

# Centuria



DEREK MANOY &  
DEBORAH MANOY  
<DEBORAH MANOY SUPER FUND A/C>  
101 HARDY STREET  
DOVER HEIGHTS NSW 2030



Dear Investor

**Investor Number:**

U0011380468

## Welcome to the Centuria Diversified Property Fund

Thank you for investing with Centuria Property Funds Limited. A Holding Statement confirming your investment has also been issued.

You can view details of your investment such as your holding balance, transaction history and distribution payments via Centuria Investor, a secure website making it easier and more convenient to manage your investment. If you are not already registered, we encourage you to sign-up as a user of the service.

### How do I register online and manage my holding?

If you do not have a Centuria Investor account, please visit [www.CenturiaInvestor.com.au](http://www.CenturiaInvestor.com.au) and click "Register Now" to register. As part of the registration process, you will need to enter information about your holding, including your Reference Number, which can be found above as the Investor Number.

If you already have a Centuria Investor account and your new or additional holding is registered with the same details, the holding will be automatically available in your account the next time you log in. If your registration details are different, you can add the holding by going to the "My Details" menu option and selecting "Linked Investors".

### Below are the details we have recorded for your investment:

Application Monies received:	\$10,000.00
Adviser Fee (inclusive of GST):	\$0.00
Net Application Amount:	\$10,000.00
Application price:	\$1.3958
Number of units issued to you:	7,164.3502
Investment recorded on:	24 September 2020

Tax File Number Status:	Quoted
Email address:	derek.manoy@bigpond.com
Financial Adviser:	N/A

### Regular Investment Plan:

*(If you have joined our Regular Investment Plan your investments will be deducted from this account on the 20<sup>th</sup> of each month)*

**Amount:** Savings plan not requested

**Name:**

**Bank BSB:**

**Account number:**

**Commencement Month:**

### Distribution Payment Instructions:

*(Your monthly distribution will be paid to the following financial institution account unless you have nominated to reinvest in additional units)*

<b>Distribution election:</b>	Cash
<b>Financial institution/BSB:</b>	032-058

Centuria Property  
Funds Limited

Level 12  
225 George Street  
Sydney NSW 2000

GPO Box 3993  
Sydney NSW 2001

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F: 02 9279 0664

Property.Enquiry@CenturiaInvestor.com.au  
[centuria.com.au/property](http://centuria.com.au/property)

ABN 11 086 553 639  
AFSL 231149

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## Centuria Diversified Property Fund

Unitholder Number: U0011380468

Dealer Group:

Tax File Number: Quoted

Adviser Name:

### Unit Holding Statement

Statement Period 24-09-2020 to 24-09-2020

Date	Transaction Type	Number of Units	Price per Unit	Total Value	Balance of Units
24-09-2020	Opening Balance				0.0000
	Application - AML	7,164.3502	\$1.3958	\$10,000.00	7,164.3502
	Balance at 24-09-2020	7,164.3502		\$10,000.00	7,164.3502

Note: The closing balance shown includes the transfers or other transactions registered as at close of business on the last day of the statement period indicated above. Unitholders should not rely on the balance shown in this statement as being a complete record of their current holding and the issuer will not be liable for any financial loss incurred by the unitholder who relies on the balances shown without making their own adjustments for any transfers or other transactions which have yet to be registered.

**The Australian Tax Office advises you to keep this statement. Disposal of securities may lead to capital gains tax. Phone 1300 720 092 if you need a Guide to capital gains tax.**

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Date: 17 November 2021  
Reference No: 0011380468  
Tax Reference: Quoted

## Centuria Diversified Property Fund Periodic Statement - 01 July 2020 to 30 June 2021

TABLE A TRANSACTIONS - UNIT MOVEMENTS					
Date	Transaction	Number of units	Price per unit (\$)	Total value (\$)	Balance of units
24/09/2020	Opening Balance	0.0000	\$0.0000	\$0.00	0.0000
24/09/2020	Application - AML	7,164.3502	\$1.3958	\$10,000.00	7,164.3502
30/06/2021	Closing Balance	7,164.3502	\$1.4070	\$10,080.24	7,164.3502

TABLE B MARKET VALUE OF INVESTMENT			
Date	Number of units	Price per Unit (\$)	Market Value (\$)
30 June 2021	7,164.3502	\$1.41	\$10,080.24

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TABLE C TRANSACTIONS - DISTRIBUTIONS						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	DRP Allotment
30/09/2020	12/10/2020	Centuria Diversified Property Fund September 2020 Distribution	\$41.22	\$0.00	\$41.22	0.0000
31/10/2020	10/11/2020	Centuria Diversified Property Fund October 2020 Distribution	\$42.59	\$0.00	\$42.59	0.0000
30/11/2020	10/12/2020	Centuria Diversified Property Fund November 2020 Distribution	\$41.22	\$0.00	\$41.22	0.0000
31/12/2020	11/01/2021	Centuria Diversified Property Fund December 2020 Distribution	\$42.59	\$0.00	\$42.59	0.0000
31/01/2021	11/02/2021	Centuria Diversified Property Fund January 2021 Distribution	\$42.59	\$0.00	\$42.59	0.0000
28/02/2021	10/03/2021	Centuria Diversified Property Fund February 2021 Distribution	\$38.47	\$0.00	\$38.47	0.0000
31/03/2021	09/04/2021	Centuria Diversified Property Fund March 2021 Distribution	\$42.59	\$0.00	\$42.59	0.0000
30/04/2021	10/05/2021	Centuria Diversified Property Fund April 2021 Distribution	\$41.22	\$0.00	\$41.22	0.0000
31/05/2021	10/06/2021	Centuria Diversified Property Fund May 2021 Distribution	\$42.59	\$0.00	\$42.59	0.0000
30/06/2021	16/07/2021	Centuria Diversified Property Fund June 2021 Distribution	\$41.22	\$0.00	\$41.22	0.0000
<b>Total for statement period</b>			<b>\$416.30</b>	<b>\$0.00</b>	<b>\$416.30</b>	<b>0.0000</b>

TABLE D FEE SUMMARY	
Type of Fee	Amount (\$)
<b>Other management costs for the period <sup>1</sup></b> This approximate amount has been deducted from your investment and includes all the management costs that were not paid directly out of your account.	\$90.45
<b>Total fees you paid</b> This approximate amount includes all the fees and costs which affected your investment during the statement period.	\$90.45

<sup>1</sup> These have been estimated using the Indirect Cost Ratio (ICR) for FY2021 of 1.19%. The ICR has been calculated by dividing the Fund's management costs and expenses by its average net assets. This captures all costs effectively paid by Fund members as there are no Performance fees paid by the Fund. The total fees paid is therefore a simple estimate of your share of all management fees and costs of running the Fund for the year.

TABLE E YOUR INVESTMENT RETURN		
Calculation of the Investment Return	Amount sourced from	Amount(\$)
<b>Closing Balance</b>	Table A	\$10,080.24
Add: withdrawal payment	Table A	\$0.00
Less: opening balance	Table A	\$0.00
Less: applications/allotments	Table A	\$10,000.00
Less: direct fees	Table D	\$0.00
<b>Change in market value (growth return)</b>		\$80.24
Add: gross distribution amounts (distribution return)	Table C	\$416.30
<b>Investment return (total return)</b>		<b>\$496.54</b>

<sup>2</sup> This is not a statement for tax purposes. We will send you a separate statement which contains all the information about your investment that you need to complete your tax return.

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## Centuria Diversified Property Fund

Investor Number: 0011380468

Investor Name: DEREK MANOY & DEBORAH MANOY

Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2021

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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 2021 Tax Return (supplementary section) Items

Tax Return (supplementary section)	Amount (\$) <sup>1</sup>	Tax Return Label
Share of non-primary production (NPP) income	46.34	13U
NPP income - Franked distributions from trusts <sup>2</sup>	1.75	13C
Other deductions relating to NPP distributions	0.00	13Y
Share of franking credit from franked dividends	0.50	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	27.15	18H
Net capital gain	18.96	18A
Assessable foreign source income	0.30	20E
Other net foreign source income	0.30	20M
Foreign income tax offsets <sup>3</sup>	0.00	20O

Please see reverse for detailed components of the distribution.

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## Components of Distribution

	Cash Distribution (\$)	Tax Paid/Offsets (\$) (E)	Attribution Amount (\$)
<b>Australian Income</b>			
Dividends – Unfranked	0.00		0.00
Conduit Foreign Income	0.00		0.00
Interest	0.00		0.00
Other income	46.34		46.34
<b>Non-Primary Production Income (A)</b>	<b>46.34</b>		<b>46.34</b>
<b>Dividends: Franked amount (Franked Dist) (X)</b>	<b>1.25</b>	<b>0.50</b>	<b>1.75</b>
<b>Capital Gains</b>			
Discounted capital gain (TAP)	1.54	0.00	1.54
Discounted capital gain (NTAP)	6.65	0.00	6.65
Capital gains – Other method (TAP)	10.77	0.00	10.77
Capital gains – Other method (NTAP)	0.00	0.00	0.00
<b>Net Capital Gain</b>	<b>18.96</b>	<b>0.00</b>	<b>18.96</b>
<b>AMIT CGT Gross up amount</b>			<b>8.19</b>
<b>Other capital gains distribution</b>	<b>0.00</b>		
<b>Total current year capital gains (C)</b>	<b>18.96</b>		<b>27.15</b>
<b>Foreign Income</b>			
Assessable foreign source income	0.30	0.00	0.30
<b>Total foreign income (D)</b>	<b>0.30</b>	<b>0.00</b>	
<b>Cash Distribution Sub Total (A+X+C+D)</b>	<b>66.85</b>		
<b>Other Non-Assessable Amounts</b>			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	349.45		
<b>Gross Cash Distribution (G)</b>	<b>416.30</b>		
<b>Attribution Managed Investment Trust (AMIT) cost base adjustments</b>			
AMIT cost base net amount – excess (decrease)	341.26		
AMIT cost base net amount – shortfall (increase)	0.00		
<b>Other amounts deducted from trust distributions</b>			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
<b>Net Cash Distribution</b>	<b>416.30</b>		

**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**