

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

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**Issued by:** Australian Unity Property Limited  
ABN 58 079 538 499  
AFSL 234455

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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** **TFN/ABN**  
LEN BARONE Provided  
HOLDINGS PTY LTD ATF  
SUPER FUND A/C

**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 Units.

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](mailto: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	20O

\*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](http://www.ato.gov.au).

<b>Part C</b> <b>Components of an attribution</b>	<b>Cash distribution (\$)</b>	<b>Tax paid or tax offsets</b> <b>Gross Up (\$)</b>	<b>Attribution/Amount (\$)</b>
<b>Australian Income</b>			
Dividends: unfranked amount	0.00	0.00	0.00
Dividends: unfranked CFI amount	0.00	0.00	0.00
Interest (subject to non-resident WHT)	11.45	0.00	11.45
Interest (not subject to non-resident WHT)	0.00	0.00	0.00
Other assessable Australian income	138.00	0.00	138.00
Other assessable Australian income (CBMI)	0.00	0.00	0.00
Other assessable Australian income (NCMI)	0.00	0.00	0.00
Other assessable Australian income (ExNCMI)	0.00	0.00	0.00
<b>Non-primary production income</b>	<b>149.45</b>	<b>0.00</b>	<b>149.45</b>
<b>Dividend: Franked amount (Franked distributions)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital Gains</b>			
Discounted capital gain NTARP	0.00	0.00	0.00
Capital gains - Discounted NTAP (NCMI)	0.00	0.00	0.00
Capital gains - Discounted NTAP (ExNCMI)	0.00	0.00	0.00
Discounted capital gain TARP	257.61	0.00	257.61
Capital gain: indexation method NTARP	0.00	0.00	0.00
Capital gain: indexation method TARP	0.00	0.00	0.00
Capital gain: other method NTARP	0.00	0.00	0.00
Capital gains - Other method NTAP (NCMI)	0.00	0.00	0.00
Capital gains - Other method NTAP (ExNCMI)	0.00	0.00	0.00
Capital gain: other method TARP	0.00	0.00	0.00
Capital gains - Discounted TAP (CBMI)	0.00	0.00	0.00
Capital gains - Discounted TAP (NCMI)	0.00	0.00	0.00
Capital gains - Discounted TAP (ExNCMI)	0.00	0.00	0.00
Capital gains - Other method TAP (CBMI)	0.00	0.00	0.00
Capital gains - Other method TAP (NCMI)	0.00	0.00	0.00
Capital gains - Other method TAP (ExNCMI)	0.00	0.00	0.00
<b>Net capital gains</b>	<b>257.61</b>	<b>0.00</b>	<b>257.61</b>
AMIT CGT gross up amount			257.61
Other capital gains distribution	257.59		
<b>Total current year capital gains</b>	<b>515.20</b>		<b>515.22</b>
<b>Foreign Income</b>			
Foreign Interest	0.00	0.00	0.00
Other Net Foreign Source Income	0.00	0.00	0.00
<b>Assessable net foreign income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Attributed CFC income	0.00	0.00	0.00
<b>Total foreign income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Tax Offset</b>		<b>Amount (\$)</b>	
Franking credit tax offset		0.00	
Foreign income tax offset		0.00	
Australian franking credits from a NZ company		0.00	
Total tax offset		<b>0.00</b>	
<b>Other Non-Assessable Amounts</b>	<b>Cash distribution (\$)</b>	<b>Attribution amount (\$)</b>	
Other non-attributable amounts	702.24	0.00	
Tax-exempt amounts	0.00	0.00	
Tax-free amounts	0.00	0.00	
<b>Gross cash distribution</b>	<b>1,366.89</b>		
<b>AMIT Cost Base Adjustment</b>		<b>Amount (\$)</b>	
AMIT cost base - excess		702.22	
AMIT cost base - shortfall		0.00	
<b>Other Deductions From Distributions</b>			
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		
Net cash distributions	<b>1,366.89</b>		

<b>Non-resident Reporting</b>	<b>Attribution/Amount (\$)</b>	<b>Tax paid (\$)</b>
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/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