3190	Total \$	1371	Taxable income or loss \$	0
I authorise my tax agent to ele	ctronically transmit t	his tax return via the el	ectronic lodgment se	ervice.	
Important					
Before making this declaration	n please check to en	sure that all income ha	s been disclosed an	d the tax return is true ar	id correct
in every detail. If you are in do	and the action of a second for a filter of the second second	Secretarian and a secretarial desired from the control of the secretarian and secretarian		e the Tax Office. The ta	x law
provides heavy penalties for f	alse or misleading st	atements on tax return	S.		
Declaration: I declare that:					
 the information provided to correct, and 	the agent for the pr	eparation of this tax re	turn, including any a	pplicable schedules is tr	ue and
the agent is authorised to	lodge this tax return.		72		
Signature of	1/1/11/				
partner, trustee	/ #/ /W (
or director	100 -			Date	7/11/2016
PART D					
,	Toy ogent!	o cortificato (al	ared facilitie	o only)	
	rax agent	s certificate (sl	iareu iacililie	s only)	
I declare that:	roturn in accordance	a with the information	unalied by the sect	nar truatas directos son	ublic officer
 I have prepared this tax I have received a declar 				는데 보는 다른 보는 다음이 되었다.	

I d

- is true and correct, and
- I am authorised by the partner, trustee, director or public officer to lodge this tax return, including any applicable schedules.

Agent's signature		Drugor	Date 17/11/6 Client PHU00008	
Contact name	Hung	g Tran		
Agent's phone number	07	38798157	Agent's reference number 75450008	

*** *** ***

Tax Year 2016

Trust tax return 2016 (Summary)

Day Month Year to Day Month Year

or specify period if part year or approved substitute period

Trust information				
Tax file number (TFN)	*** *** **	*	Have you attached a 'other attachment	
Name of trust				
PHUC NGUYEN PTY L	TD ATF			
PHUC NGUYEN DISCI	RETIONARY FAMIL	YTRUST		
Australian business num	ber (ABN)	92564347585		
Current postal address If the address has not changed, PO BOX 4277	print it exactly as shown on	the last notice of assessment or th	e last tax return lodged.	
FO BOX 4211				
Suburb or town FORESTLA	KE		State/ter	rritory QLD Postcode 4078
Country if outside Australia	300			
Full name of the trustee If the trustee is an individual, Title Surname or family name				
First given name		Other given names		
If the trustee is a company, pr Name	rint details here including	ABN.		
PHUC NGUYEN PTY L	.TD			
ABN		Daytime contact phone number	rea code Phone numb	ber
Type of trust Print the code representin the type of trust		Print X if also a charity.	If code D the date of	
Managed investment tru If the trust is a managed in		ee made an election into capital ac	count treatment?	N
Is any tax payable by the	trustee?		Final tax	x return N

9

Tax Year 2016

Income excluding foreign income

_		• 10.4000000000			
5	Business	income	and	expenses	

Business income and	dexpenses		WHO	LEDOLLARSONLY			
Income	Primary production		Nor	-primary production		Totals	
Gross payments where ABN not quoted		ÞØ	D		DQ		ÞØ
Gross payments subject to foreign resident withholding		CODE	В]	ØQ CODE		ÞØ
Assessable government industry payments) DO / CODE			90 /		DQ
Other business income G] DQ/	H		DQ /) DQ /
Total business income] 900 /]-	DQ /) DQ /
Expenses							
Foreign resident withholding expenses					DQ	Р	DO
Contractor, sub-contractor and commission expenses) DQ			DQ	С	ÞØ
Superannuation expenses		ÞØ			ÞØ	D	ÞØ
Cost of sales) Dec			() () () () () () ()	E) Dec
Bad debts		ÞØ			ρq	E	ÞØ
Lease expenses		ÞØ			DQ	G	DQ
Rentexpenses		ÞØ			90		ÞØ
Totalinterest expenses		ÞØ			DQ		ÞØ
Total royalty expenses		ÞØ			DQ	J	ÞØ
Depreciation expenses		DQ		7	DQ	K	DQ
Motorvehicle expenses		ÞØ			DQ	L	DQ
Repairs and maintenance		ÞØ		1	DQ	M	ÞØ
Allother expenses		DQ].	ÞØ	N	ÞØ
Total expenses—labels Pto N] 90 /].	DQ /	0) DOC /
Reconciliation Items							
Add: Income reconciliation adjustments						A) DQ /
Add: Expense reconciliation adjustments]\ Dec			DQ /	3) DOG /
Net income or loss from business) DQ /	R		D /D0	S) » (/ [
Net small business income	0) DQ					
Rent		Gross ren	t E	24000) ÞØ		
	Inte	rest deductions	s G	1829	DQ		
	Capital w	orks deductions	s 57	5778] pg		

Other rental deductions

14034 🕅

Net rent

2359 00

	02090 92			-		
Gross interest - including Australian Government lo			_	J	831	DQ
TFN amounts withh from gross intere						
Total of items 5 to 14					3190) Dec
Other deductions - show only deductions not claim.	able at any oth					
tax agent fees	Amount	1150	00			
ASIC renewal fees		221	DQ	Q	1371	00
Fotal of items 16 To 18					1371) DQ
Net Australian income or loss				\$	1819] pq /
other than capital gains				2	1013] پور
exemption or rollover?		Net ca	pital gain	A) DQ
Attributed foreign income						
old you have overseas branch operations or a direct or indirect interest in a foreign trust, oreign company, controlled foreign entity or ransferor trust?	N		Listed country Unlisted country	M X)
otal of items 20 to 23					1819) pq /[
Tax losses deducted				С	1819) DQ
Total net income or loss	111				0) DQ /[
Losses information		Tax losses carried		eve -	4845] pg
	for	to later incon Net capital losses ward to later incon	s carried	V	498) pq
			- 1	BARROLL C.		
Overseas transactions / thin capitalisation Was the aggregate amount of your transactions or dealings with inte	ernational related n	arties				
(including the value of any property/service transferred or the balar greater than \$2 million?				WN		
Did the thin capitalisation provisions affect you?	N					
Interest expenses overseas D		DQ				
Royalty expenses overseas		DQ.				
Was any beneficiary who was not a resident of Australia at any tim presently entitled to a share of the income of the trust?	e during the income	e year,		AN		
				SINKS SAN		

Did you directly or indirectly send to, or receive from, one of the countries specified in the instructions, any funds or property ${\bf or}$

Do you have the ability or expectation to control, whether directly or indirectly, the disposition of any funds, property, assets or investments located in, or located elsewhere but controlled or managed from one of those countries?

Entity Name	PHUC NGUYEN PTY LTD A			1 60000 100000	
Tax File Number	*** *** ***	Tax Year 201	6	Signature	
30 Personal	services income				
	Does your i individual's personal	ncome include an services income?	NN		
		nt of PSI included n 5 income labels	A	DO	
	Total amount of deduction	tions against PSI 5 expense labels	В	DQ	
		he results test in of any individual?	С		
	Doyou hold a personal service determination in respect		D		
Unrelated cli	ents test E1	Employme	ent test E2	Business premises	test E3
53 Income of	the trust estate		0 00		
54 Statement	of distribution				
BENEFICIARY1	Tax file number	(TFN)	*** ***	Entity code	
INDIVIDUAL NA	ME				
Title					
Surname or family	name				
NGUYEN					
First given name			Other given names		
DANG			KHOA		8

If yes, state the amount of income derived outside Australia to which no beneficiary is presently entitled. Print NIL if applicable.

N

Day Month

20/11/1971

56 Beneficiary under legal disability who is presently entitled to income from another trust Was any beneficiary in this trust, who was under a legal disability on 30 June 2016, also presently entitled to a share of the income of another trust?

If yes, or the answer is not known, furnish the information requested in the instructions.

Date of birth

57 Non-resident trust

Is the trust a non-resident trust?

Entity Name

PHUC NGUYEN PTY LTD ATF PHUC NGUYEN DISCRETIONARY FAMILY TRUST

Tax File Number

Tax Year 2016

Postal Address

PO BOX 4277

FOREST LAKE QLD 4078

Other Attachments Schedule - Item 18 Other Deductions

 Description of Claim tax agent fees
 Amount 1150

 ASIC renewal fees
 221

 Total
 1371

2016 Rental Schedule for Partnerships and Trusts

1 July 2015 to 30 June 2016

Your entity tax file number (TFN) See Privacy note at the bottom of this schedule.		*** ***
Entity income type	T	
Entity name	Name 1 PHUC NGUYEN F	PTY LTD ATF
	Name 2 PHUC NGUYEN D	DISCRETIONARY FAMILY TRUST
Rental details		
Address of property	Street 5/315 ARCHERFII	ELDRD
	Suburb or town RICHLANDS	
	State QLD Postcode	4077
Date property first earned rental income	01/09/2013	
Number of weeks property was rented this year	52	
lumber of weeks property vas available for rent this year	52	
What is the entity's % ownership of the property	100	
Date property was purchased	20/08/2013	
Purchase price of property	250000	90
Date property was sold if property disposed of during year)		
cale price of property		00
capital gain/loss on sale of this property) De /
/alue of capital allowances depreciation on plant) recouped on the sale of the property) ÞØ
Value of capital works deductions special building write-off) recouped on the sale of the property		ÞØ
las the loan for the property been enegotiated this year?	N	
come		
	Rentalincome A	24000 🗝 🤇
Oth	ner rental related income	DQ
Gross rent Add income a	mounts (A and B) 💽 \$	24000 🛛 🕽 🔾

Sensitive (when completed)

Entity Name PHUC

PHUC NGUYEN PTY LTD ATF PHUC NGUYEN DISCRETIONARY FAMILY TRUST

Tax File Number *** ***

Expenses				推落性
	Advertising for tenants	D		pq
	Body corporate fees	Ē	3380	ρα
	Borrowing expenses	a	280	ρα
	Cleaning	G		DO
	Council rates	H	565	00
	Capital allowances (Depreciation on plant)		9074) DQ
	Gardening / lawn mowing	J		DQ
	Insurance	K		DQ
	Interest on loan(s)	L	1829	DO
	Land tax	M		DQ.
	Legal fees	N		ρα
	Pest control	0		DQ
	Property agent fees / commission	P		DO
8	Repairs and maintenance	Q		DO
Capita	Il works deductions (Special building write-off)	R	5778	ρα
	Stationery, telephone and postage	S		ÞØ
	Travel expenses			ρα
	Water charges	U		DQ
	Sundry rental expenses	٧	735	DQ
Total expenses	Add expenses amounts (D to V)	\$[21641) Q Q
NETRENT	Take W away from C	\$[2359) pa /
Taxpayer's decla	ration			TO SHARE THE SAME
I declare that all the info	rmation I have given is true and correct.			
Signature /	W		Date	Day Month Year 17 11 2016
The tax law imposes he	eavy penalties for giving false or misleading	g info	ormation	
Privacy			The state of the s	

It is not an offence not to quote your TFN. However, your TFN helps the Australian Taxation Office (ATO) to correctly identify your tax records. The ATO is authorised by the *Income Tax Assessment Act 1936* and the *Income Tax Assessment Act 1997* to ask for information in this tax return. We need this information to help us to administer the tax laws. We may give some of this information to other government agencies authorised by law to receive it, including Centrelink and the departments of Family and Community Services, Veteran's Affairs, Education, Training and Youth Affairs.

Sensitive (when completed)

Entity Name

PHUC NGUYEN PTY LTD ATF PHUC NGUYEN DISCRETIONARY FAMILY TRUST

Tax File Number

*** *** ***

Tax Year 2016

Gross Interest					
Description total	Gross Interest 831	Gross Withheld	Percent %	Share of Tax Withheld	Share of Interest
Total	831	0.00		0.00	831
	Taxlosses	deducted		***************************************	
Description Previous year loss =7161.92			PP Amount I Claimed		NPP Amoun Claimed
Total			\	0	1819

Entity Name

PHUC NGUYEN PTY LTD ATF PHUC NGUYEN DISCRETIONARY FAMILY TRUST

Tax File Number

*** *** ***

Tax Year 2016

Signature

Unapplied capital losses brought forward from prior years

Tax year of unapplied losses

Unapplied capital losses
from collectables

Unapplied capital losses
from other

Unapplied capital losses
from other

Unapplied capital losses
from other

498

2013 - 2014

2012 - 2013

2011 - 2012

2010 - 2011 or prior years

Totals

0 498