

22 June 2021

180
YEARS

**Australian
Unity** 
Real Wellbeing



018 / 1460 [S01]

GRAEME POLLARD STAFF SUPER FUND
PO Box 715
LISMORE NSW 2480

**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

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Dear investor

Product Disclosure Statement and application form – Healthcare Property Trust (Wholesale Units)

Please find enclosed the Product Disclosure Statement (PDS) and application form for the Healthcare Property Trust (Wholesale Units) to participate in the Wholesale Units Rights Issue Offer which closes on 12 July 2021.

Due to the limited period the Rights Issue Offer is open we encourage you to submit your application online to avoid disappointment. Please visit our website australianunity.com.au/hpt to access the online application form.

Alternatively, please complete the enclosed application form and return to by email or post – details are provided in the application form. If we do not receive your application and payment for your application amount by 5:00pm 12 July 2021 your application will not be accepted.

Further information about how to invest can be found at australianunity.com.au/hpt

Up-to-date information about the unsolicited proposals from NorthWest can be found at australianunity.com.au/wealth/northwest-proposal

If you have any questions, please call us on 1300 502 987 (Domestic) or +61 2 8022 7953 (International).

Yours faithfully



Mark Pratt

Executive General Manager, Property

Important information

Units in the Australian Unity Healthcare Property Trust (AUHPT) are issued by Australian Unity Funds Management Limited (AUFM) ABN 60 071 497 115 AFS Licence number 234454. AUFM is a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888.

Australian Unity respects your privacy – you can view our privacy policy on our website at www.australianunity.com.au/privacy-policy.





GRAEME POLLARD STAFF SUPER FUND
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Issued by: Australion Unity Funds Management
Limited
ABN 60 071 487 115
AFSL 234454

Page 1 of 3
Date 12 August 2021

Part A: Your Details
Account Name
JOPOL PTY LTD ATF GRAEME POLLARD
STAFF SUPER FUND
Account Number
20562203

Account Holder Name
GRAEME POLLARD
STAFF SUPER FUND
TFN/ABN
Provided

Account TFN Type
Superannuation Fund
Tax Residence
Australia

Overseas Tax ID No
Not Provided
Financial Adviser
No Adviser

AMIT Member Annual Statement Australion Unity Healthcare Property Trust - Wholesale Units 01 July 2020 to 30 June 2021

Dear investor(s)

Please find below the Attribution Managed Investment Trust Member Annual (AMMA) Statement for the year ended 30 June 2021 for your investment in the Australion Unity Healthcare Property Trust - Wholesale Units.

The following tax return items are valid for Australian resident individual unitholders only. Please retain this statement for tax purposes.

If any of the details in Part A are incorrect or if you have any questions about your account, you can call our Client Services team on 1300 987 774 or +61 3 9616 8687 from 8.30am to 5.30pm, or email australianunitywealth@unitregistry.com.au

Part B Tax Return (Supplementary Section)	Summary of tax return (supplementary section) items	
	Amount (\$)	Tax return label
Non-primary production income	1,402.58	13U
Franked distributions from trusts	0.00	13C
Franking credits	0.00	13O
Credit for tax file number (TFN) amounts withheld	0.00	13R
Share of credit for foreign resident amounts withheld	0.00	13A
Net capital gains	268.90	19A
Total current year capital gains	537.80	18H
Foreign entities - CFC income	0.00	19K
Assessable foreign source income	0.00	20E
Other net foreign source income	0.00	20M
Australian franking credits from a NZ company	0.00	20F
Foreign income tax offsets*	0.00	20O

*To work out your foreign income tax offset (FITO) entitlement, see "20 Foreign source income and foreign assets or property" or the Guide to foreign income tax offset rules 2017 on www.ato.gov.au.

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Your privacy is important to us - please read our Privacy Policy at australianunity.com.au/Privacy-Policy
The information in this letter is provided only for the person or entity it is addressed to and you should not keep, disseminate, copy or forward this to any other person or entity. If you receive this letter in error please destroy it and immediately contact us.

AMMA Statement Australion Unity Healthcare Property Trust - Wholesale Units 01 July 2020 to 30 June 2021

Page 2 of 3
Account Number 20562203

Part C Components of an attribution	Cash distribution (\$)	Tax paid or tax offsets Gross Up (\$)	Attribution/Amount (\$)
Australian Income			
Dividends: unfranked amount	0.00	0.00	0.00
Dividends: unfranked CFI amount	0.00	0.00	0.00
Interest (subject to non-resident WHT)	0.00	0.00	0.00
Interest (not subject to non-resident WHT)	58.61	0.00	58.61
Other assessable Australian income	1,343.97	0.00	1,343.97
Other assessable Australian income (CBMI)	0.00	0.00	0.00
Other assessable Australian income (NCMI)	0.00	0.00	0.00
Other assessable Australian income (ExNCMI)	0.00	0.00	0.00
Non-primary production income	1,402.58	0.00	1,402.58
Dividend: Franked amount (Franked distributions)	0.00	0.00	0.00
Capital Gains			
Discounted capital gain NTARP	0.00	0.00	0.00
Capital gains - Discounted NTAP (NCMI)	0.00	0.00	0.00
Capital gains - Discounted NTAP (ExNCMI)	0.00	0.00	0.00
Discounted capital gain TARP	268.90	0.00	268.90
Capital gain: Indevation method NTARP	0.00	0.00	0.00
Capital gain: Indevation method TARP	0.00	0.00	0.00
Capital gain: other method NTARP	0.00	0.00	0.00
Capital gains - Other method NTAP (NCMI)	0.00	0.00	0.00
Capital gains - Other method NTAP (ExNCMI)	0.00	0.00	0.00
Capital gain: other method TARP	0.00	0.00	0.00
Capital gains - Discounted TAP (CBMI)	0.00	0.00	0.00
Capital gains - Discounted TAP (NCMI)	0.00	0.00	0.00
Capital gains - Discounted TAP (ExNCMI)	0.00	0.00	0.00
Capital gains - Other method TAP (CBMI)	0.00	0.00	0.00
Capital gains - Other method TAP (NCMI)	0.00	0.00	0.00
Capital gains - Other method TAP (ExNCMI)	0.00	0.00	0.00
Net capital gains	268.90	0.00	268.90
AMIT CGT gross up amount			
Other capital gains distribution	268.90	0.00	268.90
Total current year capital gains	537.80	0.00	537.80
Foreign Income			
Foreign Interest	0.00	0.00	0.00
Other Net Foreign Source Income	0.00	0.00	0.00
Assessable net foreign income	0.00	0.00	0.00
Attributed CFC income	0.00	0.00	0.00
Total foreign income	0.00	0.00	0.00
Tax Offset		Amount (\$)	
Franking credit tax offset		0.00	
Foreign income tax offset		0.00	
Australian franking credits from a NZ company		0.00	
Total tax offset		0.00	
Other Non-Assessable Amounts		Attribution amount (\$)	
Tax-exempt amounts		0.00	
Tax-free amounts		0.00	
Gross cash distribution	4,426.06		
AMIT Cost Base Adjustment		Amount (\$)	
AMIT cost base - excess		2,485.69	
AMIT cost base - shortfall		0.00	
Other Deductions From Distributions			
Less Resident withholding tax	0.00		
Less Foreign resident withholding tax	0.00		
Less Foreign resident withholding tax (s12H)	0.00		
Other Ratable Income	0.00		
Net cash distributions	4,426.06		

Please retain this statement for income tax purposes.
This statement should be read in conjunction with the Australion Unity Wealth Tax/AMMA Statement Guide.
If you have any doubt about your specific tax circumstances, you should seek professional advice.

	Attribution/Amount (\$)	Tax paid (\$)
Non-resident Reporting		
Interest exempt from withholding	0.00	0.00
Non-resident withholding amount	0.00	0.00
Non-resident member s276-105(2)(a) or (b)	0.00	0.00
Non-resident member s276-105(2)(c)	0.00	0.00
Managed Investment Trust Fund Payment	0.00	0.00
Managed Investment Trust Fund Payment (CBMI)	0.00	0.00
Managed Investment Trust Fund Payment (NCMI)	0.00	0.00
Managed Investment Trust Fund Payment (EXNCFI)	0.00	0.00
Managed Investment Trust Fund Payment (Total)	0.00	0.00
Deemed payment - Dividend	0.00	0.00
Deemed payment - Interest	0.00	0.00
Deemed payment - Fund Payment	0.00	0.00
Deemed payment - Fund Payment (CBMI)	0.00	0.00
Deemed payment - Fund Payment (NCMI)	0.00	0.00
Deemed payment - Fund Payment (EXNCFI)	0.00	0.00
Deemed payment - Fund Payment (Total)	0.00	0.00
Deemed payment - Royalties	0.00	0.00

Notes:
Foreign resident withholding tax (12-H) Income Tax (s276-105) - If Managed Investment Trust withholding tax is applicable to your investment, this is the sum of the amounts withheld from fund payments made for the year ended 30 June pursuant to Subdivision 12-H and Subdivision 12A-B of Schedule 1 of the Taxation Administration Act 1953. Otherwise Tax may be payable per section s276-105 of the Income Tax Assessment Act 1997.
Cost Base Net Amount - Cost Base Net Amount is an estimation of the adjustment to the unitholder's cost base assuming that the unitholder held the units for the full year and assuming that the unitholder is a resident individual for the income year and is not entitled to any tax exemption in relation to the income.

If you have any questions or would like more information about your investment, your first port of call might be your financial adviser or our Investor Portal. Alternatively, you can call our Client Services team on 1300 987 774 or +61 3 9616 8687 from 8.30am to 5.30pm AEDT or email australianunitywealth@unitregistry.com.au

Your Wealth Team - Australian Unity

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 Melbourne VIC 3001
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 Email: australiunitywealth@unitregistry.com.au
 Issued by: Australian Unity Funds Management
 Limited
 ABN 60 071 497 115
 AFSL 234454

GRAEME POLLARD STAFF SUPER FUND
 PO Box 715
 LISMORE NSW 2480

Account Name
 JOFOL PTY LTD ATF GRAEME POLLARD
 STAFF SUPER FUND
 Account Number
 20562203
 Account Holder Name
 GRAEME POLLARD
 STAFF SUPER FUND
 Financial Adviser
 No Adviser
 TFN/ABN
 Supplied

Periodic Statement
 Australian Unity Healthcare Property Trust -
 Wholesale Units
 01 July 2020 to 30 June 2021

Return on Investment	\$23,216.41	Termination Value	\$104,253.61
Account Fees			
Direct Fees	\$0.00		
Indirect Costs*	\$987.71		
Performance Fees	\$0.00		
Total Fees You Paid	\$987.71		

* This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment but are not charged directly to you as a fee. These costs are reflected in the unit price.
 If you have any questions or would like more information about your investment, contact your financial adviser or visit our Investor Portal. Alternatively, you can call our Client Services team on 1300 987 774 or +61 3 9616 9667 from 8.30am to 5.30pm AEDT or email australiunitywealth@unitregistry.com.au

Your Wealth Team - Australian Unity

Periodic Statement
 01 Jul 2020 to 30 Jun 2021
 Australian Unity Healthcare Property Trust -
 Wholesale Units

Dear Investor(s)

Set out below are the details of your Australian Unity Healthcare Property Trust - Wholesale Units investment and a transaction history for the period.

Please keep this statement for future reference.

Investment Summary - 30 Jun 2021

Date	Investment Fund	Price	Units Held	Market Value	%
30/06/2021	Australian Unity Healthcare Property Trust - Wholesale Units	\$2.2650	46,028.0652	\$104,253.61	100.00
30/06/2021	Total Investments			\$104,253.61	

Australian Unity Healthcare Property Trust - Wholesale Units - Fund Transactions

Date	Transactions	Unit Price (\$)	Transaction Units	Amount (AUD)	Unit Balance
01/07/2020	Opening Balance	1.8530		85,290.04	46,028.0652
01/07/2020	Distribution		0.0000	1,006.94	46,028.0652
01/10/2020	Distribution		0.0000	981.78	46,028.0652
01/01/2021	Distribution		0.0000	1,111.12	46,028.0652
01/04/2021	Distribution		0.0000	1,153.00	46,028.0652
30/06/2021	Closing Balance	2.2650		104,253.61	46,028.0652

