

Your distribution information

Elizabeth Meiklejohn

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

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

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)

Issued by BlackRock Investment Management (Australia) Limited ABN 13 006 165 975, AFSL 230 523 (BIMAL). BIMAL, its officers, employees and agents believe that the information in this material and the sources on which it is based (which may be sourced from third parties) are correct as at the date of publication. While every care has been taken in the preparation of this material, no warranty of accuracy or reliability is given and no responsibility for the information is accepted by BIMAL, its officers, employees or agents.



CROMWELL
FUNDS MANAGEMENT

HEAD OFFICE Lvl 19, 200 Mary St, Brisbane QLD 4000 GPO Box 1093, Brisbane QLD 4001
INVESTORS 1300 268 078 EMAIL invest@cromwell.com.au
TELEPHONE +61 7 3225 7777
FACSIMILE +61 7 3225 7788
WEBSITE www.cromwell.com.au



044 1732

31 August 2020

L & G Payne Investment
Properties Pty Ltd
<Payne Family Super Fund A/C>
PO Box 4072
MACKAY SOUTH QLD 4740

Cromwell Riverpark Trust Unitholder Periodic Statement

ARSN: 135 002 336

INVESTMENT REFERENCE: 0057301523

STATEMENT PERIOD: 01 July 2019 - 30 June 2020

TABLE A TRANSACTION SUMMARY - UNIT MOVEMENT					
Date	Transaction	Number of units	Price per unit ¹ (\$)	Total value (\$)	Balance of units
01/07/2019	Opening Balance	73,440.0000	\$2.0200	\$148,348.80	73,440.0000
30/06/2020	Closing Balance	73,440.0000	\$2.0400	\$149,817.60	73,440.0000

¹ The prices per unit used for the calculations on this statement are generally based on the Trust's Net Tangible Assets ('NTAs') per the Trust's most recent unaudited management accounts. The actual transfer price may be different to the NTA price displayed on this statement. Your actual transfer price paid or received should be confirmed from your records, by referring to your transfer statement, by logging onto www.investorserve.com.au or by calling Cromwell on 1300 268 078.

TABLE B FUND DISTRIBUTION SUMMARY					
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)
31/07/2019	09/08/2019	Cromwell Riverpark Trust July 2019 Distribution	\$719.10	\$0.00	\$719.10
31/08/2019	10/09/2019	Cromwell Riverpark Trust August 2019 Distribution	\$719.10	\$0.00	\$719.10
30/09/2019	10/10/2019	Cromwell Riverpark Trust September 2019 Distribution	\$719.10	\$0.00	\$719.10
31/10/2019	08/11/2019	Cromwell Riverpark Trust October 2019 Distribution	\$719.10	\$0.00	\$719.10
30/11/2019	10/12/2019	Cromwell Riverpark Trust November 2019 Distribution	\$719.10	\$0.00	\$719.10
31/12/2019	10/01/2020	Cromwell Riverpark Trust December 2019 Distribution	\$719.10	\$0.00	\$719.10
31/01/2020	10/02/2020	Cromwell River Park Trust January 2020 Distribution	\$719.10	\$0.00	\$719.10
29/02/2020	10/03/2020	Cromwell River Park Trust February 2020 Distribution	\$719.10	\$0.00	\$719.10
31/03/2020	09/04/2020	Cromwell Riverpark Trust March 2020 Distribution	\$719.10	\$0.00	\$719.10
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			\$8,629.20	\$0.00	\$8,629.20



044 5977

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	

1. All distributions are in Australian dollars.
2. Withholding tax is deducted if your TFN or ABN has not been recorded or if non-resident withholding tax applies.
3. 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.



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



044 1334

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

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.auWebsite: 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

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 ²	Transaction	Securities	Securities held ³	Security price ⁴	Security value A\$ ⁵
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\$ ⁶	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 paid ⁹	\$120.77

Taxation income

01 Jul 2019 to 30 Jun 2020

Income transactions^(a) continued

Asset	Tax date	Interest \$	Unfranked \$	Franked \$	Franking credits entitlement \$	Other Aust \$	Gross foreign \$	Trust cap gains \$	Non-assess \$	Gross excl franking credits \$	Aust taxes \$	Foreign taxes \$	Expenses withheld \$	Assess non- receiv \$	Cash \$	DRP \$	To be received \$
Trust income																	
CROMWELL PROPERTY GROUP TRUST - PART OF STAPLED SEC																	
CMWNY	27/09/2019	0.07	0.06	2.79	2.50	808.70	0.06	1,487.70	-	2,299.38	-	0.01	-	135.90	2,163.47	-	-
	30/12/2019	0.07	0.07	2.79	2.50	808.69	0.08	1,487.68	-	2,299.38	-	0.01	-	135.90	2,163.47	-	-
	30/03/2020	0.07	0.07	2.79	2.50	808.69	0.08	1,487.68	-	2,299.38	-	0.01	-	135.90	2,163.47	-	-
	29/06/2020	0.07	0.07	2.79	2.50	808.69	0.08	1,487.68	-	2,299.38	-	0.01	-	135.90	-	-	2,163.47
CMWNY totals		0.28	0.27	11.16	10.00	3,234.77	0.30	5,950.74	-	9,197.52	-	0.04	-	543.60	6,490.41	-	2,163.47
PIMCO AUSTRALIAN BOND W																	
ETL0015AU	30/09/2019	164.69	-	-	-	116.93	0.40	-	-	282.02	-	-	-	-	282.02	-	-
	31/12/2019	203.23	-	-	-	144.29	0.49	-	-	348.01	-	-	-	-	348.01	-	-
ETL0015AU totals		367.92	-	-	-	261.22	0.89	-	-	630.03	-	-	-	-	630.03	-	-
PARTNERS GROUP GLOBAL VALUE (AUD) W																	
ETL0276AU	29/06/2020	1.48	-	-	-	-	2,265.33	-	-	2,266.81	-	-	-	-	-	-	2,266.81
ETL0276AU totals		1.48	-	-	-	-	2,265.33	-	-	2,266.81	-	-	-	-	-	-	2,266.81
ISHARES GLOBAL 100 ETF ETF UNITS FULLY PAID																	
IOO	30/06/2020	0.06	-	-	-	-	231.84	10.76	-	242.66	-	35.22	-	-	-	-	207.44
IOO totals		0.06	-	-	-	-	231.84	10.76	-	242.66	-	35.22	-	-	-	-	207.44
SPDR S&P/ASX 50 FUND ETF UNITS FULLY PAID																	
SFY	27/09/2019	2.60	178.65	2,188.58	984.85	40.23	31.23	-	28.26	2,469.55	-	0.05	-	-	2,469.50	-	-
	30/12/2019	62.79	306.41	990.55	461.88	85.96	27.76	-	111.73	1,585.20	-	-	-	-	1,585.20	-	-
	30/03/2020	-	78.13	1,196.67	590.41	-	22.82	-	66.87	1,364.49	-	7.03	-	-	1,357.46	-	-
	29/06/2020	-	85.15	147.35	253.08	1.43	14.33	1,217.46	75.10	1,540.82	-	-	-	-	-	-	1,540.82
SFY totals		65.39	648.34	4,523.15	2,290.22	127.62	96.14	1,217.46	281.96	6,960.06	-	7.08	-	-	5,412.16	-	1,540.82
SYDNEY AIRPORT FULLY PAID STAPLED SECURITIES - SAT 1																	
SYD_SAT1	15/08/2019	711.88	-	-	-	-	-	-	2.12	714.00	-	-	-	-	714.00	-	-
	14/02/2020	725.83	-	-	-	-	-	-	2.17	728.00	-	-	-	-	728.00	-	-
SYD_SAT1 totals		1,437.71	-	-	-	-	-	-	4.29	1,442.00	-	-	-	-	1,442.00	-	-
TRANSURBAN GROUP ORDINARY SHARES/UNITS FULLY PAID TRIPLE STAPLED - THT																	
TCL_THT	30/12/2019	848.63	-	-	-	484.53	-	-	1,640.50	2,973.66	-	-	-	-	2,973.66	-	-
	29/06/2020	988.73	-	-	-	549.55	-	-	102.36	1,640.64	-	-	-	-	-	-	1,640.64
TCL_THT totals		1,837.36	-	-	-	1,034.08	-	-	1,742.86	4,614.30	-	-	-	-	2,973.66	-	1,640.64
BETASHARES AUS TOP20 EQUITY YIELD MAX FUND (MG FD) UNITS FULLY PAID																	

Taxation income

01 Jul 2019 to 30 Jun 2020

Income transactions^(a) continued

Asset	Tax date	Interest \$	Unfranked \$	Franked \$	Franking credits entitlement \$	Other Aust \$	Gross foreign \$	Trust cap gains \$	Non-assess \$	Gross excl franking credits \$	Aust taxes \$	Foreign taxes \$	Expenses withheld \$	Assess non- receiv \$	Cash \$	DRP \$	To be received \$
Trust income																	
YMAX	01/10/2019	1.97	30.32	236.02	160.07	0.05	-	-	564.66	833.02	-	-	-	-	833.02	-	-
	02/01/2020	1.47	22.56	175.63	119.11	0.04	-	-	420.17	619.87	-	-	-	-	619.87	-	-
	01/04/2020	1.37	21.13	164.48	111.55	0.03	-	-	393.50	580.51	-	-	-	-	580.51	-	-
	30/06/2020	1.36	20.97	163.22	110.70	0.03	-	-	390.50	576.08	-	-	-	-	-	-	576.08
YMAX totals		6.17	94.98	739.35	501.43	0.15	-	-	1,768.83	2,609.48	-	-	-	-	2,033.40	-	576.08
Totals		3,716.37	743.59	5,273.66	2,801.65	4,657.84	4,619.50	7,178.96	3,797.94	29,987.86	-	42.34	-	543.60	21,006.66	-	8,395.26
Interest																	
ANZ V2 account																	
+ANZ V2	01/07/2019	321.65	-	-	-	-	-	-	-	321.65	-	-	-	-	321.65	-	-
	01/10/2019	191.74	-	-	-	-	-	-	-	191.74	-	-	-	-	191.74	-	-
	01/01/2020	140.32	-	-	-	-	-	-	-	140.32	-	-	-	-	140.32	-	-
	01/04/2020	107.65	-	-	-	-	-	-	-	107.65	-	-	-	-	107.65	-	-
+ANZ V2 totals		761.36	-	-	-	-	-	-	-	761.36	-	-	-	-	761.36	-	-
Totals		761.36	-	-	-	-	-	-	-	761.36	-	-	-	-	761.36	-	-
Income transaction totals		4,477.73	12,509.13	74,356.01	32,408.37	4,657.84	4,619.50	7,178.96	3,797.94	111,597.11	-	42.34	-	543.60	102,615.91	-	8,395.26

(a) The income transactions disclosed in this report are recognised on a tax-derivation basis. For more details about each column, refer to the corresponding sub-section under the Income - additional information section.

Non-CGT gains/losses

There were no non-CGT gains/losses within the period.