

**Unit Valuation for the year ended 30 June 2021:**

## MH Cumberland Street Unit Trust

**Net Assets Summary:**

**Assets**

Cash and Cash Equivalents	\$1,173,340
Other Assets – Current	\$179,550
Other Assets – Non-current	\$365,496
Investment Property – at valuation	\$59,730,022

**Liabilities**

Trade and other Payables - Current	(\$873,698)
Current Financial Liabilities	(\$28,800,000)

<b>Value of Net Assets</b>	<b>\$31,774,710</b>
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<b>Units on Issue</b>		
- Ordinary		32,950
- Special		1,500
<b>Total</b>		<b>34,450</b>

<b>Unit Value per unit</b>	<b>\$922.34</b>
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**Tax Deferred Capital Payments and Cost Base Summary:**

<b>Cost Base</b>	<b>\$1,000 Ordinary Units</b>	<b>\$1 Special Units</b>
Purchase Price	1,000.00	1.00
Less Tax Deferred Capital Payments:		
June 2018	(6.15)	(1.00)
June 2019	(36.92)	-
June 2020	(30.30)	-
June 2021	(15.15)	-
Total Tax Deferred Capital Payments	(88.52)	(1.00)
<b>Reduced Cost Base</b>	<b>911.48</b>	<b>0.00</b>

The above table summaries the history of tax deferred capital payments and estimates the reduced cost base on a per unit basis. The cost base of your units is reduced by the tax deferred capital payments you have received.

Once your reduced cost base reduces to zero, there will be capital gains tax implications on any subsequent capital payments. We recommend you seek independent taxation advice to take into account your personal circumstances.

The above is based on the information available to the managers of MH Cumberland Street Unit Trust.