

Australian Unity Healthcare Property Trust Statement

Dillenbeck Holdings Pty Ltd ATF Dillenbeck Super Fund
8/12 Taylor St
BIGGERA WATERS QLD 4216

Your details

Statement Period 01 July 2019 to 30 June 2020 **TFN / ABN Status** Quoted

Account Number 101385856	Dealer Group InvestSMART Financial Services P/L
Account Name DILLENBECK HOLDINGS PTY LTD ATF DILLENBECK SUPER FUND	Financial Adviser InvestSMART Financial Services Pty Ltd

Your account summary

Australian Unity Healthcare Property Trust - Wholesale Units	A\$
Opening Balance at 01 July 2019	111,190.66

Your Investments:

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Total amounts withdrawn	0.00	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

Change in investment value	3,388.52
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The increase or decrease in the value of your investment over the statement period, net of all fees, expenses and charges

Closing Balance at 30 June 2020	114,579.18
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Withdrawal Value at 30 June 2020*	114,579.18
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*The amount you would have received had you made a full withdrawal as at 30 June 2020



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	61,834.4212	2.0050000	1,239.78	0.00	1,239.78
31 Dec 19	Australian Unity Healthcare Property Trust - Wholesale Units	Direct Credit	61,834.4212	2.0550000	1,270.70	0.00	1,270.70
31 Mar 20	Australian Unity Healthcare Property Trust - Wholesale Units	Direct Credit	61,834.4212	2.0280000	1,254.00	0.00	1,254.00
30 Jun 20	Australian Unity Healthcare Property Trust - Wholesale Units	Direct Credit	61,834.4212	2.1920000	1,355.41	0.00	1,355.41

Your distribution payment details are as follows:

Account Name	Bank	BSB	Account Number	Amount A\$
DILLENBECK HOLDINGS PTY LTD ATF DILLENBECK SUPER F	MBL	184-446	123199499	1,355.41

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	\$111,190.66	\$1.7982		61,834.4212
01 Jul 2019	Distribution Paid Out	\$1,480.93			61,834.4212
01 Oct 2019	Distribution Paid Out	\$1,239.78			61,834.4212
01 Jan 2020	Distribution Paid Out	\$1,270.70			61,834.4212
01 Apr 2020	Distribution Paid Out	\$1,254.00			61,834.4212
30 Jun 2020	Closing balance	\$114,579.18	\$1.8530		61,834.4212
01 Jul 2020	Distribution Paid Out	\$1,355.41			61,834.4212

Performance summary

The table below shows the performance of the Australian Unity Healthcare Property Trust - Wholesale Units to 30 June 2020

	1 Year %	3 Years % pa	5 Years % pa
Distribution Return	4.74	5.45	6.21
Growth Return	3.20	4.55	6.52
Total Return	7.94	10.00	12.73

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

1,223.01

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.

Total fees you paid

1,223.01

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).

