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**Email:** [australianunitywealth@unitregistry.com.au](mailto:australianunitywealth@unitregistry.com.au)  
**Issued by:** Australian Unity Property Limited  
 ABN 58 079 538 499  
 AFSL 234455

LEN BARONE HOLDINGS PTY LTD ATF SUPER FUND  
 A/C  
 19 Manna Way  
 SILVERDALE NSW 2752

**Account Name**  
 LEN BARONE HOLDINGS PTY LTD ATF  
 SUPER FUND A/C

**Account Number**  
 20488607

**Account Holder Name TFN/ABN**  
 LEN BARONE HOLDINGS Supplied  
 PTY LTD ATF SUPER  
 FUND A/C

**Financial Adviser**  
 Mr Steven Colin Johnstone  
 +61 9748 7774

## Periodic Statement

### 01 Jul 2022 to 30 Jun 2023

### Australian Unity Diversified Property Fund - Ordinary Units

Dear Investor(s)

Set out below are the details of your Australian Unity Diversified Property Fund - Ordinary Units investment and a transaction history for the period.

Please keep this statement for future reference.

#### Investment Summary - 30 Jun 2023

Date	Investment Fund	Price	Units Held	Market Value	%
30/06/2023	Australian Unity Diversified Property Fund - Ordinary Units	\$1.1117	20,836.7351	\$23,164.20	100.00
<b>30/06/2023</b>	<b>Total Investments</b>			<b>\$23,164.20</b>	

#### Australian Unity Diversified Property Fund - Ordinary Units - Transaction List

Date	Transactions	Unit Price (\$)	Transaction Units	Amount (AUD)	Unit Balance
<b>01/07/2022</b>	<b>Opening Balance</b>	<b>1.1972</b>		<b>32,356.72</b>	<b>27,027.0000</b>
01/07/2022	Distribution		0.0000	735.13	27,027.0000
01/08/2022	Distribution		0.0000	121.62	27,027.0000
01/09/2022	Distribution		0.0000	121.62	27,027.0000
01/10/2022	Distribution		0.0000	121.62	27,027.0000
01/11/2022	Distribution		0.0000	121.62	27,027.0000
01/12/2022	Distribution		0.0000	121.62	27,027.0000
03/01/2023	Distribution		0.0000	121.62	27,027.0000
01/02/2023	Distribution		0.0000	121.62	27,027.0000

**Periodic Statement**  
**Australian Unity Diversified Property Fund -**  
**Ordinary Units**  
**01 July 2022 to 30 June 2023**

**Page 2 of 5**  
**Account Number 20488607**

**Australian Unity Diversified Property Fund - Ordinary Units - Transaction List**

<b>Date</b>	<b>Transactions</b>	<b>Unit Price (\$)</b>	<b>Transaction Units</b>	<b>Amount (AUD)</b>	<b>Unit Balance</b>
01/03/2023	Distribution		0.0000	113.51	27,027.0000
01/04/2023	Distribution		0.0000	113.51	27,027.0000
01/05/2023	Distribution		0.0000	113.51	27,027.0000
22/05/2023	Redemption	1.1453	(6,190.2649)	(7,089.71)	20,836.7351
01/06/2023	Distribution		0.0000	87.51	20,836.7351
<b>30/06/2023</b>	<b>Closing Balance</b>	<b>1.1117</b>		<b>23,164.20</b>	<b>20,836.7351</b>

<b>Return on Investment</b>	<b>Termination Value</b>
\$(88.30)	\$23,164.20

**Fees and costs summary**

**Fees deducted directly from your account**

\$0.00

The amount has been deducted directly from your account (reflected in the transactions listed on this statement)

**Fees and costs deducted from your investment**

\$551.16

This approximate amount has been deducted from your investment and covers amounts that have reduced your return on your investment and that are not reflected as transactions listed on this statement or in the Additional explanation of fees and costs.

**TOTAL FEES AND COSTS YOU PAID**

\$551.16

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

If you have any questions or would like more information about your investment, contact your financial adviser or visit our Investor Portal, <https://australianunitywealth.unitregistry.com.au/funds/public/login/au/Investor>. Alternatively, you can call our Client Services team on 1300 997 774 or +61 3 9616 8687 from 8.30am to 5.30pm AEDT or email [australianunitywealth@unitregistry.com.au](mailto:australianunitywealth@unitregistry.com.au)

Your Wealth Team - Australian Unity

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**Notes to the statement**

**Return on investment**

This includes the increase or decrease in the value of your investment (net of entry/exit fees), plus any distributions, during the reporting period. The return on an investment may differ from the performance of a fund because the former takes into consideration any additional transactions and timing differences (e.g. investments, withdrawals etc.) and the effect that they have on an investment return.

**Termination value**

The termination value of your investment is equal to your closing balance above, or if you have fully withdrawn during the period, the withdrawal amount paid, taking into account any applicable exit fees.

**Buy/sell spread**

Where you have bought or sold units in a fund, a buy/sell spread may have been applied. The buy/sell spread reflects our estimate of the transaction costs expected to be incurred in buying or selling the Fund's underlying assets. Please note that the buy/sell spread is not a fee paid to us, it is paid to the Fund.

**Additional explanation of fees and costs**

You should refer to the fund's disclosure document for detailed descriptions of the fund's 'Fees and costs deducted from your investment' section above.

**Fees deducted directly from your account** **\$0.00**

Represents fees directly deducted from your investment account this period as shown under the Fund Transactions section of your statement.

**Fees and costs deducted from your investment** **\$551.16**

This approximate amount has been deducted from your investment and covers amounts that have reduced your return on your investment. Below is a break down of the fees and costs deducted from your investment.

**Management Fees and Costs** **\$435.99**

This approximate amount in Management Fees and Costs has been deducted from your investment. It includes, for example, management fees, fund expenses and indirect costs.

**Transaction Costs including buy/sell spread** **\$115.17**

This approximate amount in Transactions Costs has been deducted from your investment which consists of \$35.90 captured via the buy/sell spread on any Application or Redemption within the period, and \$79.27 in other Transaction costs.

**Complaint Process**

We aim to resolve any concerns or complaints quickly and fairly. If you have a concern or a complaint please contact us Monday to Friday on 1300 997 774 or +61 3 9616 8687 from 8.30am to 5.30pm AEST or write to us at Australian Unity Wealth, GPO Box 804, Melbourne, VIC, 3001.

If your issue is not resolved to your satisfaction, you may refer your complaint to the Australian Financial Complaints Authority (AFCA).

Australian Financial Complaints Authority  
GPO Box 3, Melbourne VIC 3001  
Email: [info@afca.org.au](mailto:info@afca.org.au)  
Phone: 1800 931 678 (free call)  
Website: [afca.org.au](http://afca.org.au)

# Do we have your correct contact details?

Keeping your email and phone details up-to-date helps keep you safe and makes sure we're talking to the right person.



**Australian  
Unity**   
Real Wellbeing

## Update your details online:

It's quick and easy to set up an online account. You'll just need your account number, which can be found on your statement.

1. Create or login to your existing account via [australianunity.com.au/wealth/login](https://australianunity.com.au/wealth/login)
2. Click on **Managed and Property funds**
3. Enter your username and password

## Download a paper form and send via email:

1. Visit [australianunity.com.au/wealth/forms](https://australianunity.com.au/wealth/forms)
  2. Click on **Managed and Property funds**
  3. Download and print the **Change of Details Form**
  4. Email your completed form to [australianunitywealth\\_transactions@unitregistry.com.au](mailto:australianunitywealth_transactions@unitregistry.com.au) Alternatively you can post to Australian Unity, GPO Box 804, Melbourne VIC, 3001
- If you have any questions, call us on 1300 997 774 (8:30am to 5:30pm AEST Monday - Friday) or email [australianunitywealth@unitregistry.com.au](mailto:australianunitywealth@unitregistry.com.au)

12 October 2023

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**Issued by:**  
Australian Unity Funds Management Limited  
ABN 60 071 497 115  
AFSL 234454

Australian Unity Property Limited  
ABN 58 079 538 499  
AFSL 234455

## Changes to your periodic statement

### Australian Unity Diversified Property Fund ARSN 106 724 038

Dear Investor,

Upon reviewing our records, we identified an error in the periodic statement ending 30 June 2023 that was issued to you. The statement inadvertently showed the average performance fee charged over the last 5 years, rather than the performance fee applicable to the 12 months to 30 June 2023.

We confirm that no performance fee was charged for the 12 months to 30 June 2023.

#### How has this impacted you?

While we sincerely regret any confusion that this might have caused, we would like to assure you that this oversight did not have any impact on the performance of your investment, or the fees assessed on your account.

#### What is the resolution?

Please find enclosed your updated periodic statement and we recommend discarding the previous statement.

We would like to apologise for any inconvenience this may have caused.

#### Further information

If you have any questions or would like more information about your investment, contact your financial adviser or visit our Investor Portal, <https://australianunitywealth.unitregistry.com.au/funds/public/login/au/investor>. Alternatively, you can call our Client Services team on 1300 997 774 or +61 3 9616 8687 from 8.30am to 5.30pm AEDT or email [australianunitywealth@unitregistry.com.au](mailto:australianunitywealth@unitregistry.com.au)

Your Wealth Team - Australian Unity

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