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TMACDON PTY LTD  
<MCDONALD SUPER FUND A/C>  
61 BERALLIER DRIVE  
CAMDEN SOUTH NSW 2570

Date: 25 November 2020  
Subregister: CHES  
Reference No: 0061182403  
Tax Reference: Quoted

## Centuria Industrial REIT Ordinary Units Fully Paid Exit Statement - 01 January 2020 to 30 June 2020

TABLE A TRANSACTIONS - UNIT MOVEMENTS					
Date	Transaction	Number of units	Price per unit (\$)	Total value (\$)	Balance of units
01/01/2020	Opening Balance	18,000	\$3.3400	\$60,120.00	18,000
11/03/2020	Holding Movement	-18,000	\$3.2700	-\$58,860.00	0
27/03/2020	Holding Movement	10,000	\$2.8000	\$28,000.00	10,000
14/05/2020	Holding Movement	-10,000	\$2.5800	-\$25,800.00	0
14/05/2020	Closing Balance	0	\$0.0000	\$0.00	0

TABLE B TERMINATION VALUE OF INVESTMENT					
Date	Number of units	Price per Unit (\$)	Market Value (\$)	Termination Fee (\$) Fee payable on full redemption	Termination Value (\$)
30 June 2020	0	0.0000	\$0.00	N/A	\$0.00

TABLE C TRANSACTIONS - DISTRIBUTIONS						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	DRP Allotment
31/03/2020	29/04/2020	Centuria Industrial REIT March 2020 Quarterly Distribution	\$467.50	\$0.00	\$467.50	0
Total for statement period			\$467.50	\$0.00	\$467.50	0

TABLE D FEE SUMMARY	
Type of Fee	Amount (\$)
<b>Other management costs for the period <sup>1</sup></b> This approximate amount has been deducted from your investment and includes all the management costs that were not paid directly out of your account.	\$188.25
<b>Total fees you paid</b> This approximate amount includes all the fees and costs which affected your investment during the statement period.	<b>\$188.25</b>

<div>TABLE E</div> <div>YOUR INVESTMENT RETURN<sup>2</sup></div>		
Calculation of the Investment Return	Amount sourced from	Amount(\$)
<b>Closing Balance</b>	Table A	<b>\$0.00</b>
Add: withdrawal payment	Table A	\$84,660.00
Less: opening balance	Table A	\$60,120.00
Less: applications/allotments	Table A	\$28,000.00
Less: direct fees	Table D	\$0.00
<b>Change in market value (growth return)</b>		<b>-\$3,460.00</b>
Add: gross distribution amounts (distribution return)	Table C	\$467.50
<b>Investment return (total return)</b>		<b>-\$2,992.50</b>

## Handling Complaints

If you are not satisfied with the response you receive, you may email us on [compliance@centuria.com.au](mailto:compliance@centuria.com.au) or write to us at:

The Dispute Resolution Officer  
Centuria Property Funds No 2. Limited  
Level 41, Chifley Tower, 2 Chifley Square  
Sydney NSW 2000

Please check this statement carefully and contact us if you have any questions.

This statement includes only those transactions recorded during the statement period. The opening and closing values have been calculated using the mid-point of the issue and withdrawal unit prices at those dates unless stated otherwise.

The closing balance is correct as at close of business on the last day of the statement period. You should not rely on the balance shown in this statement as being a current record of your holding. Further transactions may have occurred since that time and/or the unit price may be different. The issuer will not be liable for any loss incurred by you if you rely on the balance shown as a record of your current holding.

TMACDON PTY LTD  
<MCDONALD SUPER FUND A/C>  
61 BERALLIER DRIVE  
CAMDEN SOUTH NSW 2570

Date: 24 November 2020  
Subregister: CHES  
Reference No: 0061182403  
Tax Reference: Quoted

## Centuria Office REIT Ordinary Units Fully Paid Periodic Statement - 01 July 2019 to 30 June 2020

TABLE A TRANSACTIONS - UNIT MOVEMENTS					
Date	Transaction	Number of units	Price per unit (\$)	Total value (\$)	Balance of units
01/07/2019	Opening Balance	21,668	\$2.7981	\$60,629.23	21,668
07/01/2020	Holding Movement	-4,000	\$0.0000	\$0.00	17,668
10/02/2020	Holding Movement	0	\$0.0000	\$0.00	17,668
11/03/2020	Holding Movement	-17,668	\$0.0000	\$0.00	0
27/03/2020	Holding Movement	10,000	\$0.0000	\$0.00	10,000
14/05/2020	Holding Movement	-10,000	\$0.0000	\$0.00	0
29/05/2020	Holding Movement	10,000	\$0.0000	\$0.00	10,000
30/06/2020	Closing Balance	10,000	\$2.0200	\$20,200.00	10,000

TABLE B TERMINATION VALUE OF INVESTMENT					
Date	Number of units	Price per Unit (\$)	Market Value (\$)	Termination Fee (\$) Fee payable on full redemption	Termination Value (\$)
30 June 2020	10,000	\$2.0200	\$20,200.00	N/A	\$20,200.00

**TABLE C  
TRANSACTIONS - DISTRIBUTIONS**

Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	DRP Allotment
30/09/2019	30/10/2019	Centuria Metropolitan REIT September 2019 Quarterly Distribution	\$964.23	\$0.00	\$964.23	0
31/12/2019	24/01/2020	Centuria Metropolitan REIT December 2019 Quarterly Distribution	\$964.23	\$0.00	\$964.23	0
31/03/2020	29/04/2020	Centuria Office REIT March 2020 Quarterly Distribution	\$445.00	\$0.00	\$445.00	0
30/06/2020	10/08/2020	Centuria Office REIT June 2020 Quarterly Distribution	\$445.00	\$0.00	\$445.00	0
<b>Total for statement period</b>			<b>\$2,818.46</b>	<b>\$0.00</b>	<b>\$2,818.46</b>	<b>0</b>

**TABLE D  
FEE SUMMARY**

Type of Fee	Amount (\$)
<b>Other management costs for the period <sup>1</sup></b> This approximate amount has been deducted from your investment and includes all the management costs that were not paid directly out of your account.	\$629.48
<b>Total fees you paid</b> This approximate amount includes all the fees and costs which affected your investment during the statement period.	<b>\$629.48</b>

<sup>1</sup> Management costs are calculated using an estimate of the Indirect Cost Ratio (ICR). The ICR is calculated by dividing the fund's management costs and expenses by its average net assets. As a result, the "total fees you paid" is likely to be different to the fees paid, as the calculation is based on an estimate of fees paid (which generally affects distributions) and an estimate of fees accrued (which generally affects the unit price).

**TABLE E  
YOUR INVESTMENT RETURN <sup>2</sup>**

Calculation of the Investment Return	Amount sourced from	Amount(\$)
<b>Closing Balance</b>	Table A	<b>\$20,200.00</b>
Add: withdrawal payment	Table A	\$0.00
Less: opening balance	Table A	\$60,629.23
Less: applications/allotments	Table A	\$0.00
Less: direct fees	Table D	\$0.00
<b>Change in market value (growth return)</b>		<b>-\$40,429.23</b>
Add: gross distribution amounts (distribution return)	Table C	\$2,818.46
<b>Investment return (total return)</b>		<b>-\$37,610.77</b>

<sup>2</sup> This is not a statement for tax purposes. We will send you a separate statement which contains all the information about your investment that you need to complete your tax return.

### Handling Complaints

Please contact our Investor Services Team on +61 2 8923 8923 if you have a complaint about a product or service offered. They will either try to resolve your complaint or put you in contact with someone who is better placed to resolve the complaint. For further information on the complaints handling process go to [www.centuria.com.au/complaints](http://www.centuria.com.au/complaints).

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The Dispute Resolution Officer  
Centuria Property Funds Limited.  
Level 41, Chifley Tower, 2 Chifley Square  
Sydney NSW 2000

### Important Notes

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