

JOHN ERIC LONEY & LYNNE MARGARET LONEY  
LONEY FAMILY SUPER FUND A/C  
37-39 Pinecone Place  
THORNLANDS QLD 4164

**Page**  
1 of 3  
**Date**  
18 August 2022

**Part A: Your Details**  
**Account Name**  
JOHN E LONEY & LYNNE M LONEY A/C  
LONEY FAMILY SUPER FUND

**Account Number**  
20501771

**Account Holder Name** TFN/ABN  
JOHN ERIC LONEY & LYNNE MARGARET LONEY LONEY FAMILY SUPER FUND A/C Provided

**Account TFN Type**  
SuperannuationFund

**Tax Residence**  
Australia

**Overseas Tax ID No**  
Not Provided

**Financial Adviser**  
Marc Smith  
+61 (07) 322721

**AMIT Member Annual Statement**  
**Australian Unity Diversified Property Fund - Ordinary Units**  
**01 July 2021 to 30 June 2022**

Dear Investor(s)

Please find below the Attribution Managed Investment Trust Member Annual (AMMA) Statement for the year ended 30 June 2022 for your investment in the Australian Unity Diversified Property Fund - Ordinary 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	708.35	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	12,087.30	18A
Total current year capital gains	24,174.60	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](http://www.ato.gov.au).

**AMMA Statement**  
**Australian Unity Diversified Property Fund - Ordinary Units**  
**01 July 2021 to 30 June 2022**

Page 2 of 3  
Account Number 20501771

Part C Components of an attribution	Cash distribution (\$)	Tax paid or tax offsets Gross Up (\$)	Attribution/Amount (\$)
<b>Australian Income</b>			
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)	0.99	0.00	1.58
Interest (not subject to non-resident WHT)	0.00	0.00	0.00
Other assessable Australian income	447.41	0.00	706.77
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>448.40</b>	<b>0.00</b>	<b>708.35</b>
<b>Dividend: Franked amount (Franked distributions)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital Gains</b>			
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	7,651.48	0.00	12,087.30
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>7,651.48</b>	<b>0.00</b>	<b>12,087.30</b>
AMIT CGT gross up amount			12,087.30
Other capital gains distribution	0.00		
<b>Total current year capital gains</b>	<b>7,651.48</b>		<b>24,174.60</b>
<b>Foreign Income</b>			
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>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Attributed CFC income	0.00	0.00	0.00
<b>Total foreign income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Tax Offset</b>		<b>Amount (\$)</b>	
Franking credit tax offset		0.00	
Foreign income tax offset		0.00	
Australian franking credits from a NZ company		0.00	
Total tax offset		<b>0.00</b>	
<b>Other Non-Assessable Amounts</b>	<b>Cash distribution (\$)</b>	<b>Attribution amount (\$)</b>	
Tax-exempt amounts	0.00	0.00	
Tax-free amounts	0.00	0.00	
<b>Gross cash distribution</b>	<b>8,099.88</b>		
<b>AMIT Cost Base Adjustment</b>		<b>Amount (\$)</b>	
AMIT cost base - excess		0.00	
AMIT cost base - shortfall		16,783.07	
<b>Other Deductions From Distributions</b>			
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>8,099.88</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 Diversified Property Fund - Ordinary Units**  
**01 July 2021 to 30 June 2022**

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	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 (ExNCMI)	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 (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