

MURPHY SUPERANNUATION FUND  
Canossa Village  
2/11 Fort Rd  
OXLEY QLD 4075

**Enquiries:** 1300 997 774  
**Mail:** GPO Box 804  
 Melbourne VIC 3001  
**Web:** [australianunity.com.au](http://australianunity.com.au)  
**Email:** [australianunitywealth@unitregistry.com.au](mailto:australianunitywealth@unitregistry.com.au)  
**Issued by:** Australian Unity Funds Management  
 Limited  
 ABN 60 071 497 115  
 AFSL 234454

Page  
1 of 3  
Date  
22 August 2023

## Part A: Your Details

**Account Name**  
VALERIE AND KAREN MURPHY ATF  
MURPHY SUPERANNUATION FUND

**Account Number**  
20238333

<b>Account Holder Name</b>	<b>TFN/ABN</b>
MURPHY	Provided
SUPERANNUATION	
FUND	

**Account TFN Type**  
SuperannuationFund

## Tax Residence Australia

Overseas Tax ID No  
Not Provided

**Financial Adviser**  
**No Adviser**

**AMIT Member Annual Statement**  
**Australian Unity Healthcare Property Trust - Retail**  
**Units**  
**01 July 2022 to 30 June 2023**

Dear Investor(s)

Please find below the Attribution Managed Investment Trust Member Annual (AMMA) Statement for the year ended 30 June 2023 for your investment in the Australian Unity Healthcare Property Trust - Retail 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 997 774 or + 61 3 9616 8687 from 8.30am to 5.30pm, or email [australianunitywealth@unitregistry.com.au](mailto: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	630.53	13U
Franked distributions from trusts	0.00	13C
Franking credits	0.00	13Q
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	1,249.85	18A
Total current year capital gains	2,499.70	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 page 10.

	0.00	200
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\*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" on [www.ato.gov.au](http://www.ato.gov.au).

**AMMA Statement**  
**Australian Unity Healthcare Property Trust - Retail Units**  
**01 July 2022 to 30 June 2023**

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Account Number 20238333

Part C Components of an attribution	Cash distribution (\$)	Tax paid or tax offsets Gross Up (\$)	Attribution/Amount (\$)
<b>Australian Income</b>	0.00	0.00	0.00
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)	630.53	0.00	630.53
Other assessable Australian income	0.00	0.00	0.00
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
<b>Non-primary production income</b>	<b>630.53</b>	<b>0.00</b>	<b>630.53</b>
<b>Dividend: Franked amount (Franked distributions)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital Gains</b>	1,057.65	0.00	1,057.65
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)	192.20	0.00	192.20
Discounted capital gain TARP	0.00	0.00	0.00
Capital gain: indexation method NTARP	0.00	0.00	0.00
Capital gain: indexation 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
<b>Net capital gains</b>	<b>1,249.85</b>	<b>0.00</b>	<b>1,249.85</b>
AMIT CGT gross up amount	1,249.84		2,499.70
Other capital gains distribution	2,499.69		
<b>Total current year capital gains</b>			
<b>Foreign Income</b>	0.00	0.00	0.00
Foreign Interest	0.00	0.00	0.00
Other Net Foreign Source Income	0.00	0.00	0.00
<b>Assessable net foreign income</b>	0.00	0.00	0.00
Attributed CFC income	0.00	0.00	0.00
<b>Total foreign income</b>			
<b>Tax Offset</b>		Amount (\$)	
Franking credit tax offset		0.00	
Foreign income tax offset		0.00	
Australian franking credits from a NZ company		0.00	
<b>Total tax offset</b>			
<b>Other Non-Assessable Amounts</b>	Cash distribution (\$)	Attribution amount (\$)	
Other non-attributable amounts	4,030.89	0.00	
Tax-exempt amounts	0.00	0.00	
Tax-free amounts	0.00	0.00	
<b>Gross cash distribution</b>	<b>7,161.11</b>		
<b>AMIT Cost Base Adjustment</b>		Amount (\$)	
AMIT cost base - excess		4,030.88	
AMIT cost base - shortfall		0.00	
<b>Other Deductions From Distributions</b>	0.00		
Less Resident withholding tax	0.00		
Less non-resident withholding tax	0.00		
Less non-resident withholding tax (s12H)	0.00		
Other Rebate Income	0.00		
<b>Net cash distributions</b>	<b>7,161.11</b>		

Please retain this statement for income tax purposes.  
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.

**AMMA Statement**  
**Australian Unity Healthcare Property Trust - Retail Units**  
**01 July 2022 to 30 June 2023**

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Account Number 20238333

Non-resident Reporting	Attribution/Amount (\$)	Tax paid (\$)
Interest exempt from withholding	0.00	0.00
Non-resident withholding amount	0.00	0.00
Non-resident member ss276-105(2)(a) or (b)	0.00	0.00
Non-resident member ss276-105(2)(c)	0.00	0.00
Managed Investment Trust Fund Payment (Other)	1014.96	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 (ExNCMI)	0.00	0.00
Managed Investment Trust Fund Payment (Total)	1014.96	0.00
Deemed payment - Dividend	0.00	0.00
Deemed payment - Interest	0.00	0.00
Deemed payment - Fund Payment (Other)	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 (ExNCMI)	0.00	0.00
Deemed payment - Fund Payment (Total)	0.00	0.00
Deemed payment - Royalties	0.00	0.00

**Notes:**

**Non 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, contact your financial adviser or visit our Investor Portal, <https://australianunitywealth.unitregistry.com.au/funds/public/login/au/Investor>. Alternatively, you can call our Client Services team on 1300 997 774 or +61 3 9616 8687 from 8.30am to 5.30pm AEDT or email [australianunitywealth@unitregistry.com.au](mailto:australianunitywealth@unitregistry.com.au)

Your Wealth Team - Australian Unity



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Issued by: Australian Unity Funds Management  
Limited  
ABN 60 071 497 115  
AFSL 234454

**Account Name**  
VALERIE AND KAREN MURPHY ATF  
MURPHY SUPERANNUATION FUND

**Account Number**  
20238333

**Account Holder Name** **TFN/ABN**  
MURPHY **Supplied**  
SUPERANNUATION  
FUND

**Financial Adviser**  
No Adviser

## Periodic Statement

01 Jul 2022 to 30 Jun 2023  
Australian Unity Healthcare Property Trust -  
Retail Units

Dear Investor(s)

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

Please keep this statement for future reference.

### Investment Summary - 30 Jun 2023

Date	Investment Fund	Price	Units Held	Market Value	%
30/06/2023	Australian Unity Healthcare Property Trust - Retail Units	\$2.8098	69,498.2689	\$195,276.24	100.00
30/06/2023	<b>Total Investments</b>			<b>\$195,276.24</b>	

**Periodic Statement**  
**Australian Unity Healthcare Property Trust - Retail**  
**Units**  
**01 July 2022 to 30 June 2023**

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Account Number 20238333

**Australian Unity Healthcare Property Trust - Retail Units - Transaction List**

Date	Transactions	Unit Price (\$)	Transaction Units	Amount (AUD)	Unit Balance
01/07/2022	Opening Balance	2.7612		191,898.62	69,498.2689
01/07/2022	Distribution		0.0000	1,790.28	69,498.2689
01/10/2022	Distribution		0.0000	1,748.58	69,498.2689
03/01/2023	Distribution		0.0000	1,748.58	69,498.2689
01/04/2023	Distribution		0.0000	1,863.94	69,498.2689
30/06/2023	Closing Balance	2.8098		195,276.24	69,498.2689

Return on Investment	Termination Value
\$10,529.00	\$195,276.24

**Fees and costs summary**

**Fees deducted directly from your account**

\$0.00

The amount has been deducted directly from your account (reflected in the transactions listed on this statement)

**Fees and costs deducted from your investment**

\$3,718.07

This approximate amount has been deducted from your investment and covers amounts that have reduced your return on your investment and that are not reflected as transactions listed on this statement or in the Additional explanation of fees and costs.

**TOTAL FEES AND COSTS YOU PAID**

\$3,718.07

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

If you have any questions or would like more information about your investment, contact your financial adviser or visit our Investor Portal, <https://australianunitywealth.unitregistry.com.au/funds/public/login/auil/investor>. Alternatively, you can call our Client Services team on 1300 997 774 or +61 3 9616 8687 from 8.30am to 5.30pm AEDT or email [australianunitywealth@unitregistry.com.au](mailto:australianunitywealth@unitregistry.com.au)

Your Wealth Team - Australian Unity

S1-039-3335

MURPHY SUPERANNUATION FUND  
Canossa Village  
2/11 Fort Rd  
OXLEY QLD 4075

**Account Name**  
VALERIE AND KAREN MURPHY ATF  
MURPHY SUPERANNUATION FUND

**Account Number**  
20589867

**Account Holder Name** **TFN/ABN**  
MURPHY Supplied  
SUPERANNUATION  
FUND

**Financial Adviser**  
No Adviser

## Periodic Statement

### 01 Jul 2022 to 30 Jun 2023

### Australian Unity Diversified Property Fund - Ordinary Units

Dear Investor(s)

Set out below are the details of your Australian Unity Diversified Property Fund - Ordinary Units investment and a transaction history for the period.

Please keep this statement for future reference.

#### Investment Summary - 30 Jun 2023

Date	Investment Fund	Price	Units Held	Market Value	%
30/06/2023	Australian Unity Diversified Property Fund - Ordinary Units	\$1.1117	33,075.4352	\$36,769.96	100.00
30/06/2023	<b>Total Investments</b>			<b>\$36,769.96</b>	

#### Australian Unity Diversified Property Fund - Ordinary Units - Transaction List

Date	Transactions	Unit Price (\$)	Transaction Units	Amount (AUD)	Unit Balance
01/07/2022	Opening Balance	1.1972		39,597.91	33,075.4352
01/07/2022	Distribution		0.0000	899.65	33,075.4352
01/08/2022	Distribution		0.0000	148.84	33,075.4352
01/09/2022	Distribution		0.0000	148.84	33,075.4352
01/10/2022	Distribution		0.0000	148.84	33,075.4352
01/11/2022	Distribution		0.0000	148.84	33,075.4352
01/12/2022	Distribution		0.0000	148.84	33,075.4352
03/01/2023	Distribution		0.0000	148.84	33,075.4352
01/02/2023	Distribution		0.0000	148.84	33,075.4352

**Periodic Statement**  
**Australian Unity Diversified Property Fund -**  
**Ordinary Units**  
**01 July 2022 to 30 June 2023**

Page 2 of 4  
Account Number 20589867

**Australian Unity Diversified Property Fund - Ordinary Units - Transaction List**

Date	Transactions	Unit Price (\$)	Transaction Units	Amount (AUD)	Unit Balance
01/03/2023	Distribution		0.0000	138.92	33,075.4352
01/04/2023	Distribution		0.0000	138.92	33,075.4352
01/05/2023	Distribution		0.0000	138.92	33,075.4352
01/06/2023	Distribution		0.0000	138.92	33,075.4352
30/06/2023	Closing Balance	1.1117		36,769.96	33,075.4352

Return on Investment	Termination Value
\$(330.74)	\$36,769.96

**Fees and costs summary**

**Fees deducted directly from your account**

\$0.00

The amount has been deducted directly from your account (reflected in the transactions listed on this statement)

**Fees and costs deducted from your investment**

\$1,071.04

This approximate amount has been deducted from your investment and covers amounts that have reduced your return on your investment and that are not reflected as transactions listed on this statement or in the Additional explanation of fees and costs.

**TOTAL FEES AND COSTS YOU PAID**

\$1,071.04

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

If you have any questions or would like more information about your investment, contact your financial adviser or visit our Investor Portal, <https://australianunitywealth.unitregistry.com.au/funds/public/login/au/investor>. Alternatively, you can call our Client Services team on 1300 997 774 or +61 3 9616 8687 from 8.30am to 5.30pm AEDT or email [australianunitywealth@unitregistry.com.au](mailto:australianunitywealth@unitregistry.com.au)

Your Wealth Team - Australian Unity



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**Notes to the statement**

**Return on investment**

This includes the increase or decrease in the value of your investment (net of entry/exit fees), plus any distributions, during the reporting period. The return on an investment may differ from the performance of a fund because the former takes into consideration any additional transactions and timing differences (e.g. investments, withdrawals etc.) and the effect that they have on an investment return.

**Termination value**

The termination value of your investment is equal to your closing balance above, or if you have fully withdrawn during the period, the withdrawal amount paid, taking into account any applicable exit fees.

**Buy/sell spread**

Where you have bought or sold units in a fund, a buy/sell spread may have been applied. The buy/sell spread reflects our estimate of the transaction costs expected to be incurred in buying or selling the Fund's underlying assets. Please note that the buy/sell spread is not a fee paid to us, it is paid to the Fund.

**Additional explanation of fees and costs**

You should refer to the fund's disclosure document for detailed descriptions of the fund's 'Fees and costs deducted from your investment' section above.

**Fees deducted directly from your account** **\$0.00**

Represents fees directly deducted from your investment account this period as shown under the Fund Transactions section of your statement.

**Fees and costs deducted from your investment** **\$1,071.04**

This approximate amount has been deducted from your investment and covers amounts that have reduced your return on your investment. Below is a break down of the fees and costs deducted from your investment.

**Management Fees and Costs** **\$547.00**

This approximate amount in Management Fees and Costs has been deducted from your investment. It includes, for example, management fees, fund expenses and indirect costs.

**Performance Fees** **\$424.59**

This approximate amount in performance fees has been deducted from your investment. Where you have bought or sold units during this period, the actual performance fee attributable to your investment may be more or less than the amount displayed.

**Transaction Costs including buy/sell spread** **\$99.45**

This approximate amount in Transactions Costs has been deducted from your investment which consists of \$0.00 captured via the buy/sell spread on any Application or Redemption within the period, and \$99.45 in other Transaction costs.

**Complaint Process**

We aim to resolve any concerns or complaints quickly and fairly. If you have a concern or a complaint please contact us Monday to Friday on 1300 997 774 or +61 3 9616 8687 from 8.30am to 5.30pm AEST or write to us at Australian Unity Wealth, GPO Box 804, Melbourne, VIC, 3001.

If your issue is not resolved to your satisfaction, you may refer your complaint to the Australian Financial Complaints Authority (AFCA).

Australian Financial Complaints Authority  
GPO Box 3, Melbourne VIC 3001  
Email: [info@afca.org.au](mailto:info@afca.org.au)  
Phone: 1800 931 678 (free call)  
Website: [afca.org.au](http://afca.org.au)

