

# Australian Unity Property Income Fund 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** 100595984

**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

| <u>Australian Unity Property Income Fund - Wholesale Units</u>   |      | A\$              |
|--|------|------------------|
| <b>Opening Balance at 01 July 2018</b>   |      | <b>17,717.02</b> |
| <b>Your Investments:</b>   |      |                  |
| Total net amounts contributed  | 0.00 |                  |
| Total amounts withdrawn  | 0.00 |                  |
| Total distributions reinvested   | 0.00 |                  |
|  |      | 0.00             |
| <b>Change in investment value</b>  |      | <b>405.75</b>    |
| <i>The increase or decrease in the value of your investment over the statement period, net of all fees, expenses and charges</i> |      |                  |
| <b>Closing Balance at 30 June 2019</b>   |      | <b>18,122.77</b> |
| <b>Withdrawal Value at 30 June 2019*</b>   |      | <b>18,122.77</b> |

\*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 Property Income Fund - Wholesale Units | Direct Credit       | 17,414.0183 | 1.4000000                           | 243.80                 | 0.00                | 243.80                    |
| 31 Dec 18       | Australian Unity Property Income Fund - Wholesale Units | Direct Credit       | 17,414.0183 | 1.4000000                           | 243.80                 | 0.00                | 243.80                    |
| 30 Mar 19       | Australian Unity Property Income Fund - Wholesale Units | Direct Credit       | 17,414.0183 | 1.6000000                           | 278.62                 | 0.00                | 278.62                    |
| 30 Jun 19       | Australian Unity Property Income Fund - Wholesale Units | Direct Credit       | 17,414.0183 | 7.9990000                           | 1,392.95               | 0.00                | 1,392.95                  |

Your distribution payment details are as follows:

| Account Name                  | Bank | BSB     | Account Number | Amount A\$ |
|-------------------------------|------|---------|----------------|------------|
| MARIYLN NAYLOR SUPER FUND ACC | MBL  | 182-512 | 962929998      | 1,392.95   |

## Your account transactions

| Australian Unity Property Income Fund - Wholesale Units |                       |             |                |       |              |
|---|-----------------------|-------------|----------------|-------|--------------|
| Date  | Description           | Amount A\$  | Unit price A\$ | Units | Unit Balance |
| 01 Jul 2018   | Opening balance       | \$17,717.02 | \$1.0174       |       | 17,414.0183  |
| 01 Jul 2018   | Distribution Paid Out | \$1,034.39  |                |       | 17,414.0183  |
| 01 Oct 2018   | Distribution Paid Out | \$243.80    |                |       | 17,414.0183  |
| 01 Jan 2019   | Distribution Paid Out | \$243.80    |                |       | 17,414.0183  |
| 31 Mar 2019   | Distribution Paid Out | \$278.62    |                |       | 17,414.0183  |
| 30 Jun 2019   | Closing balance       | \$18,122.77 | \$1.0407       |       | 17,414.0183  |
| 01 Jul 2019   | Distribution Paid Out | \$1,392.95  |                |       | 17,414.0183  |

## Performance summary

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

|                     | 1 Year % | 3 Years % pa | 5 Years % pa |
|---------------------|----------|--------------|--------------|
| Distribution Return | 13.18    | 10.37        | 9.06         |
| Growth Return       | 0.28     | -0.88        | 2.70         |
| Total Return        | 13.46    | 9.49         | 11.76        |

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

## Fees explained

Ref code: 100595984

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Australian Unity Property Limited  
 ABN 58079538499 AFS Licence No. 234455  
 271 Spring Street, Melbourne, VIC 3000  
 Telephone 13 29 39  
[www.australianunity.com.au](http://www.australianunity.com.au)



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.

|  |            |
|--|------------|
|  | <b>A\$</b> |
| <b>Fees directly deducted from your account*</b> | 0.00       |
| <b>Other management costs</b>                    | 246.71     |

**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.

|                            |        |
|----------------------------|--------|
| <b>Total fees you paid</b> | 246.71 |
|----------------------------|--------|

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

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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/pif](http://australianunity.com.au/wealth/pif). Additionally - Annual Reports are available at the end of September on our website, [australianunity.com.au/wealth](http://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](http://www.afca.org.au)  
Email: [info@afca.org.au](mailto: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

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

If you require further information please visit our website on [www.australianunity.com.au/wealth](http://www.australianunity.com.au/wealth) or contact us by:

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

23 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](mailto:investments@australianunity.com.au)  
W [australianunity.com.au](http://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 Property Income Fund.

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:   | 100595984                                      |
| 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](mailto: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*.

| <b>Tax Return (supplementary section)</b>       | <b>Amount</b> | <b>Tax Return Label</b> |
|---|---------------|-------------------------|
| Share of non-primary production income          | \$446.66      | 13U                     |
| Franked distributions from trusts               | \$28.00       | 13C                     |
| Share of franking credit from franked dividends | \$10.29       | 13Q                     |
| Total current year capital gains                | \$1,456.07    | 18H                     |
| Net capital gain                                | \$748.41      | 18A                     |
| Assessable foreign source income                | \$20.25       | 20E                     |
| Other net foreign source income                 | \$20.25       | 20M                     |
| Foreign income tax offsets*                     | \$4.69        | 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.

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**Part C - Components of distribution**

|  | Cash<br>Distributions | Tax Paid<br>or Tax<br>Offsets | Attribution     | Tax Return<br>Label |
|--|-----------------------|-------------------------------|-----------------|---------------------|
| <b>Table1: Australian Income</b>                       |                       | <b>Franking<br/>Credits</b>   |                 |                     |
| Dividends - unfranked amount                           | \$14.35               |                               | \$14.35         |                     |
| Dividends - unfranked conduit foreign income           | \$0.00                |                               | \$0.00          |                     |
| Interest - subject to non-resident withholding tax     | \$33.31               |                               | \$33.31         |                     |
| Interest - not subject to non-resident withholding tax | \$0.00                |                               | \$0.00          |                     |
| Other assessable Australian Income                     | \$398.99              |                               | \$399.00        |                     |
| <b>Non-primary production income (A)</b>               | <b>\$446.66</b>       |                               | <b>\$446.66</b> | <b>13U</b>          |
| Dividends - franked amount (Franked distributions) (X) | \$17.71               | \$10.29                       | \$28.00         | <b>13C/13Q</b>      |

|   | Cash<br>Distributions | Tax Paid<br>or Tax<br>Offsets            | Attribution       | Tax Return<br>Label |
|---|-----------------------|--|-------------------|---------------------|
| <b>Table2: Capital Gains*</b>                                     |                       | <b>Foreign<br/>income tax<br/>offset</b> |                   |                     |
| Discounted capital gains Non Taxable Australian Property          | \$518.99              |  | \$518.99          |                     |
| Discounted capital gains Taxable Australian Property              | \$188.67              |  | \$188.67          |                     |
| 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      | \$40.75               |  | \$40.75           |                     |
| Capital gains - other method Taxable Australian Property          | \$0.00                |  | \$0.00            |                     |
| <b>Net Capital Gains</b>  | <b>\$748.41</b>       |  | <b>\$748.41</b>   | <b>18A</b>          |
| AMIT CGT gross up amount  |                       |  | \$707.66          |                     |
| Other capital gains distribution                                  | \$707.66              |  |                   |                     |
| <b>Total Current Year Capital Gains (B)</b>                       | <b>\$1,456.07</b>     |  | <b>\$1,456.07</b> | <b>18H</b>          |

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| <b>Table3: Foreign Income</b>                                   | <b>Cash Distribution</b> | <b>Foreign tax paid or Franking credit</b> | <b>Attribution</b> | <b>Tax Return Label</b> |
|---|--------------------------|--|--------------------|-------------------------|
| Other net foreign source income                                 | \$15.57                  | \$4.69                                     | \$20.25            | <b>20M/200</b>          |
| Australian franking credits from a New Zealand franking company |                          | \$0.00                                     | \$0.00             | <b>20F</b>              |
| <b>Assessable Foreign Source Income</b>                         | <b>\$15.57</b>           | <b>\$4.69</b>                              | <b>\$20.25</b>     | <b>20E</b>              |
| CFC income  | \$0.00                   |  | \$0.00             | <b>19K</b>              |
| <b>Total Foreign Income (C)</b>                                 | <b>\$15.57</b>           | <b>\$4.69</b>                              | <b>\$20.25</b>     |                         |

| <b>Table4: Tax Offset</b>                            | <b>Amount</b>  | <b>Tax Return Label</b> |
|--|----------------|-------------------------|
| Franking credit tax offset                           | \$10.29        | <b>13Q</b>              |
| Foreign income tax offset                            | \$4.69         | <b>200</b>              |
| Franking Credits from New Zealand Company tax offset | \$0.00         |                         |
| <b>Total tax offsets (D)</b>                         | <b>\$14.98</b> |                         |

| <b>Table5: Other Non-assessable Amounts</b>  | <b>Cash Distribution</b> | <b>Attribution/ Amount</b> | <b>Other Amount</b> | <b>Tax Return Label</b> |
|--|--------------------------|----------------------------|---------------------|-------------------------|
| Net exempt income                            | \$0.00                   | \$0.00                     |                     |                         |
| Non-assessable non-exempt amount <b>(E)</b>  | \$0.00                   | \$0.00                     |                     |                         |
| Other non-attributable amounts               | \$223.16                 |                            |                     |                         |
| <b>Gross Cash Distribution (G)</b>           | <b>\$2,159.17</b>        |                            |                     |                         |
| <b>AMIT cost base net amount - excess</b>    |                          |                            | <b>\$223.17</b>     |                         |
| <b>AMIT cost base net amount - shortfall</b> |                          |                            | <b>\$0.00</b>       |                         |

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

| <b>Table6: Other amounts deducted from trust distribution</b> | <b>Cash Amount</b> | <b>Tax Return Label</b> |
|---|--------------------|-------------------------|
| TFN amounts withheld  | \$0.00             | <b>13R</b>              |
| Non-resident withholding tax                                  | \$0.00             |                         |
| Other expenses  | \$0.00             | <b>13Y</b>              |
| Other income Category 2: Rebates                              | \$0.00             | <b>24V</b>              |
| <b>Net Cash Distribution</b>                                  | <b>\$2,159.17</b>  |                         |

| <b>Table7: Non-resident reporting</b>                        | <b>Attribution/ Amount</b> | <b>Tax Paid</b> | <b>Tax Return Label</b> |
|--|----------------------------|-----------------|-------------------------|
| Interest exempt from withholding                             | \$0.00                     | \$0.00          |                         |
| Non-resident withholding amount                              | \$47.66                    | \$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                       | \$776.34                   | \$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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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.

# Australian Unity Property Income Fund Statement

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

## Your details

|                         |  |                          |                                |
|-------------------------|--|--------------------------|--------------------------------|
| <b>Statement Period</b> | 01 July 2019 to<br>30 September 2019                 | <b>TFN / ABN Status</b>  | Quoted                         |
| <b>Account Number</b>   | 100595984  | <b>Dealer Group</b>      | Australian Unity - Head Office |
| <b>Account Name</b>     | M E & R W NAYLOR ATF<br>MARILYN NAYLOR SUPER<br>FUND | <b>Financial Adviser</b> | Australian Unity - Head Office |

## Your account summary

|  |                  |
|--|------------------|
| <b>Australian Unity Property Income Fund - Wholesale Units</b> | <b>A\$</b>       |
| <b>Opening Balance at 01 July 2019</b>                         | <b>18,122.77</b> |

### Your Investments:

|                                |      |      |
|--------------------------------|------|------|
| Total net amounts contributed  | 0.00 |      |
| Total amounts withdrawn        | 0.00 |      |
| Total distributions reinvested | 0.00 |      |
|                                |      | 0.00 |

|                                   |                 |
|-----------------------------------|-----------------|
| <b>Change in investment value</b> | <b>(644.32)</b> |
|-----------------------------------|-----------------|

*The increase or decrease in the value of your investment over the statement period, net of all fees, expenses and charges*

|   |                  |
|---|------------------|
| <b>Closing Balance at 30 September 2019</b> | <b>17,478.45</b> |
|---|------------------|

|   |                  |
|---|------------------|
| <b>Withdrawal Value at 30 September 2019*</b> | <b>17,478.45</b> |
|---|------------------|

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

Ref code: 100595984

Page 1 of 3

Australian Unity Property Limited  
ABN 58079538499 AFS Licence No. 234455  
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\$ |
|-----------------|---|---------------------|-------------|-------------------------------------|------------------------|---------------------|---------------------------|
| 30 Sep 19       | Australian Unity Property Income Fund - Wholesale Units | Direct Credit       | 17,414.0183 | 1.4000000                           | 243.80                 | 0.00                | 243.80                    |

Your distribution payment details are as follows:

| Account Name                 | Bank | BSB     | Account Number | Amount A\$ |
|------------------------------|------|---------|----------------|------------|
| MARYLN NAYLOR SUPER FUND ACC | MBL  | 182-512 | 962929998      | 243.80     |

## Your account transactions

### Australian Unity Property Income Fund - Wholesale Units

| Date        | Description           | Amount A\$  | Unit price A\$ | Units | Unit Balance |
|-------------|-----------------------|-------------|----------------|-------|--------------|
| 01 Jul 2019 | Opening balance       | \$18,122.77 | \$1.0407       |       | 17,414.0183  |
| 01 Jul 2019 | Distribution Paid Out | \$1,392.95  |                |       | 17,414.0183  |
| 30 Sep 2019 | Closing balance       | \$17,478.45 | \$1.0037       |       | 17,414.0183  |
| 01 Oct 2019 | Distribution Paid Out | \$243.80    |                |       | 17,414.0183  |

## 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/pif](http://australianunity.com.au/wealth/pif). Additionally - Annual Reports are available at the end of September on our website, [australianunity.com.au/wealth](http://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

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### Dispute resolution procedures

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Email: [info@afca.org.au](mailto: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.

If you require further information please visit our website on [www.australianunity.com.au/wealth](http://www.australianunity.com.au/wealth) or contact us by:

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

# Australian Unity Property Income Fund Exit Statement

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

## Your details

|                         |  |                          |                                |
|-------------------------|--|--------------------------|--------------------------------|
| <b>Statement Period</b> | 01 July 2019 to<br>17 December 2019                  | <b>TFN / ABN Status</b>  | Quoted                         |
| <b>Account Number</b>   | 100595984  | <b>Dealer Group</b>      | Australian Unity - Head Office |
| <b>Account Name</b>     | M E & R W NAYLOR ATF<br>MARILYN NAYLOR SUPER<br>FUND | <b>Financial Adviser</b> | Australian Unity - Head Office |

## Your account summary

|  |                  |
|--|------------------|
| <b>Australian Unity Property Income Fund - Wholesale Units</b> | <b>A\$</b>       |
| <b>Opening Balance at 01 July 2019</b>                         | <b>18,122.77</b> |

### Your Investments:

|                                |             |             |
|--------------------------------|-------------|-------------|
| Total net amounts contributed  | 0.00        |             |
| Total amounts withdrawn        | (17,290.38) |             |
| Total exit fees                | 0.00        |             |
| Total distributions reinvested | 0.00        | (17,290.38) |

|                                   |                 |
|-----------------------------------|-----------------|
| <b>Change in investment value</b> | <b>(832.39)</b> |
|-----------------------------------|-----------------|

*The increase or decrease in the value of your investment over the statement period, net of all fees, expenses and charges*

|  |             |
|--|-------------|
| <b>Closing Balance at 17 December 2019</b> | <b>0.00</b> |
|--|-------------|

## Your withdrawal payment details

We have credited your bank account(s) as follows:

| Account Name                                   | Bank | BSB     | Account Number | Amount    |
|--|------|---------|----------------|-----------|
| M E & R W NAYLOR ATF MARILYN NAYLOR SUPER FUND | MBL  | 182-512 | 62409837       | 17,290.38 |

## 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 Property Income Fund - Wholesale Units | Direct Credit       | 17,414.0183 | 1.4000000                           | 243.80                 | 0.00                | 243.80                    |

## Your account transactions

### Australian Unity Property Income Fund - Wholesale Units

| Date        | Description           | Amount A\$    | Unit price A\$ | Units         | Unit Balance |
|-------------|-----------------------|---------------|----------------|---------------|--------------|
| 01 Jul 2019 | Opening balance       | \$18,122.77   | \$1.0407       |               | 17,414.0183  |
| 01 Jul 2019 | Distribution Paid Out | \$1,392.95    |                |               | 17,414.0183  |
| 01 Oct 2019 | Distribution Paid Out | \$243.80      |                |               | 17,414.0183  |
| 17 Dec 2019 | Withdrawal            | (\$17,290.38) | \$0.9929       | (17,414.0183) | 0.0000       |
| 17 Dec 2019 | Closing balance       | \$0.00        | \$0.9929       |               | 0.0000       |

## 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 before the calculation of the unit price for this investment.

### Fees directly deducted from your account\*

#### Other management costs

This approximate amount has been deducted from your investment and includes all other management costs that were not paid directly out of your account.

### Total fees you paid

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

A\$  
0.00  
99.14

99.14

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

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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/pif](http://australianunity.com.au/wealth/pif). Additionally - Annual Reports are available at the end of September on our website, [australianunity.com.au/wealth](http://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](http://www.afca.org.au)  
Email: [info@afca.org.au](mailto: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.

## Contacting us

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

If you require further information please visit our website on [www.australianunity.com.au/wealth](http://www.australianunity.com.au/wealth) or contact us by:

Tel: 13 29 39  
Email: [investments@australianunity.com.au](mailto:investments@australianunity.com.au)  
Mail: **The Administration Manager**  
Australian Unity Wealth & Capital Markets  
Reply Paid 91914  
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