

**REGISTRY**

Boardroom Pty Limited - ABN 14 003 209 836  
GPO Box 3993, Sydney NSW 2001  
T 1300 139 440  
F +61 2 9279 0664  
E abacus@boardroomlimited.com.au  
www.boardroomlimited.com.au



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DEIGAN SUPER MOJO PTY LTD  
<DEIGAN SUPER MOJO SMSF A/C>  
26 SINCLAIR AVENUE  
MOONAH TAS 7009

**ABACUS PROPERTY GROUP  
DISTRIBUTION STATEMENT**

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

<b>SECURITYHOLDER NO</b>	S00041273879		
<b>TFN/ABN STATUS</b>	Quoted		
<b>PAYMENT DATE</b>	30/09/2021	<b>RECORD DATE</b>	24/08/2021

<b>Distribution for the period ended</b>	<b>24 August 2021</b>
Your participating holding as at record date (number of securities)	3,800
Distribution rate (cents per security)	0.5
Gross distribution for the period (\$)	\$19.00
Less withholding tax deducted (\$) <sup>1</sup>	Nil
<b>NET DISTRIBUTION PAID</b>	<b>\$19.00</b>

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>	\$19.00
<b>BSB NUMBER:</b>	012-012		
<b>ACCOUNT:</b>	*****773		
<b>ACCOUNT NAME:</b>	DEIGAN SUPER MOJO PTY LTD DEI		
<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.

S00041273879

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26 SINCLAIR AVENUE  
MOONAH TAS 7009

## 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)

<b>SECURITYHOLDER NO</b>	S00041273879		
<b>TFN/ABN STATUS</b>	Quoted		
<b>PAYMENT DATE</b>	26/02/2021	<b>RECORD DATE</b>	15/01/2021

<b>Distribution for the six months ended</b>	<b>31 December 2020</b>
Your participating holding as at record date (number of securities)	3,800
Distribution rate (cents per security)	8.50
Gross distribution for the period (\$)	\$323.00
Less withholding tax deducted (\$) <sup>1</sup>	Nil
<b>NET DISTRIBUTION PAID</b>	<b>\$323.00</b>

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> \$323.00
<b>BSB NUMBER:</b> 012-012	
<b>ACCOUNT:</b> *****773	
<b>ACCOUNT NAME:</b> DEIGAN SUPER MOJO PTY LTD DEI	
<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.

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DEIGAN SUPER MOJO PTY LTD  
 <DEIGAN SUPER MOJO SMSF A/C>  
 26 SINCLAIR AVENUE  
 MOONAH TAS 7009

**Date:**  
13 September 2021  
**Securityholder No:**  
0061441042  
**Tax/ABN Status:**  
Quoted

## Abacus Property Group Stapled Securities Periodic Statement

01 July 2020 to 30 June 2021

### Calculation Of Your Investment Return

	Amount(\$)
Closing Balance	\$11,970.00
Add: disposal proceeds	\$0.00
Less: opening balance	\$10,184.00
Less: securities acquired or issued	\$0.00
<b>Change in market value</b>	<b>\$1,786.00</b>
Add: gross distribution amounts (distribution return)	\$646.00
<b>Investment return (total return)</b>	<b>\$2,432.00</b>

The amounts shown assume a price per security taken as the market closing price for the date of each transaction.

### Fee Summary

Management Costs	Total Fees Paid
\$141.59	\$141.59

**Management Costs:**

This approximate amount has been deducted from your investment and includes all the management costs that were not paid directly out of your account. Typically, this comprises our management fee and fund expenses. Management Costs are calculated using an estimate of the Indirect Cost Ratio (ICR). The ICR is calculated by dividing the management costs and expenses by average market value of securities. Where this statement is for a period other than a full financial year, the fee estimate is based on the latest available ICR and is a reflection of the full financial year costs applied to the number of days invested.

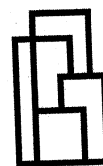
**Total Fees Paid:**

This approximate amount includes all the fees and costs which affected your investment during the statement period.

**PLEASE NOTE: this document is NOT a statement for taxation purposes. Abacus sends a separate statement following the end of each financial year which contains all the information about your investment that you need to complete your tax return.**

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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)

SECURITYHOLDER NO	S00041273879		
TFN/ABN STATUS	Quoted		
PAYMENT DATE	31/08/2021	RECORD DATE	30/06/2021

<b>Distribution for the six months ended</b>	<b>30 June 2021</b>
Your participating holding as at record date (number of securities)	3,800
Distribution rate (cents per security)	8.50
Gross distribution for the period (\$)	\$323.00
Less withholding tax deducted (\$) <sup>1</sup>	Nil
<b>NET DISTRIBUTION PAID</b>	<b>\$323.00</b>

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:

BANK DOMICILE:	AUS	RECEIPT CURRENCY:	AUD
BANK ACCOUNT TYPE:	Domestic	AMOUNT DEPOSITED:	\$323.00
BSB NUMBER:	012-012		
ACCOUNT:	*****773		
ACCOUNT NAME:	DEIGAN SUPER MOJO PTY LTD DEI		
EXCHANGE RATE:	N/A		

Your annual taxation statement for the financial year ending 30 June 2021 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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HOLDER NUMBER  
S00041273879

**Abacus Property Group**

**ANNUAL TAXATION STATEMENT FOR YEAR ENDED 30 JUNE 2021**

The Tax Return Labels shown below apply to you if you are a resident individual using *Tax Return for Individuals 2021* and *Tax Return for Individuals (Supplementary section) 2021* 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 2021. The enclosed Guide to the 2021 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.

**2021 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	159.93	(A+F+J)	13U
Franked Distributions from Trust	0.00	(P)	13C
Franking Credits	0.00	(Q)	13Q
Total Current Year Capital Gains	113.50	(C)	18H
Net Capital Gain	56.75	(B+G+K)	18A
Credit for tax file number (TFN) amounts withheld	0.00	(D+H+L)	13R
Credit for non-resident withholding tax withheld	0.00	(E+I+M)	13A
Assessable foreign source income	12.52	(N)	20E
Other net foreign source income	12.52	(N)	20M
Foreign income tax offset (FITO) amounts	3.38	(O)	20O

**CAPITAL GAINS TAX INFORMATION**

- additional information for item 18

Capital Gains – Discounted Method	113.50	Grossed up amount
Capital Gains – Other Method	0.00	
Total Current Year Capital Gains	113.50	(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.

<b>Gross Cash Distribution</b>	<b>91.71</b>	
<b>Other Deductions from Distribution</b>		
TFN amounts withheld from Distribution	0.00	(H)
Non-Resident Withholding Tax	0.00	(I)
<b>Net Cash Distribution</b>	<b>91.71</b>	

**ABACUS STORAGE PROPERTY TRUST**

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

	<b>DISTRIBUTION</b>	<b>TAX PAID / OFFSETS</b>	<b>TAXABLE INCOME</b>
<b>Australian Income</b>			41.51
Interest	41.51		71.79
Other	71.79		0.96
NCMI – Non primary production	0.96		9.38
Excluded NCMI – Non primary production	9.38		<b>123.64</b> (J)
<b>Non-Primary Production Income</b>	<b>123.64</b>		
<b>Capital Gains<sup>2</sup></b>			29.04
Discounted Capital Gains (TAP)	29.04	0.00	29.04
Capital Gains (CGT) - Concession Amount (TAP)	29.04	0.00	0.00
Capital Gains - other method	0.00	0.00	<b>29.04</b> (K)
<b>Distributed Capital Gains</b>	<b>58.08</b>	<b>0.00</b>	
<b>Net Capital Gain</b>			
<b>Foreign Income</b>			12.52 (N)
Assessable foreign source income	9.14	3.38 (O)	
<b>Other Non-Assessable Amounts</b>			0.00
Tax Deferred Amounts	0.00		
<b>Gross Cash Distribution</b>	<b>190.86</b>		
<b>Other Deductions from Distribution</b>			
TFN amounts withheld from Distribution	0.00	(L)	
Non-Resident Withholding Tax	0.00	(M)	
<b>Net Cash Distribution</b>	<b>190.86</b>		

**NOTES:**

- All amounts are reported in Australian dollars and withholding tax has been deducted where applicable.
- 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).

## Capital gains

This component of your distribution stems from capital gains realised by the Trusts from the sale of investments. Where applicable, the capital gains comprise:

- **Discounted capital gains** representing assessable net capital gains as determined under the CGT 50% discount method. Such gains have arisen from investments that have been held by a Trust for more than 12 months;
- **CGT concession amount** representing the non-assessable amount of the net capital gains determined under the CGT 50% discount method. CGT concession amounts do not reduce the CGT cost base of your unitholding;
- **Other capital gains** representing assessable capital gains on disposal of investments held for less than 12 months. CGT discount is not available and the entire amount of the gain is fully assessable.

Any 'Discounted capital gains' and 'Other capital gains' should be disclosed at **Item 18** of the *Tax return for individuals (supplementary section) 2021*.

- Mark the YES box at **Item 18G** in response to the question 'Did you have a capital gains tax event during the year?'
- At **Item 18H**, add the amount shown as 'net capital gain' and 'CGT concession amount' (in the 'Capital Gains Tax Information' column of your Annual Tax Statement) to your capital gains from other sources.
- At **Item 18A**, add the amounts shown as 'Net capital gain' (in the 'Capital gains tax information' column of your Annual Tax Statement) to your net capital gain from other sources.

If you have capital gains and/or capital losses from other sources, including real estate, shares and units in other trusts, refer to the TaxPack supplement to help you correctly complete items 18H, 18A and 18V (if applicable). In addition, we recommend you seek advice from your professional tax adviser.

## Tax deferred income

The tax deferred component generally reflects a trust's allowable tax deductions for depreciation and other capital allowances.

Tax deferred income is generally not assessable to you in the year of income but will reduce the CGT cost base of your investment. Should your cost base be reduced to nil, any additional tax deferred distributions will give rise to an immediate capital gain. However, this capital gain may be reduced under the CGT discount method if you have held your units for 12 months or longer.

Note that tax deferred income you have received from the Abacus Trust reduces the CGT cost base of your Abacus Trust units, tax deferred income you have received from the Abacus Income Trust reduces the CGT cost base of your Abacus Income Trust units and tax deferred income you have received from the Abacus Storage Property Trust reduces the cost base of your Abacus Storage Property Trust units. The distributions and components paid by each trust are shown in a separate statement enclosed with your Annual Tax Statement.

## TFN amounts withheld

If you have not provided your Tax File Number (TFN) or claimed a relevant exemption, we may have been required to withhold tax from your distributions at the highest marginal tax rate plus Medicare Levy. The tax withheld can be offset against the tax payable on your income at **Item 13R** in the *Tax return for individuals (supplementary section) 2021*.