

SOUTHERN RIVER SYNDICATE

UPDATE

JULY 2022

Distributions

1. A distribution of 10c per share is being made in July 2022 on all units issued by the syndicate. The allocation of capital return or income will be subject to completion of the June 2023 financial statements.
2. A further distribution will be made as soon as funds are cleared from either current sold lots and or the return of funds held by the City of Gosnells as security. The security relates to the possible additional outlays for Development contributions.
3. The City has indicated that the finalisation of the Development Contributions will be considered at the next Council meeting to be held on the 12th July. The Syndicate is hopeful on this timing. The experience has been those decisions on this long standing matter are endlessly delayed. A separate report will be provided once the details and approval of this matter are tabled.

Development

1. Construction on the site has now concluded.
2. There are 19 lots sold waiting on settlements. These are expected through the coming 3 months to the end of September.
3. 2 lots remain to be sold. These lots are being retained by the City of Gosnells as further security for the Development Contributions. The manager has been able to release 5 lots from what was originally 7 lots held as security.
4. On finalisation of the Development Contributions due on the 12th July the City will be approached to release these two lots.
5. The manager is expecting to complete the syndicate during the current financial year. Outstanding matters are settling the balance of the lots. Determining the syndicates claim for reimbursement of costs from the City of Gosnells. Recovery of security deposits and expenditure paid in advance. Income tax finalised. Recovery of costs from neighbouring developers.
6. The syndicate has placed \$1.3m in bonds with the City and has a further budget of \$1.4m in expenditure for parks and related costs. Recovery of these sums is expected. Recovery will be subject to the final details in the Development Contribution to be approved by the City.

Every endeavour has been undertaken by the manager and other developers in the area to ensure a fair and equitable assessment of the Development Contributions.

General

1. The audited accounts are due toward the beginning of September. The accounts will provide further disclosure on the matters raised above.

For further information you may contact Kerry@appianproperties.com. Alternatively the manager can be contacted during WA standard time on 08 9384 8752.