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

Annual Tax Statement and Guide for the year ended 30 June 2020

Reference number: X00061182403

Statement date: 28 August 2020

TFN: Provided

Please refer to the relevant details of the distribution components below to assist you completing your 2020 Income Tax Return. If you have any questions regarding completion of your personal tax return you should contact a taxation adviser.

PART A: SUMMARY OF 2020 TAX RETURN/SUPPLEMENTARY SECTION ITEMS

| | Amounts | 2020 Tax Return Label |
|---|----------|-----------------------|
| Distribution components | | |
| Non-primary production income | \$166.09 | 13U |
| Total current year capital gains | \$14.64 | 18H |
| Net capital gain | \$7.32 | 18A |
| Withholding Tax Withheld from Distribution | | |
| Credit for TFN/ABN amounts withheld | \$0.00 | 13R/13P |
| Credit for non-resident interest withholding tax | \$0.00 | 13A |
| Credit for share of tax paid by trustee | \$0.00 | 13S |

PART B: CGT INFORMATION – ADDITIONAL INFORMATION FOR ITEM 18

| | | |
|--|---------|--|
| Capital gains: discounted method (grossed up amount) | \$14.64 | |
| Capital gains: other method | \$0.00 | |
| Total Current Year Capital Gains | \$14.64 | |
| Tax-deferred amounts | \$32.27 | |

PART C: COMPONENTS OF DISTRIBUTION

| | Cash distribution | Notes | Tax paid or tax offsets | Taxable amount |
|--|-------------------|-------|-------------------------|----------------|
| Australian income | | | | |
| Interest | \$2.84 | 1 | \$0.00 | \$2.84 |
| Other income | \$163.25 | 2 | \$0.00 | \$163.25 |
| Total non-primary production income | \$166.09 | | \$0.00 | \$166.09 |
| Capital gains | | | | |
| Discounted capital gains (50% discount) | \$7.32 | 3 | | |
| CGT concession amount | \$7.32 | 4 | | |
| Capital gains: other method | \$0.00 | 5 | | |
| Total distributed capital gains | \$14.64 | | | |
| Other non-assessable amounts | | | | |
| Tax-deferred amounts | \$32.27 | 6 | | |
| Gross cash distribution | \$213.00 | | \$0.00 | \$213.00 |
| Withholding amounts | | | | |
| TFN/ABN amounts withheld | \$0.00 | 7 | | |
| Non-resident interest withholding tax | \$0.00 | 8 | | |
| Credit for share of tax paid by trustee | \$0.00 | 9 | | |
| Net Cash Distribution | \$213.00 | | | |

ALL DISTRIBUTIONS FOR FY20 WERE DISTRIBUTIONS FROM THE AVENTUS RETAIL PROPERTY FUND. NO DIVIDEND WAS PAID IN FY20 FROM AVENTUS HOLDINGS LIMITED.

THIS STATEMENT CONSTITUTES A PAYMENT SUMMARY FOR THE PURPOSES OF THE TAXATION ADMINISTRATION ACT. PLEASE RETAIN THIS STATEMENT FOR YOUR TAX RECORDS. A FEE WILL BE CHARGED FOR REPLACEMENT COPIES OF THIS STATEMENT, HOWEVER REPLACEMENT COPIES OF THE 2020 ANNUAL TAX STATEMENT ARE AVAILABLE ONLINE VIA WWW.LINKMARKETSERVICES.COM.AU FREE OF CHARGE.

AVN IS NOT A MANAGED INVESTMENT TRUST (MIT) FOR THE PURPOSES OF SUBDIVISION 12-H OF SCHEDULE 1 OF THE TAXATION ADMINISTRATION ACT 1953 (CTH) IN RESPECT OF THE INCOME YEAR ENDED 30 JUNE 2020.

Centuria



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

Centuria Industrial REIT Ordinary Units Fully Paid

Investor Number: 0061182403

Investor Name: TMACDON PTY LTD

Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2020

This statement has been prepared to assist Australian resident individual unitholders in the completion of their 2020 Australian income tax return. Each unitholder's particular circumstances are different and we recommend you contact your accountant, taxation or other professional adviser for specific advice to assist in the completion of your tax return.

Summary of 2020 Tax Return (supplementary section) Items

| Tax Return (supplementary section) | Amount (\$) ¹ | Tax Return Label |
|---|--------------------------|------------------|
| Share of non-primary production (NPP) income | 893.47 | 13U |
| NPP income - Franked distributions from trusts ² | 0.00 | 13C |
| Other deductions relating to NPP distributions | 0.00 | 13Y |
| Share of franking credit from franked dividends | 0.00 | 13Q |
| Share of credit for TFN amounts withheld | 0.00 | 13R |
| Share of credit for non-resident withholding amounts withheld | 0.00 | 13A |
| Total current year capital gains | 0.00 | 18H |
| Net capital gain | 0.00 | 18A |
| Assessable foreign source income | 0.00 | 20E |
| Other net foreign source income | 0.00 | 20M |
| Foreign income tax offsets ³ | 0.00 | 20O |

Notes:

- All amounts are in Australian dollars and withholding tax has been deducted where applicable.
- Trustees may choose to show the franked distributions at label 13C rather than at label 13U.
- If your total foreign income tax offset from all sources for the year is \$1,000 or less, then you can claim this amount in full. Otherwise you will need to refer to the publication Guide To Foreign Income Tax Offset Rules (NAT 72923) to work out your entitlement.

Please see reverse for detailed components of the distribution.

Components of Distribution

| | Cash Distribution (\$) | Tax Paid/Offsets (\$ (E)) | Attribution Amount (\$) |
|--|------------------------|--|-------------------------|
| Australian Income | | | |
| Dividends – Unfranked | 0.00 | | 0.00 |
| Conduit Foreign Income | 0.00 | | 0.00 |
| Interest | 0.79 | | 0.79 |
| Other income | 892.68 | | 892.68 |
| Non-Primary Production Income (A) | 893.47 | | 893.47 |
| Dividends: Franked amount (Franked Dist) (X) | 0.00 | 0.00 | 0.00 |
| Capital Gains | | | |
| | | Foreign Income Tax Offset (E) | |
| Discounted capital gain (TAP) | 0.00 | 0.00 | 0.00 |
| Discounted capital gain (NTAP) | 0.00 | 0.00 | 0.00 |
| Capital gains – Other method (TAP) | 0.00 | 0.00 | 0.00 |
| Capital gains – Other method (NTAP) | 0.00 | 0.00 | 0.00 |
| Net Capital Gain | 0.00 | 0.00 | 0.00 |
| AMIT CGT Gross up amount | | | 0.00 |
| Other capital gains distribution | 0.00 | | |
| Total current year capital gains (C) | 0.00 | | 0.00 |
| Foreign Income | | | |
| Assessable foreign source income | 0.00 | 0.00 | 0.00 |
| Total foreign income (D) | 0.00 | 0.00 | |
| Cash Distribution Sub Total (A+X+C+D) | 893.47 | | |
| Other Non-Assessable Amounts | | | |
| Net exempted amounts | 0.00 | | |
| Non-assessable non-exempt amounts (F) | 0.00 | | |
| Other non-attributable amounts | 1,257.03 | | |
| Gross Cash Distribution (G) | 2,150.50 | | |
| Attribution Managed Investment Trust (AMIT) cost base adjustments | | | |
| AMIT cost base net amount – excess (decrease) | 1,257.03 | | |
| AMIT cost base net amount – shortfall (increase) | 0.00 | | |
| Other amounts deducted from trust distributions | | | |
| | | Amounts (\$) | |
| Less: TFN amounts withheld | 0.00 | | |
| Less: Non-resident withholding tax | 0.00 | | |
| Less: Other expenses | 0.00 | | |
| Net Cash Distribution | 2,150.50 | | |

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES

Centuria

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This statement has been prepared to assist Australian resident individual unitholders in the completion of their 2020 Australian income tax return. Each unitholder's particular circumstances are different and we recommend you contact your accountant, taxation or other professional adviser for specific advice to assist in the completion of your tax return.

Summary of 2020 Tax Return (supplementary section) Items

| Tax Return (supplementary section) | Amount (\$) ¹ | Tax Return Label |
|---|--------------------------|------------------|
| Share of non-primary production (NPP) income | 102.66 | 13U |
| NPP income - Franked distributions from trusts ² | 0.00 | 13C |
| Other deductions relating to NPP distributions | 0.00 | 13Y |
| Share of franking credit from franked dividends | 0.00 | 13Q |
| Share of credit for TFN amounts withheld | 0.00 | 13R |
| Share of credit for non-resident withholding amounts withheld | 0.00 | 13A |
| Total current year capital gains | 0.00 | 18H |
| Net capital gain | 0.00 | 18A |
| Assessable foreign source income | 0.00 | 20E |
| Other net foreign source income | 0.00 | 20M |
| Foreign income tax offsets ³ | 0.00 | 20O |

Notes:

- All amounts are in Australian dollars and withholding tax has been deducted where applicable.
- Trustees may choose to show the franked distributions at label 13C rather than at label 13U.
- If your total foreign income tax offset from all sources for the year is \$1,000 or less, then you can claim this amount in full. Otherwise you will need to refer to the publication Guide To Foreign Income Tax Offset Rules (NAT 72923) to work out your entitlement.

Please see reverse for detailed components of the distribution.

Components of Distribution

| | Cash Distribution (\$) | Tax Paid/Offsets (\$) (E) | Attribution Amount (\$) |
|--|------------------------|------------------------------|-------------------------|
| Australian Income | | | |
| Dividends – Unfranked | 0.00 | | 0.00 |
| Conduit Foreign Income | 0.00 | | 0.00 |
| Interest | 0.24 | | 0.24 |
| Other income | 102.42 | | 102.42 |
| Non-Primary Production Income (A) | 102.66 | | 102.66 |
| Dividends: Franked amount (Franked Dist) (X) | 0.00 | 0.00 | 0.00 |
| Capital Gains | | | |
| Discounted capital gain (TAP) | 0.00 | 0.00 | 0.00 |
| Discounted capital gain (NTAP) | 0.00 | 0.00 | 0.00 |
| Capital gains – Other method (TAP) | 0.00 | 0.00 | 0.00 |
| Capital gains – Other method (NTAP) | 0.00 | 0.00 | 0.00 |
| Net Capital Gain | 0.00 | 0.00 | 0.00 |
| AMIT CGT Gross up amount | | | 0.00 |
| Other capital gains distribution | 0.00 | | |
| Total current year capital gains (C) | 0.00 | | 0.00 |
| Foreign Income | | | |
| Assessable foreign source income | 0.00 | 0.00 | 0.00 |
| Total foreign income (D) | 0.00 | 0.00 | |
| Cash Distribution Sub Total (A+X+C+D) | 102.66 | | |
| Other Non-Assessable Amounts | | | |
| Net exempted amounts | 0.00 | | |
| Non-assessable non-exempt amounts (F) | 0.00 | | |
| Other non-attributable amounts | 2,715.80 | | |
| Gross Cash Distribution (G) | 2,818.46 | | |
| Attribution Managed Investment Trust (AMIT) cost base adjustments | | | |
| | Amounts (\$) | | |
| AMIT cost base net amount – excess (decrease) | 2,715.80 | | |
| AMIT cost base net amount – shortfall (increase) | 0.00 | | |
| Other amounts deducted from trust distributions | | | |
| | Amounts (\$) | | |
| Less: TFN amounts withheld | 0.00 | | |
| Less: Non-resident withholding tax | 0.00 | | |
| Less: Other expenses | 0.00 | | |
| Net Cash Distribution | 2,818.46 | | |

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