# COONAWARRA PREMIUM VINEYARDS PROJECT NO.2
# ANNUAL INVESTOR TAXATION SUMMARY
# FINANCIAL YEAR ENDING 30 JUNE 2003

**A.R.S.N. 096 298 074**

***Taxation Deductions are in accordance with Australian Taxation Office Product Ruling PR 2001/30.***

*Deductions on this summary should be mutliplied by the number of units held by each investor.*

| Total Investment (Per Managed Unit) | 2000/ 2001 | 2001/ 2002 | 2002/ 2003 | Tax Deduction 2002/2003 |
|---|---|---|---|---|
| Shares in CPV Land Holdings Limited | $ 1,357 | | | - |
| Landcare Operations | $ 17 | | | - |
| Trellising | $ 461 | $ 461 | | (a) |
| Other Infrastructure | $ 24 | $ 24 | | (b) |
| Irrigation | $ 662 | $ 891 | | $518 (c) |
| Power | $ 47 | $ 47 | | $9 (d) |
| Grapevines & Planting | $ 202 | $ 121 | | (e) |
| Land Preparation & Design | $ 158 | | | (f) |
| Management Fees 2000/2001 | $ 2,319 | | | - |
| Management Fees 2001/2002 | | $ 1,603 | | - |
| Management Fees 2002/2003 | | | $ 1,184 | $1,184 (g) |
| Grant of Use (Licence fee) | $ 150 | | | - |
| Grant of Use (Licence fee) 2001/2002 | | $ 150 | | - |
| Grant of Use (Licence fee) 2002/2003 | | | $ 150 | $150 (h) |
| | $ 5,397 | $ 3,297 | $ 1,334 | |

**INVOICES RAISED 1 JULY 2002 to 30 JUNE 2003 (Per Unit):**

| Date | Detail | Fees | GST | Total Invoiced |
|---|---|---|---|---|
| 31/10/2002 | Invoice | | | |
| | Management Fees 2003 | $ 1,184.00 | $ 118.40 | $ 1,302.40 |
| | Grant to Use (Licence Fee) 2003 | $ 150.00 | $ 15.00 | $ 165.00 |
| | | $ 1,334.00 | $ 133.40 | $ 1,467.40 |

***Notes:***

Please ensure that the deductions above are mutliplied by the number of units you own in the Project.

If you are not registered for GST your deductions will need to include the GST apportioned to each of the items.

Product Ruling PR 2001/30 confirms that the Commissioner has exercised his discretion under Division 35 not to apply the non-commercial loss provisions.

**Each investor should seek their own independent advice as this is only a summary and should not be construed as taxation advice.**

***(f) Land Preparation and design costs are of a capital nature and are not deductible to investors.Explanations of Available Taxation Deductions:***

*Note: The tax deductions referred to below do not include GST and assume that each Grower is registered for GST. In this situation GST can be claimed back from the Australian Taxation Office and is not deductible for Income Tax Purposes. If you are not registered for GST then the amount of GST paid by you in relation to each of the items of expenditure will form part of the cost of that item and will form part of your deduction.*

(a) Division 40 of the Income Tax Assessment Act 1997 ("the 1997 Act") allows a deduction for depreciation on plant and equipment (which includes trellising). Your trellising in the Project was installed by 1 July 2001. The deduction available under Division 40 of the 1997 Act can be calculated using the appropriate depreciation rate. Taxpayers who elect to be "Simplified Tax System" (STS) (division 328) taxpayers and own only 1 unit can claim the full amount as an immediate write-off ($922) as it is less than $1,000. STS taxpayers with more than 1 unit can can allocate the expenditure to a general STS pool and depreciate and a rate of 15% of the cost can in the first year (regardless of the date acquired during the year) and 30% of the balance of the pool in following years. Investors who do not elect to be STS taxpayers and who have only 1 unit can allocate the expenditure to a low-value pool as the value of the trellising is less than $1,000, and a rate of 18.75% of the cost can be claimed in the first year (regardless of the date acquired during the year) and 37.5% of the balance of the pool in following years. Other taxpayers (ie, non-STS with more than 1 unit) should use the Commissioner's depreciation rates of 7.5% diminishing balance or 5% prime cost.

(b) Other infrastructure relates to small and miscellaneous items to be installed around the vineyard, (signs, gates etc.) These items may be deductible when installed, and the Manager will advise the nature of any deductions in future years as they arise.

(c) Section 40-515 (formerly section 387-125) of the 1997 Act allows a 1/3rd deduction for expenditure on water facilities for use in a primary production business in the year the expenditure is incurred, with the remaining 2/3rds deducted equally over the following 2 years. The deduction for the year ending 30 June 2003 is $518.

(d) Section 40-645 (formerly section 387-355) of the 1997 Act permits a deduction for expenditure in connecting power to land. This deduction is spread equally over 10 years, allowing a 10% deduction each year. A deduction of $9 will be available in the year ending 30 June 2003.

(e) No deduction will be available for grapevine establishment until the first year a commercial crop exists in accordance with section 40-515 (formerly section 387-165) of the 1997 Act. The Manager will advise when this does occur.

(f) Land Preparation and design costs are of a capital nature and are not deductible to investors.

(g) Management fees relate to activities conducted during the 30 June 2003 year, and $1,184 is deductible in the 2003 year under section 8-1 of the 1997 Act.

(h) Grant of use fees of $150 relate to the 30 June 2003 year and are deductible in the 2003 year under section 8-1 of the 1997 Act.