

Francis Self Managed Super Fund

Investment Summary as at 30 June 2022

Investment	Units	Average Cost Price	Market Price	Accounting Cost	Market Value	Unrealised Accounting Gain/(Loss)	Accounting Gain/(Loss) (%)	Portfolio Weight (%)
<u>Bank</u>								
CBA Cash Investment Account				121,206.14	121,206.14			4.83%
				121,206.14	121,206.14			4.83%
<u>Property Direct Market</u>								
108/25 Warner Ave, Findon	1.00000	261,651.7000	345,000.0000	261,651.70	345,000.00	83,348.30	31.85%	13.75%
11A Metro Parade Mawson	1.00000	299,244.9900	295,000.0000	299,244.99	295,000.00	(4,244.99)	(1.42)%	11.76%
11D Metro Parade, Mawson Lakes SA 5095	1.00000	218,550.0000	335,000.0000	218,550.00	335,000.00	116,450.00	53.28%	13.35%
29 Prow Drive, Seaford Meadows SA 5169	1.00000	324,499.0000	535,000.0000	324,499.00	535,000.00	210,501.00	64.87%	21.32%
5 Mab Circuit Tonsley	1.00000	192,981.0000	385,000.0000	192,981.00	385,000.00	192,019.00	99.50%	15.34%
7 Brenton St, Blakeview SA 5114	1.00000	327,831.7000	460,000.0000	327,831.70	460,000.00	132,168.30	40.32%	18.33%
Unit 12, 6 Arcadia Court, North Haven	1.00000	61,160.0700	33,000.0000	61,160.07	33,000.00	(28,160.07)	(46.04)%	1.32%
				1,685,918.46	2,388,000.00	702,081.54	41.64%	95.17%
				1,807,124.60	2,509,206.14	702,081.54	38.85%	100.00%

The accounting cost is the original cost base adjusted by any subsequent capital call/improvement or capital return transactions. In many cases, it is not the same as the adjusted or reduced cost base, or the reset cost base resulting from the CGT relief. To view the tax cost base and unrealised gain/(loss) for tax purposes refer to the Unrealised Capital Gains Report or change the report parameter to tax cost base.