

16 August 2019

MASCOT FOUNDRY SALES PTY LTD MASCOT
S/FUND A/C
PO BOX 199
HUNTERS HILL NSW 2110

Dear Investor(s)

Your 30 June 2019 account statement
Account Number: 101529297

Thank you for investing with Australian Unity Wealth & Capital Markets.

Please find enclosed your account statement for the financial year ended 30 June 2019. For further information about the fund's performance, market commentary and outlook please visit our website australianunity.com.au/wealth/.

Tax Statement and Guide

We have also enclosed your 2018 - 2019 Tax Statement. To help explain this, a copy of the 2019 Tax Statement Guide is available from our website at australianunity.com.au/wealth/2019-tax-guide.

These documents may assist you in completing your tax return.

Further information

If you have any questions about your investment, please speak to your financial adviser.

Alternatively, you can email our Investor Services team, investments@australianunity.com.au or call us on 13 29 39.

To find out more about our range of financial products and services, please visit www.australianunity.com.au/wealth.

Yours sincerely



Mark Pratt
Executive General Manager - Property
Australian Unity Wealth & Capital Markets

Australian Unity Diversified Property Fund - Ordinary Units Statement

MASCOT FOUNDRY SALES PTY LTD MASCOT S/FUND A/C
PO BOX 199
HUNTERS HILL NSW 2110

Your details

Statement Period	01 July 2018 to 30 June 2019	TFN / ABN Status	Quoted
Account Number	101529297	Dealer Group	Australian Unity - Head Office
Account Name	MASCOT FOUNDRY SALES PTY LTD MASCOT S/FUND A/C	Financial Adviser	Australian Unity - Head Office

Your account summary

Australian Unity Diversified Property Fund - Ordinary Units	A\$
Opening Balance at 01 July 2018	27,688.28
Your Investments:	
Total net amounts contributed	0.00
Total amounts withdrawn	0.00
Total distributions reinvested	0.00
	0.00
Change in investment value	1,105.66
<i>The increase or decrease in the value of your investment over the statement period, net of all fees, expenses and charges</i>	
Closing Balance at 30 June 2019	28,793.94
Withdrawal Value at 30 June 2019*	28,793.94

*The amount you would have received had you made a full withdrawal as at 30 June 2019

Your distribution information

Period End Date	Option	Distribution Method	Units	Gross Distribution (Cents per Unit)	Gross Distribution A\$	Withholding Tax A\$	Net Distribution Paid A\$
30 Sep 18	Australian Unity Diversified Property Fund - Ordinary Units	Direct Credit	27,504.0000	1.7000000	467.57	0.00	467.57
31 Dec 18	Australian Unity Diversified Property Fund - Ordinary Units	Direct Credit	27,504.0000	1.7000000	467.57	0.00	467.57
31 Mar 19	Australian Unity Diversified Property Fund - Ordinary Units	Direct Credit	27,504.0000	1.7000000	467.57	0.00	467.57
30 Jun 19	Australian Unity Diversified Property Fund - Ordinary Units	Direct Credit	27,504.0000	1.7000000	467.57	0.00	467.57

Your distribution payment details are as follows:

Account Name	Bank	BSB	Account Number	Amount A\$
MASCOT FOUNDRY SALES P/L	WBC	032-174	125053	467.57

Your account transactions

Australian Unity Diversified Property Fund - Ordinary Units

Date	Description	Amount A\$	Unit price A\$	Units	Unit Balance
01 Jul 2018	Opening balance	\$27,688.28	\$1.0067		27,504.0000
01 Jul 2018	Distribution Paid Out	\$467.57			27,504.0000
01 Oct 2018	Distribution Paid Out	\$467.57			27,504.0000
01 Jan 2019	Distribution Paid Out	\$467.57			27,504.0000
01 Apr 2019	Distribution Paid Out	\$467.57			27,504.0000
30 Jun 2019	Closing balance	\$28,793.94	\$1.0469		27,504.0000
01 Jul 2019	Distribution Paid Out	\$467.57			27,504.0000

Performance summary

The table below shows the performance of the Australian Unity Diversified Property Fund - Ordinary Units to 30 June 2019

	1 Year %	3 Years % pa	5 Years % pa
Distribution Return	7.11	7.77	8.20
Growth Return	4.06	6.77	6.23
Total Return	11.17	14.54	14.43

Please note that past performance is not a reliable indicator of future performance.

Fees explained

All fees, expenses and charges (collectively we refer to these as "fees" in this report) that your investment incurs are outlined in the offer document for the Fund. They are reflected in the value of your investment at the end of this reporting period, although they will have been deducted in two ways:

- Some are directly deducted from your account. These will be expressly set out in the transaction statement; and
- other management costs are represented indirectly in the total value of your account as they are deducted from your investment.

Fees directly deducted from your account*

A\$

Other management costs

0.00

Indirect costs of your investment

959.08

This approximate amount has been deducted from your investment and includes amounts that have reduced the return on your investment but are not charged to you directly as a fee.

Total fees you paid

959.08

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

When considering fees it is important to consider the benefits and features of the fund in which you are invested. We recommend you seek assistance from your licensed financial adviser for this assessment.

* If, during the period, you received a rebate of commissions, the amount will be reflected in your direct costs.

Investor information

Fund Update - Every quarter, we publish a fund update providing investors with information about the fund's performance, its properties and a market outlook. This update can be accessed from our website at australianunity.com.au/wealth/dpf. Additionally - Annual Reports are available at the end of September on our website, australianunity.com.au/wealth. You will find the Annual Report for your investment in the Quick Links section of the relevant fund page (search through - Find A Fund).

Currency

All dollar amounts shown are expressed in Australian dollars (A\$) unless otherwise indicated.

Dispute resolution procedures

If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority, or AFCA. AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Website: www.afca.org.au
Email: info@afca.org.au
Telephone: 1800 931 678 (free call)
Fax: (03) 9613 6399
In writing to: Australian Financial Complaints Authority
GPO Box 3, Melbourne VIC 3001

Data disclaimer

The data used in preparing this statement is based on the latest data supplied to us. Whilst every care has been taken in preparing this statement, we reserve the right to make any amendments or corrections to the information shown.

Updating your details

If your personal details change (e.g. change of address, name or bank account details), please advise us in writing to the address details below.

Contacting us

For advice about your investment, please call your licensed financial adviser.

If you require further information please visit our website on www.australianunity.com.au/wealth or contact us by:

Tel: 13 29 39
Email: investments@australianunity.com.au
Mail: **The Administration Manager**
Australian Unity Wealth & Capital Markets
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Melbourne VIC 3000