

Australian Unity Healthcare Property Trust Statement

M E & R W Naylor ATF Marilyn Naylor Super Fund
16 Suvla Street
BALMORAL QLD 4171

Your details

Statement Period 01 July 2018 to 30 June 2019		TFN / ABN Status Quoted
Account Number 100650318	Dealer Group	Australian Unity - Head Office
Account Name M E & R W NAYLOR ATF MARILYN NAYLOR SUPER FUND	Financial Adviser	Australian Unity - Head Office

Your account summary

Australian Unity Healthcare Property Trust - Wholesale Units	A\$
Opening Balance at 01 July 2018	142,596.48
Your Investments:	
Total net amounts contributed	0.00
Total amounts withdrawn	0.00
Total distributions reinvested	0.00
	0.00
Change in investment value	7,803.53
<i>The increase or decrease in the value of your investment over the statement period, net of all fees, expenses and charges</i>	
Closing Balance at 30 June 2019	150,400.01
Withdrawal Value at 30 June 2019*	150,400.01

*The amount you would have received had you made a full withdrawal as at 30 June 2019

Your distribution information

Period End Date	Option	Distribution Method	Units	Gross Distribution (Cents per Unit)	Gross Distribution A\$	Withholding Tax A\$	Net Distribution Paid A\$
30 Sep 18	Australian Unity Healthcare Property Trust - Wholesale Units	Direct Credit	83,639.2020	2.1380000	1,788.21	0.00	1,788.21
28 Dec 18	Australian Unity Healthcare Property Trust - Wholesale Units	Direct Credit	83,639.2020	2.1410000	1,790.72	0.00	1,790.72
28 Feb 19	Australian Unity Healthcare Property Trust - Wholesale Units	Direct Credit	83,639.2020	1.2890000	1,078.11	0.00	1,078.11
31 Mar 19	Australian Unity Healthcare Property Trust - Wholesale Units	Direct Credit	83,639.2020	0.7870000	658.24	0.00	658.24
30 Jun 19	Australian Unity Healthcare Property Trust - Wholesale Units	Direct Credit	83,639.2020	2.3950000	2,003.16	0.00	2,003.16

Your distribution payment details are as follows:

Account Name	Bank	BSB	Account Number	Amount A\$
MARILYN NAYLOR SUPER FUND	MBL	182-512	962929998	2,003.16

Your account transactions

Australian Unity Healthcare Property Trust - Wholesale Units					
Date	Description	Amount A\$	Unit price A\$	Units	Unit Balance
01 Jul 2018	Opening balance	\$142,596.48	\$1.7049		83,639.2020
01 Oct 2018	Distribution Paid Out	\$1,788.21			83,639.2020
29 Dec 2018	Distribution Paid Out	\$1,790.72			83,639.2020
01 Mar 2019	Distribution Paid Out	\$1,078.11			83,639.2020
01 Apr 2019	Distribution Paid Out	\$658.24			83,639.2020
30 Jun 2019	Closing balance	\$150,400.01	\$1.7982		83,639.2020
01 Jul 2019	Distribution Paid Out	\$2,003.16			83,639.2020

Performance summary

The table below shows the performance of the Australian Unity Healthcare Property Trust - Wholesale Units to 30 June 2019

	1 Year %	3 Years % pa	5 Years % pa
Distribution Return	5.26	6.41	6.74
Growth Return	4.07	5.60	5.98
Total Return	9.33	12.01	12.72

Please note that past performance is not a reliable indicator of future performance.

Fees explained

All fees, expenses and charges (collectively we refer to these as "fees" in this report) that your investment incurs are outlined in the offer document for the Fund. They are reflected in the value of your investment at the end of this reporting period, although they will have been deducted in two ways:

- Some are directly deducted from your account. These will be expressly set out in the transaction statement; and
- other management costs are represented indirectly in the total value of your account as they are deducted from your investment.

Fees directly deducted from your account*

A\$

Other management costs

0.00

Indirect costs of your investment

This approximate amount has been deducted from your investment and includes amounts that have reduced the return on your investment but are not charged to you directly as a fee.

1,540.23

Total fees you paid

1,540.23

This approximate amount includes all the fees and costs, which affected your investment during the period.

When considering fees it is important to consider the benefits and features of the fund in which you are invested. We recommend you seek assistance from your licensed financial adviser for this assessment.

* If, during the period, you received a rebate of commissions, the amount will be reflected in your direct costs.

Investor information

Fund Update - Every quarter, we publish a fund update providing investors with information about the fund's performance, its properties and a market outlook. This update can be accessed from our website at australianunity.com.au/wealth/hpt. Additionally - Annual Reports are available at the end of September on our website, australianunity.com.au/wealth. You will find the Annual Report for your investment in the Quick Links section of the relevant fund page (search through - Find A Fund).

Currency

All dollar amounts shown are expressed in Australian dollars (A\$) unless otherwise indicated.

Dispute resolution procedures

If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority, or AFCA. AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Website: www.afca.org.au
Email: info@afca.org.au
Telephone: 1800 931 678 (free call)
Fax: (03) 9613 6399
In writing to: Australian Financial Complaints Authority
GPO Box 3, Melbourne VIC 3001

Data disclaimer

The data used in preparing this statement is based on the latest data supplied to us. Whilst every care has been taken in preparing this statement, we reserve the right to make any amendments or corrections to the information shown.

Updating your details

If your personal details change (e.g. change of address, name or bank account details), please advise us in writing to the address details below.

Contacting us

For advice about your investment, please call your licensed financial adviser.

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Tel: 13 29 39
Email: investments@australianunity.com.au
Mail: **The Administration Manager**
Australian Unity Wealth & Capital Markets
Reply Paid 91914
Melbourne VIC 3000

Australian Unity Healthcare Property Trust Statement

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16 Suvla Street
BALMORAL QLD 4171

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Account Number	100650318	Dealer Group	Australian Unity - Head Office
Account Name	M E & R W NAYLOR ATF MARILYN NAYLOR SUPER FUND	Financial Adviser	Australian Unity - Head Office

Your account summary

Australian Unity Healthcare Property Trust - Wholesale Units		A\$
Opening Balance at 01 July 2019		150,400.01
Your Investments:		
Total net amounts contributed	0.00	
Total amounts withdrawn	0.00	
Total distributions reinvested	0.00	
		0.00
Change in investment value		2,659.73
<i>The increase or decrease in the value of your investment over the statement period, net of all fees, expenses and charges</i>		
Closing Balance at 30 September 2019		153,059.74
Withdrawal Value at 30 September 2019*		153,059.74

*The amount you would have received had you made a full withdrawal as at 30 September 2019

Your distribution information

Period End Date	Option	Distribution Method	Units	Gross Distribution (Cents per Unit)	Gross Distribution A\$	Withholding Tax A\$	Net Distribution Paid A\$
30 Sep 19	Australian Unity Healthcare Property Trust - Wholesale Units	Direct Credit	83,639.2020	2.0050000	1,676.97	0.00	1,676.97

Your distribution payment details are as follows:

Account Name	Bank	BSB	Account Number	Amount A\$
MARILYN NAYLOR SUPER FUND	MBL	182-512	962929998	1,676.97

Your account transactions

Australian Unity Healthcare Property Trust - Wholesale Units

Date	Description	Amount A\$	Unit price A\$	Units	Unit Balance
01 Jul 2019	Opening balance	\$150,400.01	\$1.7982		83,639.2020
01 Jul 2019	Distribution Paid Out	\$2,003.16			83,639.2020
30 Sep 2019	Closing balance	\$153,059.74	\$1.8300		83,639.2020
01 Oct 2019	Distribution Paid Out	\$1,676.97			83,639.2020

Investor information

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Reply Paid 91914
Melbourne VIC 3000

Australian Unity Healthcare Property Trust Statement

M E & R W Naylor ATF Marilyn Naylor Super Fund
16 Suvla Street
BALMORAL QLD 4171

Your details

Statement Period	01 October 2019 to 31 December 2019	TFN / ABN Status	Quoted
Account Number	100650318	Dealer Group	Australian Unity - Head Office
Account Name	M E & R W NAYLOR ATF MARILYN NAYLOR SUPER FUND	Financial Adviser	Australian Unity - Head Office

Your account summary

Australian Unity Healthcare Property Trust - Wholesale Units		A\$
Opening Balance at 01 October 2019		153,059.74
Your Investments:		
Total net amounts contributed	0.00	
Total amounts withdrawn	0.00	
Total distributions reinvested	0.00	
		0.00
Change in investment value		2,684.82
<i>The increase or decrease in the value of your investment over the statement period, net of all fees, expenses and charges</i>		
Closing Balance at 31 December 2019		155,744.56
Withdrawal Value at 31 December 2019*		155,744.56

*The amount you would have received had you made a full withdrawal as at 31 December 2019

Ref code: 100650318

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Australian Unity Funds Management Limited (AUFM)
ABN 60071497115 AFS Licence No. 234454
271 Spring Street, Melbourne, VIC 3000
Telephone 13 29 39
www.australianunity.com.au



Your distribution information

Period End Date	Option	Distribution Method	Units	Gross Distribution (Cents per Unit)	Gross Distribution A\$	Withholding Tax A\$	Net Distribution Paid A\$
31 Dec 19	Australian Unity Healthcare Property Trust - Wholesale Units	Direct Credit	83,639.2020	2.0550000	1,718.79	0.00	1,718.79

Your distribution payment details are as follows:

Account Name	Bank	BSB	Account Number	Amount A\$
MARILYN NAYLOR SUPER FUND	MBL	182-512	962929998	1,718.79

Your account transactions

Australian Unity Healthcare Property Trust - Wholesale Units

Date	Description	Amount A\$	Unit price A\$	Units	Unit Balance
01 Oct 2019	Opening balance	\$153,059.74	\$1.8300		83,639.2020
01 Oct 2019	Distribution Paid Out	\$1,676.97			83,639.2020
31 Dec 2019	Closing balance	\$155,744.56	\$1.8621		83,639.2020
01 Jan 2020	Distribution Paid Out	\$1,718.79			83,639.2020

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Australian Unity Wealth & Capital Markets
Reply Paid 91914
Melbourne VIC 3000

26 July 2019

M E & R W Naylor ATF Marilyn Naylor Super Fund
16 Suvla Street
BALMORAL QLD 4171

Dear Investors

Your 30 June 2019 account statement
Account Number: 100650318

Thank you for investing with Australian Unity Wealth & Capital Markets.

Please find enclosed your account statement for the financial year ended 30 June 2019. For further information about the fund's performance, market commentary and outlook please visit our website australianunity.com.au/wealth/.

Tax Statement and Guide

We have also enclosed your 2018 - 2019 Tax Statement. To help explain this, a copy of the 2019 Tax Statement Guide is available from our website at australianunity.com.au/wealth/2019-tax-guide.

These documents may assist you in completing your tax return.

Further information

If you have any questions about your investment, please speak to your financial adviser.

Alternatively, you can email our Investor Services team, investments@australianunity.com.au or call us on 13 29 39.

To find out more about our range of financial products and services, please visit www.australianunity.com.au/wealth.

Yours sincerely



Mark Pratt
Executive General Manager - Property
Australian Unity Wealth & Capital Markets

09 July 2019

M E & R W Naylor ATF Marilyn Naylor Super Fund
16 Suvla Street
BALMORAL QLD 4171

**Australian Unity
Funds Management Limited**
ABN 60 071 497 115
AFS Licence No. 234454

Australian Unity Property Limited
ABN 58 079 538 499
AFS Licence No. 234455

271 Spring Street
Melbourne Vic 3000
T 13 29 39
F 1300 856 685
E investments@australianunity.com.au
W australianunity.com.au

Dear Investors

AMMA Statement

Please find below your Attribution Managed Investment Trust Member Annual (AMMA) Statement for the year ended 30 June 2019 for your investment in Australian Unity Healthcare Property Trust.

The information shown on this statement is also reported to the ATO.

Your account details are as follows:

Part A: Account Details

Account Name / Unit Holder:	M E & R W NAYLOR ATF MARILYN NAYLOR SUPER FUND
Account No:	100650318
TFN / ABN information:	Quoted
Dealer Group:	Australian Unity - Head Office
Financial Adviser:	Australian Unity - Head Office
Investor Type:	Superannuation Fund
Country of residence at 30 June 2019:	Australia
Tax identification number (TIN) for country of residence:	Not quoted

If any of the above is incorrect, please speak to your financial adviser, call Client Services on 13 29 39 or email us at investments@australianunity.com.au.

Please retain this statement for income tax purposes.
If you have any queries regarding this advice, please call Client Services on 13 29 39.

This statement should be read in conjunction with the Australian Unity Wealth Tax/AMMA Statement Guide.

If you have any doubt about your specific tax circumstances, you should seek professional advice.

The following tax return items are valid for Australian resident individual unitholders only.

Part B - Summary of 30 June 2019 Tax Return (supplementary section) Items

The labels at items on the tax return are the white letters inside coloured boxes on the *Tax return for individuals (supplementary section) 2019*.

Tax Return (supplementary section)	Amount	Tax Return Label
Share of non-primary production income	\$3,062.91	13U
Franked distributions from trusts	\$0.00	13C
Share of franking credit from franked dividends	\$0.00	13Q
Total current year capital gains	\$2,195.81	18H
Net capital gain	\$1,097.97	18A
Assessable foreign source income	\$7.81	20E
Other net foreign source income	\$7.81	20M
Foreign income tax offsets*	\$0.00	20O

* If your total foreign income tax offset from all sources for the year is \$1,000 or less, then you can claim this amount in full. Otherwise, you will need to refer to the publication Guide to foreign income tax offset rules to work out your entitlement.

Please retain this statement for income tax purposes.

If you have any queries regarding this advice, please call Client Services on 13 29 39.

This statement should be read in conjunction with the Australian Unity Wealth Tax/AMMA Statement Guide.

If you have any doubt about your specific tax circumstances, you should seek professional advice.

Part C - Components of distribution

	Cash Distributions	Tax Paid or Tax Offsets	Attribution	Tax Return Label
Table1: Australian Income		Franking Credits		
Dividends - unfranked amount	\$0.00		\$0.00	
Dividends - unfranked conduit foreign income	\$0.00		\$0.00	
Interest - subject to non-resident withholding tax	\$34.02		\$34.01	
Interest - not subject to non-resident withholding tax	\$0.00		\$0.00	
Other assessable Australian Income	\$3,028.89		\$3,028.90	
Non-primary production income (A)	\$3,062.91		\$3,062.91	13U
Dividends - franked amount (Franked distributions) (X)	\$0.00	\$0.00	\$0.00	13C/13Q

	Cash Distributions	Tax Paid or Tax Offsets	Attribution	Tax Return Label
Table2: Capital Gains*		Foreign income tax offset		
Discounted capital gains Non Taxable Australian Property	\$0.00		\$0.00	
Discounted capital gains Taxable Australian Property	\$1,097.84		\$1,097.84	
Capital gains - indexation method Non Taxable Australian Property	\$0.00		\$0.00	
Capital gains - indexation method Taxable Australian Property	\$0.00		\$0.00	
Capital gains - other method Non Taxable Australian Property	\$0.00		\$0.00	
Capital gains - other method Taxable Australian Property	\$0.14		\$0.13	
Net Capital Gains	\$1,097.98		\$1,097.97	18A
AMIT CGT gross up amount			\$1,097.84	
Other capital gains distribution	\$1,097.84			
Total Current Year Capital Gains (B)	\$2,195.82		\$2,195.81	18H

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Table3: Foreign Income	Cash Distribution	Foreign tax paid or Franking credit	Attribution	Tax Return Label
Other net foreign source income	\$7.82	\$0.00	\$7.81	20M/200
Australian franking credits from a New Zealand franking company		\$0.00	\$0.00	20F
Assessable Foreign Source Income	\$7.82	\$0.00	\$7.81	20E
CFC income	\$0.00		\$0.00	19K
Total Foreign Income (C)	\$7.82	\$0.00	\$7.81	

Table4: Tax Offset	Amount	Tax Return Label
Franking credit tax offset	\$0.00	13Q
Foreign income tax offset	\$0.00	200
Franking Credits from New Zealand Company tax offset	\$0.00	
Total tax offsets (D)	\$0.00	

Table5: Other Non-assessable Amounts	Cash Distribution	Attribution/ Amount	Other Amount	Tax Return Label
Net exempt income	\$0.00	\$0.00		
Non-assessable non-exempt amount (E)	\$0.00	\$0.00		
Other non-attributable amounts	\$2,051.89			
Gross Cash Distribution (G)	\$7,318.44			
AMIT cost base net amount - excess			\$2,051.91	
AMIT cost base net amount - shortfall			\$0.00	

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Table6: Other amounts deducted from trust distribution	Cash Amount	Tax Return Label
TFN amounts withheld	\$0.00	13R
Non-resident withholding tax	\$0.00	
Other expenses	\$0.00	13Y
Other income Category 2: Rebates	\$0.00	24V
Net Cash Distribution	\$7,318.44	

Table7: Non-resident reporting	Attribution/ Amount	Tax Paid	Tax Return Label
Interest exempt from withholding	\$0.00	\$0.00	
Non-resident withholding amount	\$34.01	\$0.00	
Non-resident member ss276-105(2)(a) or (b) assessable amount	\$0.00	\$0.00	
Non-resident member ss276-105(2)(c) assessable amount	\$0.00	\$0.00	
Managed investment trust fund payments	\$4,453.76	\$0.00	
Deemed payment - Dividend	\$0.00	\$0.00	
Deemed payment - Interest	\$0.00	\$0.00	
Deemed payment - Royalties	\$0.00	\$0.00	
Deemed payment - Fund payment	\$0.00	\$0.00	

* For non-residents: While this Attribution managed investment trust member annual (AMMA) statement does not address all the needs of a non-resident investor, you are generally only liable to Australian tax on capital gains derived with respect to taxable Australian property (TAP) amounts shown above. However, a non-resident will not be liable for Australian income tax on capital gains if Managed Investment Trust withholding tax is payable in respect of TAP gains.

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