

MURPHY SUPERANNUATION FUND
Canossa Village
2/11 Fort Rd
OXLEY QLD 4075

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

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Date
11 August 2022

Part A: Your Details
Account Name
VALERIE AND KAREN MURPHY ATF
MURPHY SUPERANNUATION FUND

Account Number
20238333

Account Holder Name TFN/ABN
MURPHY Provided
SUPERANNUATION
FUND

Account TFN Type
SuperannuationFund

Tax Residence
Australia

Overseas Tax ID No
Not Provided

Financial Adviser
No Adviser

AMIT Member Annual Statement

Australian Unity Healthcare Property Trust - Retail Units

01 July 2021 to 30 June 2022

Dear Investor(s)

Please find below the Attribution Managed Investment Trust Member Annual (AMMA) Statement for the year ended 30 June 2022 for your investment in the Australian Unity Healthcare Property Trust - Retail 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

Part B Tax Return (Supplementary Section)	Summary of tax return (supplementary section) items	
	Amount (\$)	Tax return label
Non-primary production income	1,680.76	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	33.03	18A
Total current year capital gains	66.06	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 2017 on www.ato.gov.au.

Part C Components of an attribution	Cash distribution (\$)	Tax paid or tax offsets Gross Up (\$)	Attribution/Amount (\$)
Australian Income			
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)	0.00	0.00	0.00
Interest (not subject to non-resident WHT)	15.03	0.00	15.03
Other assessable Australian income	1,665.73	0.00	1,665.73
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
Non-primary production income	1,680.76	0.00	1,680.76
Dividend: Franked amount (Franked distributions)	0.00	0.00	0.00
Capital Gains			
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	33.03	0.00	33.03
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
Net capital gains	33.03	0.00	33.03
AMIT CGT gross up amount			33.03
Other capital gains distribution	33.03		
Total current year capital gains	66.06		66.06
Foreign Income			
Foreign Interest	0.00	0.00	0.00
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	
Australian franking credits from a NZ company		0.00	
Total tax offset		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	6,943.57		
AMIT Cost Base Adjustment		Amount (\$)	
AMIT cost base - excess		5,196.75	
AMIT cost base - shortfall		0.00	
Other Deductions From Distributions			
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	6,943.57		

Investor Notification

July 2022

Australian Unity Diversified Property Fund (Fund) – ARSN 106 724 038

Special distribution

During the financial year ended 30 June 2022 (FY22) we announced the sale and settlement of the Fund's property assets located at 19 Corporate Avenue, Rowville, Victoria and 20 Smith Street, Parramatta, NSW.

We can now confirm a special distribution of capital gains realised from these sales was part of the Fund's 30 June 2022 distribution.

The 30 June 2022 distribution included:

- an ordinary distribution for the month of 0.42 cents per unit, reduced from 0.52 cents per unit for the prior month;
- a cash payment of capital gains realised of 2.30 cents per unit, and
- a non-cash attribution of capital gains realised of 16.9380 cents per unit, (which will be reflected in your AMMA statement).

We recommend that you speak with your tax adviser in relation to any implications this may have for your overall tax position for FY22.

More information

We regularly provide up to date information about the Fund, including quarterly Fund Updates and continuous disclosure information. These contain current information about the Fund's gearing, interest cover, borrowings, Fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Fund information' section of this website or contact Investor Services on 1300 997 774 or +61 3 9616 8687 for copies of the Fund Update.

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S1-039-1927

MURPHY SUPERANNUATION FUND
Canossa Village
2/11 Fort Rd
OXLEY QLD 4075

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Date

18 August 2022

Part A: Your Details

Account Name

VALERIE AND KAREN MURPHY ATF
MURPHY SUPERANNUATION FUND

Account Number

20589867

Account Holder Name

MURPHY
SUPERANNUATION
FUND

TFN/ABN

Provided

Account TFN Type

SuperannuationFund

Tax Residence

Australia

Overseas Tax ID No

Not Provided

Financial Adviser

No Adviser

AMIT Member Annual Statement
Australian Unity Diversified Property Fund -
Ordinary Units
01 July 2021 to 30 June 2022

Dear Investor(s)

Please find below the Attribution Managed Investment Trust Member Annual (AMMA) Statement for the year ended 30 June 2022 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

Part B Tax Return (Supplementary Section)	Summary of tax return (supplementary section) items	
	Amount (\$)	Tax return label
Non-primary production income	234.28	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	3,998.04	18A
Total current year capital gains	7,996.08	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 2017 on www.ato.gov.au.

AMMA Statement
Australian Unity Diversified Property Fund - Ordinary Units
01 July 2021 to 30 June 2022

Part C Components of an attribution	Cash distribution (\$)	Tax paid or tax offsets Gross Up (\$)	Attribution/Amount (\$)
Australian Income			
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)	0.33	0.00	0.50
Interest (not subject to non-resident WHT)	0.00	0.00	0.00
Other assessable Australian income	147.94	0.00	233.78
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
Non-primary production income	148.27	0.00	0.00
Dividend: Franked amount (Franked distributions)	0.00	0.00	234.28
Capital Gains			
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	2,530.82	0.00	3,998.04
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
Net capital gains	2,530.82	0.00	3,998.04
AMIT CGT gross up amount			3,998.04
Other capital gains distribution	0.00		0.00
Total current year capital gains	2,530.82		7,996.08
Foreign Income			
Foreign Interest	0.00	0.00	0.00
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	
Australian franking credits from a NZ company		0.00	
Total tax offset		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	2,679.09	0.00	
AMIT Cost Base Adjustment		Amount (\$)	
AMIT cost base - excess		0.00	
AMIT cost base - shortfall		5,551.27	
Other Deductions From Distributions			
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	2,679.09		

AMMA Statement
Australian Unity Diversified Property Fund - Ordinary Units
01 July 2021 to 30 June 2022

Non-resident Reporting	Attribution/Amount (\$)	Tax paid (\$)
Interest exempt from withholding	0.00	0.00
Non-resident withholding amount	0.00	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	0.00	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)	0.00	0.00
Deemed payment - Dividend	0.00	0.00
Deemed payment - Interest	0.00	0.00
Deemed payment - Fund Payment	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/auil/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

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MRS VALERIE MAY MURPHY &
MS KAREN ANNE MURPHY
<MURPHY SUPER FUND A/C>
169 SEVENTEEN MILE ROCKS RD
OXLEY QLD 4075

Boardroom Pty Limited
ABN 14 003 209 836

GPO Box 3993

Sydney NSW 2001

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Fax: +61 2 9279 0664

www.boardroomlimited.com.au
enquiries@boardroomlimited.com.au

Fully Paid Ordinary Units

Investor Number: S00100344891

Investor Name: MRS VALERIE MAY MURPHY & MS KAREN ANNE MURPHY

Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2022

This statement assumes that you are an Australian resident individual unitholder. We recommend that if this is not applicable or your situation is unusual or complex that you seek professional advice.

Summary of 2022 Tax Return (supplementary section) Items

Tax Return (supplementary section)	Amount (\$)¹	Tax Return Label
Share of non-primary production (NPP) income	465.24	13U
NPP income - Franked distributions from trusts²	0.00	13C
Other deductions relating to NPP distributions	0.00	13Y
Share of franking credit from franked dividends	0.00	13Q
Share of credit for TFN amounts withheld	0.00	13R
Share of credit for non-resident withholding amounts withheld	0.00	13A
Total current year capital gains	1,112.24	18H
Net capital gain	556.12	18A
Assessable foreign source income	0.00	20E
Other net foreign source income	0.00	20M
Foreign income tax offsets³	0.00	20O
Australian Franking Credit from New Zealand Franking Company	0.00	20F

Please see reverse for detailed components of the distribution.

Components of Distribution

	Cash Distribution (\$)	Tax Paid/Offsets (\$ (E))		Attribution Amount (\$)
Australian Income				
Dividends – Unfranked	0.00			0.00
Conduit Foreign Income	0.00			0.00
Interest	0.04			0.04
Other income	465.20			465.20
Clean Building MIT Income	0.00			0.00
NCMI – Non primary production	0.00			0.00
Excluded from NCMI – Non primary production	0.00			0.00
Non-Primary Production Income (A)	465.24			465.24
Dividends: Franked amount (Franked Dist) (X)	0.00	0.00		0.00
Capital Gains				
Discounted capital gain (TAP)	462.28	0.00		556.12
Discounted capital gain (NTAP)	0.00	0.00		0.00
Capital gains – Other method (TAP)	0.00	0.00		0.00
Capital gains – Other method (NTAP)	0.00	0.00		0.00
NCMI capital Gains	0.00			
Excluded from NCMI capital gains	0.00			
Net Capital Gain	462.28	0.00		556.12
AMIT CGT Gross up amount				556.12
Other capital gains distribution	0.00			
Total current year capital gains (C)	462.28			1,112.24
Foreign Income				
Assessable foreign source income	0.00	0.00		0.00
Australian Franking Credit from NZ Company	0.00	0.00		0.00
Total foreign income (D)	0.00	0.00		
Cash Distribution Sub Total (A+X+C+D)	927.52			
Other Non-Assessable Amounts				
Net exempted amounts	0.00			
Non-assessable non-exempt amounts (F)	0.00			
Other non-attributable amounts	0.00			
Gross Cash Distribution (G)	927.52			
Attribution Managed Investment Trust (AMIT) cost base adjustments				
AMIT cost base net amount – excess (decrease)	0.00			
AMIT cost base net amount – shortfall (increase)	649.96			
Other amounts deducted from trust distributions				
Less: TFN amounts withheld	0.00			
Less: Non-resident withholding tax	0.00			
Less: Other expenses	0.00			
Net Cash Distribution	927.52			

Notes:

1. All amounts are in Australian dollars and withholding tax has been deducted where applicable.
2. Trustees may choose to show the franked distributions at label 13C rather than at label 13U.
3. If your total foreign income tax offset from all sources for the year is \$1,000 or less, then you can claim this amount in full. Otherwise, you will need to refer to the publication Guide To Foreign Income Tax Offset Rules (NAT 72923) to work out your entitlement.

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES

2022 distribution components

Distribution for the six months ended 30 June 2022

Following are the components for the Transurban Group (TCL) distribution for the six months ended 30 June 2022.

Ex Date	29 June 2022
Record Date	30 June 2022
Payment Date	23 August 2022
Total Distribution Rate	26.00 cents per stapled security

Components of Distribution paid by Transurban Holding Trust:

Australian Income

Non-assessable amount	14.64 cents per stapled security
Interest income	3.33 cents per stapled security
Rent and Other Income	5.86 cents per stapled security
Non-Concessional MIT Income (NCMI)	0.00 cents per stapled security
Franked distribution*	0.17 cents per stapled security
Total Distribution – Transurban Holding Trust	24.00 cents per stapled security

* Franking credits of 0.0729 cents per security attached

Transurban Infrastructure Management Limited as responsible entity of the Transurban Holding Trust declares that the Transurban Holding Trust is an **Attribution Managed Investment Trust** (<https://www.transurban.com/investor-centre/distributions-and-tax/amt-faq>), pursuant to section 276-10 of the Income Tax Assessment Act 1997 in respect of the income year ended 30 June 2022.

The information set out in the table above is provided as a summary for the purposes of determining Managed Investment Trust foreign resident withholding tax under Subdivisions 12A-A and 12-F, and, Subdivisions 12A-B and 12-H of Schedule 1 to the Taxation Administration Act 1953. This information is provided to assist entities with withholding tax obligations applicable to amounts distributed to foreign residents. All amounts relate to the income year ended 30 June 2022.

No part of the payment is attributable to a fund payment from a clean building managed investment trust.

The information above should not be relied upon by security holders in completing their tax returns. Details of the full year components of distribution will be provided in the annual tax statement, which will be sent to security holders in August 2022.

Components of Distribution paid by Transurban Holdings Limited:

Australian Income

Dividends *	2.00 cents per security
Total Distribution – Transurban Holdings Limited	2.00 cents per security

* Franking credits of 0.8571 cents per security attached

Distribution for the six months ended 31 December 2021

Following are the components for the Transurban Group (TCL) distribution for the six months ended 31 December 2021.

Ex Date	30 December 2021
Record Date	31 December 2021
Payment Date	22 February 2022
Total Distribution Rate	15.00 cents per stapled security

Components of Distribution paid by Transurban Holding Trust:

Australian Income

Non-assessable amount	4.57 cents per stapled security
Interest income	5.39 cents per stapled security
Rent and Other Income	1.95 cents per stapled security
Non-Concessional MIT Income (NCMI)	3.09 cents per stapled security
Total Distribution – Transurban Holding Trust	15.00 cents per stapled security

Transurban Infrastructure Management Limited as responsible entity of the Transurban Holding Trust declares that the Transurban Holding Trust is an **Attribution Managed Investment Trust** (</investor-centre/distributions-and-tax/amt-faq.html>) pursuant to section 276-10 of the Income Tax Assessment Act 1997 in respect of the income year ended 30 June 2022.

The information set out in the table above is provided for the purposes of determining Managed Investment Trust foreign resident withholding tax under Subdivisions 12A-A and 12-F, and, Subdivisions 12A-B and 12-H of Schedule 1 to the Taxation Administration Act 1953. This information is provided to assist entities with withholding tax obligations applicable to amounts distributed to foreign residents. All amounts relate to the income year ended 30 June 2022.

No part of the payment is attributable to a fund payment from a clean building managed investment trust.

The information above should not be relied upon by Australian resident security holders in completing their tax returns. Details of the full year components of distribution will be provided in the annual tax statement, which will be sent to security holders in August 2022.

Components of Distribution paid by Transurban Holdings Limited:

No dividend was paid by Transurban Holdings Limited in respect of the six months ended 31 December 2021.

2021 distribution components

Distribution for the six months ended 30 June 2021

Following are the components for the Transurban Group (TCL) distribution for the six months ended 30 June 2021.

Ex Date	29 June 2021
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