

DISTRIBUTION STATEMENT

70 Walkerville Terrace Property Trust

ANNUAL DISTRIBUTION STATEMENT FOR THE YEAR ENDED 30TH JUNE 2023

This Statement details the unit holding of Janine Chitti Pty Ltd
aff J & J Chitti Super Fund in the Trust:

UNITS HELD AS AT 01/07/2022:	52,880.55	
DRP UNITS ALLOTTED:	12,764.62	A
UNITS ACQUIRED:	-	B
UNITS REDEEMED:	-	C
TOTAL UNITS HELD AS AT 30/06/2023:	65,645.17	

Notes

- A Units allotted under DRP at \$1 per 1 unit.
- B See attached supplementary material for further information.
- C See attached supplementary material for further information.

UNIT CERTIFICATE
70 Walkerville Terrace Property Trust

This certificate certifies that Janine Chitti Pty Ltd atf J & J Chitti Super Fund, of
43 Torrens Avenue, Lockleys SA 5032 is the registered holder of the following Units in the Trust:

Date Of Issue	Certificate Number	Class of Units	No. of Units
30/06/2023	10	Ordinary	12,764.62

Dated this 30th day of June 2022.

EXECUTED by Douchitti Pty Ltd)
by the Authority of its Directors)
and in accordance with its)
Constitution)

Director:

Director:

70 WALKERVILLE TERRACE PROPERTY TRUST

2022/23 Tax Return Information Statement

Janine Chitti Pty Ltd
43 Torrens Avenue
LOCKLEYS SA 5032

Account Type: Superannuation Fund
Account Name: J & J Chitti Super Fund

The Douchitti Property Trust 2022/23 Tax Return information statement is provided to help you complete your 2020 Income Tax Return. We recommend you seek professional advice if you have any queries relating to your tax position.

Distribution Components	Cash Distributions	Taxable Income	Tax Return Label
Australian Income			
Non-primary production income		\$ -	11M
Other deductions relating to distributions	\$ -	\$ -	12 L1
Capital Gains			
Discounted Capital Gains	\$ -	\$ -	11A
CGT Concession Amount	\$ -	\$ -	
Return of Capital	(A)		
Tax-Deferred Income	(B)	\$ -	
Gross Distribution	\$ -	\$ -	
Less: TFN Amounts Withheld	(C) \$ -	\$ -	13 H3
Units Issued under DRP	(D) \$ -	\$ -	
Net Cash Distribution	\$ -	\$ -	

Notes

- A Return of Capital represents payments to unitholders in excess of the current year profit entitlements. Unitholders are required to adjust their cost bases for capital returns received.
- B Tax-deferred amounts have capital gains tax implications. Unitholders are required to adjust their cost bases or reduce cost bases for tax-deferred amounts received. In some cases tax-deferred amounts could constitute capital gains which must be reported in your Australian income tax return in whole or in part.
- C Tax was withheld from parts of your distribution at the highest marginal tax rate (including medicare levy) where no tax file number (TFN) was supplied.
- D Units issued under a Distribution Reinvestment Plan (DRP) arrangement.

Use this statement to help you complete your tax return.

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES