

Australian Unity Healthcare Property Trust Statement

L & G Payne Investment Properties P/L ATF Payne Family Superfund
 PO Box 4072
 MACKAY SOUTH QLD 4740

Your details

Statement Period 01 July 2019 to 30 June 2020 **TFN / ABN Status** Quoted

Account Number 101390963 **Dealer Group** Australian Unity Personal Financial Services Ltd

Account Name L & G PAYNE INVESTMENT PROPERTIES P/L ATF PAYNE FAMILY SUPERFUND **Financial Adviser** Neil Rowley

Your account summary

Australian Unity Healthcare Property Trust - Wholesale Units	A\$
Opening Balance at 01 July 2019	165,270.67
Your Investments:	
Total net amounts contributed	0.00
Total amounts withdrawn	0.00
Total distributions reinvested	7,938.48
	7,938.48
Change in investment value	5,399.21
<i>The increase or decrease in the value of your investment over the statement period, net of all fees, expenses and charges</i>	
Closing Balance at 30 June 2020	178,608.36
Withdrawal Value at 30 June 2020*	178,608.36

*The amount you would have received had you made a full withdrawal as at 30 June 2020

Your distribution information

Period End Date	Option	Distribution Method	Units	Gross Distribution (Cents per Unit)	Gross Distribution A\$	Withholding Tax A\$	Net Distribution Paid A\$
30 Sep 19	Australian Unity Healthcare Property Trust - Wholesale Units	Reinvestment	93,174.9614	2.0050000	1,868.16	0.00	1,868.16
31 Dec 19	Australian Unity Healthcare Property Trust - Wholesale Units	Reinvestment	94,228.2173	2.0550000	1,936.39	0.00	1,936.39
31 Mar 20	Australian Unity Healthcare Property Trust - Wholesale Units	Reinvestment	95,301.1879	2.0280000	1,932.71	0.00	1,932.71
30 Jun 20	Australian Unity Healthcare Property Trust - Wholesale Units	Reinvestment	96,388.7519	2.1920000	2,112.84	0.00	2,112.84

Your account transactions

Australian Unity Healthcare Property Trust - Wholesale Units

Date	Description	Amount A\$	Unit price A\$	Units	Unit Balance
01 Jul 2019	Opening balance	\$165,270.67	\$1.7982		91,908.9466
01 Jul 2019	Distribution Reinvested	\$2,201.22	\$1.7387	1,266.0148	93,174.9614
01 Oct 2019	Distribution Reinvested	\$1,868.16	\$1.7737	1,053.2559	94,228.2173
01 Jan 2020	Distribution Reinvested	\$1,936.39	\$1.8047	1,072.9706	95,301.1879
01 Apr 2020	Distribution Reinvested	\$1,932.71	\$1.7771	1,087.5640	96,388.7519
30 Jun 2020	Closing balance	\$178,608.36	\$1.8530		96,388.7519
01 Jul 2020	Distribution Reinvested	\$2,112.84	\$1.7944	1,177.4632	97,566.2151

Pre- distribution price

Performance summary

The table below shows the performance of the Australian Unity Healthcare Property Trust - Wholesale Units to 30 June 2020

	1 Year %	3 Years % pa	5 Years % pa
Distribution Return	4.74	5.45	6.21
Growth Return	3.20	4.55	6.52
Total Return	7.94	10.00	12.73

Please note that past performance is not a reliable indicator of future performance.

Fees explained

All fees, expenses and charges (collectively we refer to these as "fees" in this report) that your investment incurs are outlined in the offer document for the Fund. They are reflected in the value

of your investment at the end of this reporting period, although they will have been deducted in two ways:

- Some are directly deducted from your account. These will be expressly set out in the transaction statement; and
- other management costs are represented indirectly in the total value of your account as they are deducted from your investment.

	A\$
Fees directly deducted from your account*	0.00
Other management costs	1,874.59

Indirect costs of your investment

This approximate amount has been deducted from your investment and includes amounts that have reduced the return on your investment but are not charged to you directly as a fee.

Total fees you paid	1,874.59
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This approximate amount includes all the fees and costs, which affected your investment during the period.

When considering fees it is important to consider the benefits and features of the fund in which you are invested. We recommend you seek assistance from your licensed financial adviser for this assessment.

* If, during the period, you received a rebate of commissions, the amount will be reflected in your direct costs.

Investor information

Fund Update - Every quarter, we publish a fund update providing investors with information about the fund's performance, its properties and a market outlook. This update can be accessed from our website at australianunity.com.au/wealth/hpt. Additionally - Annual Reports are available at the end of September on our website, australianunity.com.au/wealth. You will find the Annual Report for your investment in the Quick Links section of the relevant fund page (search through - Find A Fund).

Currency

All dollar amounts shown are expressed in Australian dollars (A\$) unless otherwise indicated.

Dispute resolution procedures

If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority, or AFCA. AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Website: www.afca.org.au
Email: info@afca.org.au
Telephone: 1800 931 678 (free call)
Fax: (03) 9613 6399
In writing to: Australian Financial Complaints Authority
GPO Box 3, Melbourne VIC 3001

Data disclaimer

The data used in preparing this statement is based on the latest data supplied to us. Whilst every care has been taken in preparing this statement, we reserve the right to make any amendments or corrections to the information shown.

Updating your details

If your personal details change (e.g. change of address, name or bank account details), please advise us in writing to the address details below.

Contacting us

For advice about your investment, please call your licensed financial adviser.

If you require further information please visit our website on www.australianunity.com.au/wealth or contact us by:

Tel: 13 29 39
Email: investments@australianunity.com.au
Mail: **The Administration Manager**
Australian Unity Wealth & Capital Markets
Reply Paid 91914
Melbourne VIC 3000

005719

L & G Payne Investment Prop Pty Ltd ATF Payne Family
Super Fund
PO Box 4072
MACKAY SOUTH QLD 4740

17 July 2020

Investor No. 40050373

Adviser: Neil Kenneth Vincent Rowley

BlackRock Investment Management (Australia) Limited Statement for period 01 July 2019 to 30 June 2020

Summary of your Investments as at 30 June 2020

Portfolio Name	Units	Unit Price	Market Value
BlackRock Australian Share Fund	5,560.29	\$1.691629	\$9,405.95
Total	5,560.29		\$9,405.95

Details of your transactions for the period 01 July 2019 to 30 June 2020

BlackRock Australian Share Fund APIR : PWA0014AU

Effective Date	Description	Amount	Unit Price	Number of Units	Unit Balance
01 Jul 19	Opening Balance	\$10,446.05	\$1.878688		5,560.29
31 Dec 19	Distribution	\$20.62			5,560.29
30 Jun 20	Distribution	\$213.94			5,560.29
30 Jun 20	Closing Balance	\$9,405.95	\$1.691629		5,560.29
Total		\$0.00		0.00	

Return On Investment (\$805.54)

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Total fees you paid for the period of 01 July 2019 to 30 June 2020

BlackRock Australian Share Fund

Fees and Costs Summary

Fees charged (direct fees)

This amount includes all the direct fees and costs which were charged to your account during the period **\$0.00**

Indirect costs of your investment

This approximate amount has been deducted from your investment and covers amounts that have reduced the return of your investment but are not charged to you directly as a fee. **\$196.79**

Total fees you paid

This approximate amount includes all the fees and costs which affected your investment during the period. **\$196.79**

Total cost **\$196.79**

Other costs **\$0.00**

Total costs you paid **\$196.79**

Transactional and operational costs **\$0.00**

This approximate amount represents your proportionate share of any net transactional and operational costs and operational costs borne by all investors in the Fund.

Borrowing costs **\$0.00**

This approximate amount represents your proportionate share of any applicable borrowing costs incurred directly in relation to the Fund.

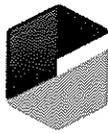
Further information regarding your investment can be obtained by contacting our Client Services Centre on 1300 366 100, by email to clientservices.aus@blackrock.com or send a fax to 1300 366 107.

We have a dispute resolution process that covers complaints by investors. If you have a complaint, please write to our Enquiries and Complaints Officer at BlackRock, Level 26, 101 Collins Street, Melbourne, Victoria, 3000 or fax to 1300 366 107.

Continuous Disclosure & Important Information

Where the Fund is a disclosing entity for the purposes of the Corporations Act 2001 (Cth), it is subject to continuous disclosure requirements. Continuous disclosure is intended to help investors make informed decisions based on the provision of timely information.

We will satisfy our continuous disclosure obligations by publishing all relevant continuous disclosure information on our website at www.blackrock.com.au. A paper copy of this material will be available from BlackRock free of charge upon request.



L & G PAYNE INVESTMENT
PROPERTIES PTY LTD
<PAYNE FAMILY SUPER FUND A/C>
PO BOX 4072
MACKAY SOUTH QLD 4740

31 July 2020

Cromwell Riverpark Trust Unitholder Investment Statement

ARSN: 135 002 336

INVESTMENT REFERENCE: 0057301523

TAX REFERENCE: Quoted

STATEMENT PERIOD: 01 April 2020 - 30 June 2020

**TABLE A
TRANSACTION SUMMARY - UNIT MOVEMENT**

Date	Transaction	Number of units	Price per unit ¹ (\$)	Total value (\$)	Balance of units
01/04/2020	Opening Balance	73,440.0000	\$2.0000	\$146,880.00	73,440.0000
30/06/2020	Closing Balance	73,440.0000	\$2.0400	\$149,817.60	73,440.0000

¹ As you do not have a right to withdraw from the Trust during its term it is not reasonably practicable to calculate the termination value of your investment. The above opening and closing balances are notional figures only. The closing balance is calculated as the 'net tangible assets per unit' ("NTA") of the Trust as per the most recent unaudited management accounts (30 June 2020: \$2.04) multiplied by the number of units you held. The notional balances, unit prices and NTA are provided for information purposes only and should not be relied upon or used for any other purpose.

Used Class Price \$2.044229 = \$150,128.17

**TABLE B
FUND DISTRIBUTION SUMMARY**

Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)
30/04/2020	08/05/2020	Cromwell Riverpark Trust April 2020 Distribution	\$719.10	\$0.00	\$719.10
31/05/2020	10/06/2020	Cromwell Riverpark Trust May 2020 Distribution	\$719.10	\$0.00	\$719.10
30/06/2020	14/07/2020	Cromwell Riverpark Trust June 2020 Distribution	\$719.10	\$0.00	\$719.10
Total for statement period			\$2,157.30	\$0.00	\$2,157.30

Important Notes

Please check this statement carefully and retain it for your records.

The closing balance shown includes any 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.

To report a discrepancy please call 1300 268 078.



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THE DIRECTORS
<PAYNE FAMILY SUPER ACCOUNT>
PO BOX 4072
MACKAY SOUTH QLD 4740

Investor Number: 0009581952
TFN/ABN Status: Quoted
Period Start Date: 01-01-2020
Period End Date: 30-06-2020

Unitholder Investment Statement for Period ended 30 June 2020

Fund: Charter Hall Direct PFA Fund - Original Units
APIR Code: PFA0001AU

TABLE A TRANSACTION SUMMARY – UNIT MOVEMENTS					
Date	Transaction	Number of units	Price per unit (\$)	Total value (\$)	Balance of units
01-01-2020	Opening Balance	60,080.0000	\$1.0674	\$64,129.39	60,080.0000
30-06-2020	Closing Balance	60,080.0000	\$1.0315	\$61,972.52	60,080.0000

TABLE B TRANSACTION SUMMARY – DISTRIBUTIONS PAID							
Record Date	Transaction	Total Units	Gross Distribution ¹ (\$)	Withholding Tax ² (\$)	Ongoing Adviser Service Fee ³ (OASF) (\$)	Net Distribution (\$)	Payment Date
31-01-2020	CH Dir PFA Fund - Original Units JAN 2020 Dist	60,080.0000	\$375.50	\$0.00	\$0.00	\$375.50	14-02-2020
29-02-2020	CH Dir PFA Fund - Original Units FEB 2020 Dist	60,080.0000	\$375.50	\$0.00	\$0.00	\$375.50	13-03-2020
31-03-2020	CH Dir PFA Fund - Original Units MAR 2020 Dist	60,080.0000	\$375.50	\$0.00	\$0.00	\$375.50	15-04-2020
30-04-2020	CH Dir PFA Fund - Original Units APR 2020 Dist	60,080.0000	\$375.50	\$0.00	\$0.00	\$375.50	15-05-2020
31-05-2020	CH Dir PFA Fund - Original Units MAY 2020 Dist	60,080.0000	\$375.50	\$0.00	\$0.00	\$375.50	15-06-2020
30-06-2020	CH Dir PFA Fund - Original Units JUN 2020 Dist	60,080.0000	\$375.50	\$0.00	\$0.00	\$375.50	17-07-2020
Total for statement period			\$2,253.00	\$0.00	\$0.00	\$2,253.00	

- All distributions are in Australian dollars.
- Withholding tax is deducted if your TFN or ABN has not been recorded or if non-resident withholding tax applies.
- This ongoing adviser service fee is the fee you have negotiated with your financial adviser and is paid directly to your adviser by CharterHall.

Thank you for investing with Charter Hall Direct Property. If you have any questions regarding your investment, please contact our Investor Services team on 1300 137 895.

17th September 2020

Lyn Farrell(form.Kerswell)
Payne Family Superannuation Fund
PO Box 4072
MACKAY SOUTH QLD 4740
Australia

Dear Investor,

Henley Brook Syndicate Holding Statement 2019/2020

Please note that there was no taxable income during the 2019/2020 Financial Year for the Henley Brook Syndicate ARSN 114 592 040. Consequently, there is no Annual Taxation Statement to be issued for this period.

Please find the below information corresponding to your investment as at 30 June 2020.

Investor Id:	1014
Unit Holders:	L & G Payne Investment Properties Pty Ltd Payne Family Superannuation Fund
Advisor:	Michael Mead
Units Held:	40,000
Unit Value:	\$1.38
Total Value:	\$55,200.00

Kind Regards,



Robert Nichevich
Director

KEEP THIS DOCUMENT IN A SAFE PLACE.
YOU MAY REQUIRE THIS INFORMATION FOR LODGEMENT OF YOUR TAX RETURN.

The Responsible Entity for the Henley Brook Syndicate is
Primary Securities Ltd ABN 96 089 812 635 AFSL 22410

Appian Properties Pty Ltd
ABN 80 234 866 024

PO Box 409
Cottesloe WA 6911

info@appianproperties.com
appianproperties.com

APPIAN
PROPERTIES

SNAPSHOT UPDATE

HENLEY BROOK SYNDICATE – SEPTEMBER 2020

CURRENT STATUS	
VALUATION 30 TH JUNE 2020	\$1.38/ORDINARY UNIT
LOTS SOLD TO 30 TH JUNE 2020	402 LOTS
BALANCE OF LOTS TO BE DEVELOPED AND SOLD	169 LOTS
CASH AT BANK 30 TH JUNE 2020	\$2,620,401.00
CREDITORS AND COST TO COMPLETE STAGE 11	\$2,693,896
FIXED DEBT	\$3,500,000
LOTS SOLD SUBJECT TO FINANCE AT 30 TH JUNE 2020	\$5,927,000 GROSS INC GST.
LOTS UNDER CONTRACT AS AT THE 17 TH AUGUST	\$14,575,000 GROSS INC GST.

The syndicate has benefited from the Commonwealth and WA State Government incentives provided to the housing market. The syndicate's rate of sales increased from 4 per month to 12 and 15 per month from May through to August. Of the contracts signed the experience has been that 30% of the sales fell through.

Settlement time frames for the continuing contracts were generally 6 months from the time of signing the contract.

The increased activity and the time frames of building contracts in place by December 31st 2020 and March 2021, to earn the Government incentive payments, should have most of the contracts in hand settled over this time frame.

Completion of the contracts on hand as at the 17th August will see the syndicate well-funded to repay the debt due and provide funds for investors and the next stages.

As at the date of this note there were only two lots available for sale.

Plans are in hand to develop the next stage. The syndicate will approach the next stage with caution as the current rush of sales is likely to see a major down turn in the market in the new calendar year.

Financial statements for the 30th June are expected to be completed and audited within the next two weeks. Once completed they will be uploaded to the web site. You can contact the manager through normal channels.

A Zoom meeting has been arranged on Wednesday 8th October, 2020, at 11.00am Perth time. The first 40 minutes will be allocated to Henley Brook Syndicate, thereafter Southern River Syndicate. Below is the link to join this meeting which is open to all investors.

<https://zoom.us/j/92288589468?pwd=cXBGMitTS2xCRnFpWVg0YUUhKZEI2dz09>



GARDA

GARDA Property Group

Comprising:
 GARDA Holdings Limited ACN 636 329 774; and
 GARDA Capital Limited ACN 095 039 366
 as the responsible entity of the
 GARDA Diversified Property Fund ARSN 104 391 273

All Registry communications to:

Link Market Services Limited

Locked Bag A14

Sydney South NSW 1235

Telephone (toll free within Australia) +61 1300 554 474

ASX Code: GDF

Email: registrars@linkmarketservices.com.au

Website: www.linkmarketservices.com.au

Name of Fund:	GARDA Diversified Property Fund
ASX Code:	GDF
Responsible Entity:	GARDA Capital Limited
Statement Period:	01/07/2019 – 30/06/2020
Security Reference Number:	I00000360397
Date:	20/08/2020



L&G PAYNE INVESTMENT
 PROPERTIES
 <PAYNE FAMILY SUPER FUND A/C>,
 C/- LYN LAWTON
 PO BOX 4072
 MACKAY QLD 4740

GARDA DIVERSIFIED PROPERTY FUND PERIODIC STATEMENT

This statement represents a periodic statement for the period 1 July 2019 to 30 June 2020 for your holding in GARDA Property Group (GDF)¹.

Transaction details

Date ¹	Transaction	Securities	Securities held ²	Security price ⁴	Security value A\$ ³
01/07/2019	Opening balance	7,945	7,945	\$1.40000000	\$11,123.00
30/06/2020	Closing balance	7,945	7,945	\$1.00000000	\$7,945.00

Distribution details

Record date	Payment date	Distribution rate \$	Gross distribution A\$	Withholding tax A\$ ⁵	Net distribution A\$
26/09/2019	16/10/2019	\$0.02250000	\$178.76	\$0.00	\$178.76
19/11/2019	04/12/2019	\$0.01500000	\$119.18	\$0.00	\$119.18
31/12/2019	22/01/2020	\$0.00750000	\$59.59	\$0.00	\$59.59
23/03/2020	16/04/2020	\$0.02250000	\$178.76	\$0.00	\$178.76
30/06/2020	15/07/2020	\$0.01800000	\$143.01	\$0.00	\$143.01
Total for statement period			\$679.30	\$0.00	\$679.30

Costs of your investment

Fees	Amount
Fees deducted directly from your account ⁷	\$0.00
Fees and costs deducted investment (Other management costs) ⁸	\$120.77
Total fees and costs you paid⁹	\$120.77