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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

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Date

22 August 2023

Part A: Your Details Account Name

LEN BARONE HOLDINGS PTY LTD ATF SUPER FUND A/C

Account Number 20488607

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

TFN/ABN
Provided

Account TFN Type SuperannuationFund

Tax Residence Australia

Overseas Tax ID No Not Provided

Financial Adviser Mr Steven Colin Johnstone +61 9748 7774

AMIT Member Annual Statement Australian Unity Diversified Property Fund -Ordinary Units 01 July 2022 to 30 June 2023

Dear Investor(s)

Please find below the Attribution Managed Investment Trust Member Annual (AMMA) Statement for the year ended 30 June 2023 for your investment in the Australian Unity Diversified Property Fund - Ordinary Linits

The following tax return items are valid for Australian resident individual unitholders only. Please retain this statement for tax purposes.

If any of the details in Part A are incorrect or if you have any questions about your account, you can call our Client Services team on 1300 997 774 or + 61 3 9616 8687 from 8.30am to 5.30pm, or email australianunitywealth@unitregistry.com.au

Part B Tax Return (Supplementary Section)	Summary of tax return (supplementary section) items	
	Amount (\$)	Tax return label
Non-primary production income	149.45	13U
Franked distributions from trusts	0.00	13C
Franking credits	0.00	13Q
Credit for tax file number (TFN) amounts withheld	0.00	13R
Share of credit for foreign resident amounts withheld	0.00	13A
Net capital gains	257.61	18A
Total current year capital gains	515.22	18H
Foreign entities - CFC income	0.00	19K
Assessable foreign source income	0.00	20E
Other net foreign source income	0.00	20M
Australian franking credits from a NZ company	0.00	20F
Foreign income tax offsets*	0.00	200

^{*}To work out your foreign income tax offset (FITO) entitlement, see "20 Foreign source income and foreign assets or property" or the "Guide to foreign income tax offset rules" on www.ato.gov.au.

Cash distribution Cash distribution Sax paid or tax offsets Gross Up (5)	OT July 2022 to 30 Julie 2023 Account Number 2040				
Dividents: unfranked amount	Part C Components of an attribution	Cash distribution (\$)		Attribution/Amount (\$)	
Dividents: untranked CFI amount incineres (subject to non-resident WHT)	Australian Income				
Interest (subject to non-resident WHT)	Dividends: unfranked amount	0.00	0.00	0.00	
Inderest (not subject to non-resident WHT)	Dividends: unfranked CFI amount	0.00	0.00	0.00	
Other assessable Australian income (DMI)	Interest (subject to non-resident WHT)	11.45	0.00	11.45	
Other assessable Australian income (CRMI)	` *	0.00	0.00	0.00	
Other assessable Australian income (CBMI) 0.00 0.00 0.00 Other assessable Australian income (CNMI) 0.00 0.00 0.00 Other assessable Australian income (ENCMI) 0.00 0.00 0.00 Non-primary production income 149.45 0.00 1.90 University of Primary Production income 19.45 0.00 0.00 Capital Gains 0.00 0.00 0.00 0.00 Capital Gains 0.00 0.00 0.00 0.00 Capital gain S. Discounted NTAP (KCMI) 0.00 0.00 0.00 Capital gain S. Discounted NTAP (ENCMI) 0.00 0.00 0.00 Discounted Capital gain Take 287.61 0.00 2.57.61 Capital gain: Indexation method TARP 0.00 0.00 0.00 Capital gain: Indexation method TARP 0.00 0.00 0.00 Capital gain: Other method TARP (KCMI) 0.00 0.00 0.00 Capital gain: Other method TARP (KCMI) 0.00 0.00 0.00 Capital gains - Other method TAR (KCMI) 0	` '	138.00	0.00	138.00	
Other assessable Australian income (RCAMI) 0.00 0.00 0.00 Other assessable Australian income (EXNCMI) 0.00 0.00 0.00 Non-primary production income 149.45 0.00 0.00 Capital Gains Discounted Parking Australian Income 0.00 0.00 0.00 Discounted Parking Australian Income 0.00 0.00 0.00 0.00 Capital gains - Discounted NTAP (RCMI) 0.00 0.00 0.00 0.00 Capital gains - Discounted NTAP (EXNCMI) 0.00 0.00 0.00 0.00 Capital gain - Indexation method NTARP 257.61 0.00 0.00 0.00 Capital gain: Indexation method NTARP 0.00 0.00 0.00 0.00 Capital gain: Indexation method NTARP 0.00 0.00 0.00 0.00 Capital gain: Indexation method TARP 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00					
Other assessable Australian income (ExNCMI)	` ′				
Non-primary production income 149,45 0.00 149,45 0.00	` ′				
Dividend: Franked amount (Franked distributions) 0.00 0.00 0.00	` ′				
Capital Gains Discounted capital gain NTARP 0.00	'				
Discounted Apital gain NTARP		0.00	0.00	0.00	
Capital gains - Discounted NTAP (NCMI) 0.00 0.00 0.00 Capital gains - Discounted NTAP (ENCMI) 0.00 0.00 0.00 Discounted capital gain TARP 257.61 0.00 0.00 Capital gain: indexation method NTARP 0.00 0.00 0.00 Capital gain: other method NTARP 0.00 0.00 0.00 Capital gains - Other method NTAP (ENCMI) 0.00 0.00 0.00 Capital gains - Other method NTAP (ENCMI) 0.00 0.00 0.00 Capital gains - Other method NTAP (CBMI) 0.00 0.00 0.00 Capital gains - Discounted TAP (CBMI) 0.00 0.00 0.00 Capital gains - Discounted TAP (CBMI) 0.00 0.00 0.00 Capital gains - Discounted TAP (CSMII) 0.00 0.00 0.00 Capital gains - Discounted TAP (CSMII) 0.00 0.00 0.00 Capital gains - Other method TAP (CSMII) 0.00 0.00 0.00 Capital gains - Other method TAP (CSMII) 0.00 0.00 0.00 Capital gains - Other method TAP (ENCMI)	•	0.00	0.00	0.00	
Capital gains - Discounted NTAP (ExNCMI) 0.00 0.00 0.00 257.61 0.00 257.61 0.00 0.00 257.61 0.00	· -				
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Capital gains - Discounted TAP (CBMI)	Capital gains - Other method NTAP (ExNCMI)	0.00	0.00	0.00	
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Net capital gains 257.61 0.00 257.61 2					
AMIT CGT gross up amount Other capital gains distribution Total current year capital gains Foreign Interest Other Net Foreign Source Income Foreign Interest O.00 Other Net Foreign Source Income Attributed CFC income Total foreign income Total foreign income Total foreign income O.00 Other Net Foreign Source Income O.00 Other Net Foreign Source Income O.00 Other Net Foreign Source Income O.00 Other O.00 Other Net Foreign income O.00 Other Note of Source Income Other Note of Source Income O.00 Other Octoor of Source Income O.00 Other Deductions From Distributions Less Note of Source Income O.00 Other Deductions From Distributions Less Note of Source Income O.00 Other Note of Source Inco	` ,				
Other capital gains distribution 257.59 Total current year capital gains 515.20 Foreign Income 0.00 Foreign Interest 0.00 Other Net Foreign Source Income 0.00 Assessable net foreign income 0.00 Attributed CFC income 0.00 Total foreign income 0.00 Total foreign income 0.00 Tax Offset Amount (\$) Franking credit tax offset 0.00 Foreign income tax offset 0.00 Australian franking credits from a NZ company 0.00 Total tax offset 0.00 Other Non-Assessable Amounts Cash distribution (\$) Other Non-Assessable Amounts 702.24 Other non-attributable amounts 702.24 Tax-exempt amounts 0.00 Tax-exempt amounts 0.00 AMIT Cost Base Adjustment Amount (\$) AMIT Cost Base Adjustment Amount (\$) AMIT cost base - shortfall 0.00 Other Deductions From Distributions 0.00 Less non-resident withholding tax 0.		257.01	0.00		
Total current year capital gains 515.20 515.22		257.50		237.01	
Foreign Income Foreign Interest 0.00				E4E 22	
Foreign Interest		515.20		515.22	
Other Net Foreign Source Income 0.00 0.00 0.00 Assessable net foreign income 0.00 0.00 0.00 Attributed CFC income 0.00 0.00 0.00 Total foreign income 0.00 0.00 0.00 Tax Offset Amount (\$) Franking credit tax offset 0.00 Foreign income tax offset 0.00 0.00 Australian franking credits from a NZ company 0.00 0.00 Total tax offset 0.00 0.00 Other Non-Assessable Amounts 702.24 0.00 Other non-attributable amounts 702.24 0.00 Tax-exempt amounts 0.00 0.00 Tax-free amounts 0.00 0.00 Gross cash distribution 1,366.89 AMIT Cost Base Adjustment Amount (\$) AMIT cost base - shortfall 0.00 Other Deductions From Distributions 0.00 Less non-resident withholding tax 0.00 Less non-resident withholding tax 0.00 Less non-resident withholding tax (s12H) 0.00					
Assessable net foreign income 0.00 0.0	ŭ .				
Attributed CFC income					
Total foreign income 0.00 0.00 0.00 0.00					
Tax Offset		0.00	0.00	0.00	
Franking credit tax offset	Total foreign income	0.00	0.00	0.00	
Description Content	Tax Offset		Amount (\$)		
Australian franking credits from a NZ company Total tax offset Other Non-Assessable Amounts Other non-attributable amounts Tourier amount (\$) Tourier Base Adjustment Amount (\$) Amount (\$) Amount (\$) Amount (\$) Tourier Deductions From Distributions Less Resident withholding tax Less non-resident withholding tax Tourier Tourier amounts Tourier Touri	Franking credit tax offset		0.00		
Total tax offset	Foreign income tax offset		0.00		
Total tax offset	Australian franking credits from a NZ company		0.00		
Other non-attributable amounts 702.24 0.00 Tax-exempt amounts 0.00 0.00 Tax-free amounts 0.00 0.00 Gross cash distribution 1,366.89 AMIT Cost Base Adjustment Amount (\$) AMIT cost base - excess 702.22 AMIT cost base - shortfall 0.00 Other Deductions From Distributions 0.00 Less Resident withholding tax 0.00 Less non-resident withholding tax 0.00 Less non-resident withholding tax (s12H) 0.00 Other Rebate Income 0.00	Total tax offset		0.00		
Other non-attributable amounts 702.24 0.00 Tax-exempt amounts 0.00 0.00 Tax-free amounts 0.00 0.00 Gross cash distribution 1,366.89 AMIT Cost Base Adjustment Amount (\$) AMIT cost base - excess 702.22 AMIT cost base - shortfall 0.00 Other Deductions From Distributions 0.00 Less Resident withholding tax 0.00 Less non-resident withholding tax 0.00 Less non-resident withholding tax (s12H) 0.00 Other Rebate Income 0.00	Other Non-Assessable Amounts	Cash distribution (\$)	Attribution amount (\$)		
Tax-exempt amounts 0.00 0.00 Tax-free amounts 0.00 0.00 Gross cash distribution 1,366.89 AMIT Cost Base Adjustment Amount (\$) AMIT cost base - excess 702.22 AMIT cost base - shortfall 0.00 Other Deductions From Distributions 0.00 Less Resident withholding tax 0.00 Less non-resident withholding tax 0.00 Less non-resident withholding tax (s12H) 0.00 Other Rebate Income 0.00					
Tax-free amounts Gross cash distribution AMIT Cost Base Adjustment AMIT cost base - excess AMIT cost base - shortfall Other Deductions From Distributions Less Resident withholding tax Less non-resident withholding tax Less non-resident withholding tax (s12H) Other Rebate Income Other Rebate Income Other Deductions Other Deductions From Distributions Other Deductions					
Gross cash distribution 1,366.89 AMIT Cost Base Adjustment Amount (\$) AMIT cost base - excess 702.22 AMIT cost base - shortfall 0.00 Other Deductions From Distributions 0.00 Less Resident withholding tax 0.00 Less non-resident withholding tax 0.00 Less non-resident withholding tax (\$12H) 0.00 Other Rebate Income 0.00	·				
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AMIT cost base - shortfall Other Deductions From Distributions Less Resident withholding tax Less non-resident withholding tax 0.00 Less non-resident withholding tax (s12H) Other Rebate Income 0.00	-				
Other Deductions From Distributions Less Resident withholding tax Less non-resident withholding tax Less non-resident withholding tax O.00 Less non-resident withholding tax (s12H) Other Rebate Income O.00					
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Less non-resident withholding tax Less non-resident withholding tax (s12H) Other Rebate Income 0.00 0.00		0.00			
Less non-resident withholding tax (s12H) Other Rebate Income 0.00	-				
Other Rebate Income 0.00	S .				
Net cash distributions 1,366.89	I				
	Net cash distributions	1,366.89			

AMMA Statement

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

Page 3 of 3 Account Number 20488607

Non-resident Reporting	Attribution/Amount (\$)	Tax paid (\$)	
Interest exempt from withholding	0.00	0.00	
Non-resident withholding amount	11.45	0.00	
Non-resident member ss276-105(2)(a) or (b)	0.00	0.00	
Non-resident member ss276-105(2)(c)	0.00	0.00	
Managed Investment Trust Fund Payment (Other)	653.20	0.00	
Managed Investment Trust Fund Payment (CBMI)	0.00	0.00	
Managed Investment Trust Fund Payment (NCMI)	0.00	0.00	
Managed Investment Trust Fund Payment (ExNCMI)	0.00	0.00	
Managed Investment Trust Fund Payment (Total)	653.20	0.00	
Deemed payment - Dividend	0.00	0.00	
Deemed payment - Interest	0.00	0.00	
Deemed payment - Fund Payment (Other)	0.00	0.00	
Deemed payment - Fund Payment (CBMI)	0.00	0.00	
Deemed payment - Fund Payment (NCMI)	0.00	0.00	
Deemed payment - Fund Payment (ExNCMI)	0.00	0.00	
Deemed payment - Fund Payment (Total)	0.00	0.00	
Deemed payment - Royalties	0.00	0.00	

Notes:

Non resident withholding tax (12-H)/Income Tax (s276-105) - If Managed Investment Trust withholding tax is applicable to your investment, this is the sum of the amounts withheld from fund payments made for the year ended 30 June pursuant to Subdivision 12-H and Subdivision 12A-B of Schedule 1 of the Taxation Administration Act 1953. Otherwise Tax may be payable per section s276-105 of the Income Tax Assessment Act 1997.

* Cost Base Net Amount - Cost Base Net Amount is an estimation of the adjustment to the unitholder's cost base assuming that the unitholder held the units for the full year and assuming that the unitholder is a resident individual for the income year and is not entitled to any tax exemption in relation to the income.

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/aui/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

Your Wealth Team - Australian Unity