

G M & P LEWIS SUPER FUND  
PTY LTD  
<GM & P LEWIS SUPER FUND A/C>  
PO BOX 1404  
BUDERIM QLD 4556

HOLDER NUMBER  
S00025301021

## Abacus Property Group

### ANNUAL TAXATION STATEMENT FOR YEAR ENDED 30 JUNE 2022

The Tax Return Labels shown below apply to you if you are a resident individual using *Tax Return for Individuals 2022* and *Tax Return for Individuals (Supplementary section) 2022* to complete your income tax return. This statement provides information regarding your investment in Abacus Property Group that you will need to complete your income tax return for the year ended 30 June 2022. The enclosed Guide to the 2022 Annual Tax Statement has been provided to assist you in completing your return. It should not be relied upon as taxation advice. Should you have any questions regarding your personal tax position, we recommend you contact your financial or tax adviser.

### 2022 TAX RETURN SUMMARY

| <u>Tax Return Item (Supplementary Section)</u>    | <u>Amount \$</u> | <u>Component Reference</u> | <u>Tax Return Label</u> |
|---|------------------|----------------------------|-------------------------|
| Non-Primary Production Income                     | 1,772.34         | (A+F+J)                    | 13U                     |
| Franked Distributions from Trust                  | 0.00             | (P)                        | 13C                     |
| Franking Credits                                  | 0.00             | (Q)                        | 13Q                     |
| Total Current Year Capital Gains                  | 894.28           | (C)                        | 18H                     |
| Net Capital Gain                                  | 447.14           | (B+G+K)                    | 18A                     |
| Credit for tax file number (TFN) amounts withheld | 3,394.00 ✓       | (D+H+L)                    | 13R                     |
| Credit for non-resident withholding tax withheld  | 0.00             | (E+I+M)                    | 13A                     |
| Assessable foreign source income                  | 208.70           | (N)                        | 20E                     |
| Other net foreign source income                   | 208.70           | (N)                        | 20M                     |
| Foreign income tax offset (FITO) amounts          | 32.78            | (O)                        | 20O                     |

### CAPITAL GAINS TAX INFORMATION

- additional information for item 18

|                                   |        |                   |
|-----------------------------------|--------|-------------------|
| Capital Gains – Discounted Method | 894.28 | Grossed up amount |
| Capital Gains – Other Method      | 0.00   |                   |
| Total Current Year Capital Gains  | 894.28 | (C)               |

Please see reverse for detailed components of the distributions.

**IF YOU ARE IN ANY DOUBT AS TO YOUR TAX POSITION PLEASE CONTACT YOUR PROFESSIONAL ADVISER.**

This statement contains essential information to assist you in preparing your Income Tax Return. Please retain this statement for income tax purposes. A charge may be levied for replacement.

## ABACUS TRUST

### COMPONENTS OF DISTRIBUTION<sup>1</sup>

|   | DISTRIBUTION    | TAX PAID /<br>OFFSETS | TAXABLE INCOME  |
|---|-----------------|-----------------------|-----------------|
| <b>Australian Income</b>                      |                 |                       |                 |
| Interest                                      | 0.00            |                       | 0.00            |
| Other   | 0.00            |                       | 0.00            |
| <b>Non-Primary Production Income</b>          | <b>0.00</b>     |                       | <b>0.00</b> (A) |
| Dividends: Franked                            | 0.00            | 0.00 (Q)              | 0.00 (P)        |
| <b>Capital Gains<sup>2</sup></b>              |                 |                       |                 |
| Discounted Capital Gains (TAP)                | 0.00            | 0.00                  | 0.00            |
| Capital Gains (CGT) - Concession Amount (TAP) | 0.00            |                       |                 |
| Capital Gains - other method                  | 0.00            | 0.00                  | 0.00            |
| <b>Distributed Capital Gains</b>              | <b>0.00</b>     |                       |                 |
| <b>Net Capital Gain</b>                       |                 |                       | <b>0.00</b> (B) |
| <b>Other Non-Assessable Amounts</b>           |                 |                       |                 |
| Tax Deferred Amounts                          | 3,279.98        |                       |                 |
| <b>Gross Cash Distribution</b>                | <b>3,279.98</b> |                       |                 |
| <b>Other Deductions from Distribution</b>     |                 |                       |                 |
| TFN amounts withheld from Distribution        | 1,539.00        | (D)                   |                 |
| Non-Resident Withholding Tax                  | 0.00            | (E)                   |                 |
| <b>Net Cash Distribution</b>                  | <b>1,740.98</b> |                       |                 |

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## ABACUS INCOME TRUST

### COMPONENTS OF DISTRIBUTION<sup>1</sup>

|   | DISTRIBUTION  | TAX PAID /<br>OFFSETS | TAXABLE INCOME    |
|---|---------------|-----------------------|-------------------|
| <b>Australian Income</b>                    |               |                       |                   |
| Interest                                    | 149.30        |                       | 149.30            |
| Other                                       | 0.99          |                       | 0.99              |
| <b>Non-Primary Production Income</b>        | <b>150.29</b> |                       | <b>150.29</b> (F) |
| <b>Capital Gains<sup>2</sup></b>            |               |                       |                   |
| Discounted Capital Gains (TAP)              | 144.76        | 0.00                  | 144.76            |
| Capital Gains (CGT) Concession Amount (TAP) | 144.76        | 0.00                  |                   |
| Capital Gains - other method                | 0.00          | 0.00                  | 0.00              |
| <b>Distributed Capital Gains</b>            | <b>289.52</b> | <b>0.00</b>           |                   |
| <b>Net Capital Gain</b>                     |               |                       | <b>144.76</b> (G) |
| <b>Other Non-Assessable Amounts</b>         |               |                       |                   |
| Tax Deferred Amounts                        | 0.00          |                       |                   |

#### NOTES:

1. All amounts are reported in Australian dollars and withholding tax has been deducted where applicable.
2. Capital gains. The following information is relevant to non residents of Australia. The capital gains relate to assets that are taxable Australian property (TAP) within the meaning of s855-15 of the *Income Tax Assessment Act 1997 (Cth)* and non-taxable Australian property (NTAP).

|   |               |     |
|---|---------------|-----|
| <b>Gross Cash Distribution</b>            | <b>439.81</b> |     |
| <b>Other Deductions from Distribution</b> |               |     |
| TFN amounts withheld from Distribution    | 138.00        | (H) |
| Non-Resident Withholding Tax              | 0.00          | (I) |
| <b>Net Cash Distribution</b>              | <b>301.81</b> |     |

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## **ABACUS STORAGE PROPERTY TRUST**

### **COMPONENTS OF DISTRIBUTION<sup>1</sup>**

|   | <b>DISTRIBUTION</b> | <b>TAX PAID /<br/>OFFSETS</b> | <b>TAXABLE INCOME</b> |
|---|---------------------|-------------------------------|-----------------------|
| <b>Australian Income</b>                      |                     |                               |                       |
| Interest                                      | 299.00              |                               | 299.00                |
| Other   | 1,188.23            |                               | 1,188.23              |
| NCMI – Non primary production                 | 16.55               |                               | 16.55                 |
| Excluded NCMI – Non primary production        | 118.27              |                               | 118.27                |
| <b>Non-Primary Production Income</b>          | <b>1,622.05</b>     |                               | <b>1,622.05</b> (J)   |
| <b>Capital Gains<sup>2</sup></b>              |                     |                               |                       |
| Discounted Capital Gains (TAP)                | 302.38              | 0.00                          | 302.38                |
| Capital Gains (CGT) - Concession Amount (TAP) | 302.38              | 0.00                          |                       |
| Capital Gains - other method                  | 0.00                | 0.00                          | 0.00                  |
| <b>Distributed Capital Gains</b>              | <b>604.76</b>       | <b>0.00</b>                   |                       |
| <b>Net Capital Gain</b>                       |                     |                               | <b>302.38</b> (K)     |
| <b>Foreign Income</b>                         |                     |                               |                       |
| Assessable foreign source income              | 175.92              | 32.78 (O)                     | 208.70 (N)            |
| <b>Other Non-Assessable Amounts</b>           |                     |                               |                       |
| Tax Deferred Amounts                          | 1,562.94            |                               |                       |
| <b>Gross Cash Distribution</b>                | <b>3,965.67</b>     |                               |                       |
| <b>Other Deductions from Distribution</b>     |                     |                               |                       |
| TFN amounts withheld from Distribution        | 1,717.00            | (L)                           |                       |
| Non-Resident Withholding Tax                  | 0.00                | (M)                           |                       |
| <b>Net Cash Distribution</b>                  | <b>2,248.67</b>     |                               |                       |

### **NOTES:**

1. All amounts are reported in Australian dollars and withholding tax has been deducted where applicable.
2. Capital gains. The following information is relevant to non residents of Australia. The capital gains relate to assets that are taxable Australian property (TAP) within the meaning of s855-15 of *the Income Tax Assessment Act 1997 (Cth)* and non-taxable Australian property (NTAP).

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## ABACUS PROPERTY GROUP DISTRIBUTION STATEMENT

THIS DISTRIBUTION IS PAID BY ABACUS TRUST (ABN 27 921 263 285)

|                          |              |                    |            |
|--------------------------|--------------|--------------------|------------|
| <b>SECURITYHOLDER NO</b> | S00025301021 | <b>RECORD DATE</b> | 24/08/2021 |
| <b>TFN/ABN STATUS</b>    | Not Quoted   |                    |            |
| <b>PAYMENT DATE</b>      | 30/09/2021   |                    |            |

**Distribution for the period ended** **24 August 2021**

|   |          |
|---|----------|
| Your participating holding as at record date (number of securities) | 41,543   |
| Distribution rate (cents per security)                              | 0.5      |
| Gross distribution for the period (\$)                              | \$207.72 |
| Less withholding tax deducted (\$) <sup>1</sup>                     | \$97.00  |

**NET DISTRIBUTION PAID** **\$110.72** ✓

1. Withholding tax is deducted if your TFN or ABN has not been recorded or if non resident withholding tax applies. If you provide the registry with your TFN or ABN no withholding tax will be deducted from future payments.

FUNDS HAVE BEEN CREDITED TO YOUR BANK ACCOUNT AS FOLLOWS:

|                           |                         |                          |          |
|---------------------------|-------------------------|--------------------------|----------|
| <b>BANK DOMICILE:</b>     | AUS                     | <b>RECEIPT CURRENCY:</b> | AUD      |
| <b>BANK ACCOUNT TYPE:</b> | Domestic                | <b>AMOUNT DEPOSITED:</b> | \$110.72 |
| <b>BSB NUMBER:</b>        | 064-462                 |                          |          |
| <b>ACCOUNT:</b>           | ****350                 |                          |          |
| <b>ACCOUNT NAME:</b>      | GM & P LEWIS SUPER FUND |                          |          |
| <b>EXCHANGE RATE:</b>     | N/A                     |                          |          |

A tax statement will be sent to you after the end of the financial year setting out the details to be included in your annual tax return.

Income is taxable in the tax year of entitlement rather than the tax year of receipt. All distributions are in Australian dollars and withholding tax has been deducted where applicable.

**REGISTRY**

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F +61 2 9279 0664  
E [abacus@boardroomlimited.com.au](mailto:abacus@boardroomlimited.com.au)  
[www.boardroomlimited.com.au](http://www.boardroomlimited.com.au)

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## ABACUS PROPERTY GROUP DISTRIBUTION STATEMENT

THIS DISTRIBUTION IS PAID BY ABACUS TRUST (ABN 27 921 263 285)  
AND ABACUS STORAGE PROPERTY TRUST (ABN 99 834 531 714)

|                          |              |                    |            |
|--------------------------|--------------|--------------------|------------|
| <b>SECURITYHOLDER NO</b> | S00025301021 | <b>RECORD DATE</b> | 31/12/2021 |
| <b>TFN/ABN STATUS</b>    | Not Quoted   |                    |            |
| <b>PAYMENT DATE</b>      | 28/02/2022   |                    |            |

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**Distribution for the six months ended** **31 December 2021**

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|   |            |
|---|------------|
| Your participating holding as at record date (number of securities) | 41,543     |
| Distribution rate (cents per security)                              | 8.75       |
| Gross distribution for the period (\$)                              | \$3,635.01 |
| Less withholding tax deducted (\$) <sup>1</sup>                     | \$1,613.00 |

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**NET DISTRIBUTION PAID** **\$2,022.01** ✓

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1. Withholding tax is deducted if your TFN or ABN has not been recorded or if non resident withholding tax applies. If you provide the registry with your TFN or ABN no withholding tax will be deducted from future payments.

FUNDS HAVE BEEN CREDITED TO YOUR BANK ACCOUNT AS FOLLOWS:

|                           |                         |                          |            |
|---------------------------|-------------------------|--------------------------|------------|
| <b>BANK DOMICILE:</b>     | AUS                     | <b>RECEIPT CURRENCY:</b> | AUD        |
| <b>BANK ACCOUNT TYPE:</b> | Domestic                | <b>AMOUNT DEPOSITED:</b> | \$2,022.01 |
| <b>BSB NUMBER:</b>        | 064-462                 |                          |            |
| <b>ACCOUNT:</b>           | ****350                 |                          |            |
| <b>ACCOUNT NAME:</b>      | GM & P LEWIS SUPER FUND |                          |            |
| <b>EXCHANGE RATE:</b>     | N/A                     |                          |            |

A tax statement will be sent to you after the end of the financial year setting out the details to be included in your annual tax return.

Income is taxable in the tax year of entitlement rather than the tax year of receipt. All distributions are in Australian dollars and withholding tax has been deducted where applicable.

**Abacus Property Group**

Level 34 Australia Square  
264-278 George Street  
Sydney NSW 2000  
T +61 2 9253 8600  
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[www.abacusproperty.com.au](http://www.abacusproperty.com.au)

Abacus Group Holdings Limited ACN 080 604 619  
Abacus Group Projects Limited ACN 104 066 104  
Abacus Storage Operations Limited ACN 112 457 075  
Abacus Storage Property Trust\* ARSN 111 629 559  
Abacus Trust\* ARSN 096 572 128  
Abacus Income Trust\* ARSN 104 934 287

\*Responsible Entity: Abacus  
Funds Management Limited  
ACN 007 415 590; AFSL 227 819  
\*Responsible Entity: Abacus  
Storage Funds Management Limited  
ACN 109 324 834, AFSL 277 357

S00025301021

**REGISTRY**

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## ABACUS PROPERTY GROUP DISTRIBUTION STATEMENT

THIS DISTRIBUTION IS PAID BY ABACUS TRUST (ABN 27 921 263 285), ABACUS INCOME TRUST (ABN 56 105 262 573)  
AND ABACUS STORAGE PROPERTY TRUST (ABN 99 834 531 714)

41,543 x \$2.57  
= \$106,765.51

|                          |              |                    |            |
|--------------------------|--------------|--------------------|------------|
| <b>SECURITYHOLDER NO</b> | S00025301021 | <b>RECORD DATE</b> | 01/07/2022 |
| <b>TFN/ABN STATUS</b>    | Not Quoted   |                    |            |
| <b>PAYMENT DATE</b>      | 31/08/2022   |                    |            |

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**Distribution for the six months ended** **30 June 2022**

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|   |            |
|---|------------|
| Your participating holding as at record date (number of securities) | 41,543     |
| Distribution rate (cents per security)                              | 9.25       |
| Gross distribution for the period (\$)                              | \$3,842.73 |
| Less withholding tax deducted (\$) <sup>1</sup>                     | \$1,684.00 |

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**NET DISTRIBUTION PAID** **\$2,158.73** ✓

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1. Withholding tax is deducted if your TFN or ABN has not been recorded or if non resident withholding tax applies. If you provide the registry with your TFN or ABN no withholding tax will be deducted from future payments.

FUNDS HAVE BEEN CREDITED TO YOUR BANK ACCOUNT AS FOLLOWS:

|                           |                         |                          |            |
|---------------------------|-------------------------|--------------------------|------------|
| <b>BANK DOMICILE:</b>     | AUS                     | <b>RECEIPT CURRENCY:</b> | AUD        |
| <b>BANK ACCOUNT TYPE:</b> | Domestic                | <b>AMOUNT DEPOSITED:</b> | \$2,158.73 |
| <b>BSB NUMBER:</b>        | 064-462                 |                          |            |
| <b>ACCOUNT:</b>           | ****350                 |                          |            |
| <b>ACCOUNT NAME:</b>      | GM & P LEWIS SUPER FUND |                          |            |
| <b>EXCHANGE RATE:</b>     | N/A                     |                          |            |

Your annual taxation statement for the financial year ending 30 June 2022 is enclosed.

Income is taxable in the tax year of entitlement rather than the tax year of receipt. All distributions are in Australian dollars and withholding tax has been deducted where applicable.

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|              |                        |        |        |        |        |           |
|--------------|------------------------|--------|--------|--------|--------|-----------|
| 01 July 2022 | 2.6000                 | 2.6700 | 2.6000 | 2.6300 | 2.6300 | 1,047,691 |
| 30 June 2022 | 2.6700                 | 2.6800 | 2.5700 | 2.5700 | 2.5700 | 1,944,702 |
| 30 June 2022 | <b>0.0925</b> Dividend |        |        |        |        |           |
| 29 June 2022 | 2.7300                 | 2.7600 | 2.7000 | 2.7200 | 2.6275 | 1,910,962 |

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