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Issued by: Australian Unity Property Limited
ABN 58 079 538 499
AFSL 234455

MASCOT FOUNDRY SALES PTY LTD MASCOT
S/FUND A/C
PO BOX 199
HUNTERS HILL NSW 2110

Account Name
MASCOT FOUNDRY SALES PTY LTD
MASCOT S/FUND A/C

Account Number
20484275

Account Holder Name **TFN/ABN**
MASCOT FOUNDRY Supplied
SALES PTY LTD MASCOT
S/FUND A/C

Financial Adviser
No Adviser

Periodic Statement

01 Jul 2020 to 30 Jun 2021

Australian Unity Diversified Property Fund - Ordinary Units

Dear Investor(s)

Set out below are the details of your Australian Unity Diversified Property Fund - Ordinary Units investment and a transaction history for the period.

Please keep this statement for future reference.

Investment Summary - 30 Jun 2021

Date	Investment Fund	Price	Units Held	Market Value	%
30/06/2021	Australian Unity Diversified Property Fund - Ordinary Units	\$1.2100	27,504.0000	\$33,279.84	100.00
30/06/2021	Total Investments			\$33,279.84	

Australian Unity Diversified Property Fund - Ordinary Units - Fund Transactions

Date	Transactions	Unit Price (\$)	Transaction Units	Amount (AUD)	Unit Balance
01/07/2020	Opening Balance	1.1013		30,290.16	27,504.0000
01/07/2020	Distribution		0.0000	1,037.75	27,504.0000
01/10/2020	Distribution		0.0000	412.56	27,504.0000
01/11/2020	Distribution		0.0000	137.52	27,504.0000
01/12/2020	Distribution		0.0000	137.52	27,504.0000
01/01/2021	Distribution		0.0000	137.52	27,504.0000
01/02/2021	Distribution		0.0000	137.52	27,504.0000
01/03/2021	Distribution		0.0000	137.52	27,504.0000
01/04/2021	Distribution		0.0000	137.52	27,504.0000
01/05/2021	Distribution		0.0000	137.52	27,504.0000

Periodic Statement
Australian Unity Diversified Property Fund -
Ordinary Units
01 July 2020 to 30 June 2021

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Account Number 20484275

Australian Unity Diversified Property Fund - Ordinary Units - Fund Transactions

Date	Transactions	Unit Price (\$)	Transaction Units	Amount (AUD)	Unit Balance
01/06/2021	Distribution		0.0000	137.52	27,504.0000
30/06/2021	Closing Balance	1.2100		33,279.84	27,504.0000

Return on Investment	Termination Value
\$5,540.15	\$33,279.84

Account Fees

Direct Fees	\$0.00
Indirect Costs*	\$443.23
Performance Fees	\$695.21
Total Fees You Paid	\$1,138.44

* This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment but are not charged directly to you as a fee. These costs are reflected in the unit price.

If you have any questions or would like more information about your investment, contact your financial adviser or visit our Investor Portal. Alternatively, you can call our Client Services team on 1300 997 774 or +61 3 9616 8687 from 8.30am to 5.30pm AEDT or email australianunitywealth@unitregistry.com.au

Your Wealth Team - Australian Unity

Investor Information

Return on Investment

This includes the increase or decrease in the value of your investment (net of entry/exit fees), plus any distributions, during the reporting period.

Termination Value

The amount you would have received if you requested a full withdrawal at the end of the period, taking into account any applicable exit fees.

Direct Fees

Represents fees directly deducted from your investment account this period as shown under the Fund Transactions section of your statement.

Indirect Costs

Indirect costs have the effect of reducing the value of your investment, even though the cost is not charged to you directly as a fee. There are different types of indirect costs. They include fees payable out of the Investment Fund to the responsible entity; amounts paid out of the Investment Fund to service providers (such as managers, custodians and administrators); and some of the costs incurred by the Investment Fund investing in a derivative. Indirect costs also include similar amounts incurred in underlying entities where the Investment Fund has invested into the underlying entity in order to gain exposure to another asset or investment. This is not an exhaustive list of the types of indirect costs. The particular types of indirect costs that apply to your investment will depend on a number of factors, including the assets held in the Investment Fund. Some of the different types of indirect costs are based on estimates which is why the amount in this statement is stated to be an approximate amount.

Performance Fees

Performance Fees represent 20% of the percentage by which the Fund outperforms the S&P/ASX Small Ordinaries Accumulation Index. The performance fee is calculated and accrued on each "Valuation Time" (as adjusted in the Constitution) and payable out of the Fund's Asset.

Total Fees You Paid

This approximate amount includes all the fees and costs which affected your investment during the period. Please refer to the latest Disclosure Documents, Information Memorandum and/or Prospectus where applicable for full details of fees or costs which affect your investment.

Complaint Process

We aim to resolve any concerns or complaints quickly and fairly. If you have a concern or a complaint please contact us on 1300 997 774 or +61 3 9616 8687 from 8.30am to 5.30pm AEST or write to us at Australian Unity Wealth, GPO Box 804, Melbourne, VIC, 3001.

If your issue is not resolved to your satisfaction, you may refer your complaint to the Australian Financial Complaints Authority (AFCA): (not applicable to Wholesale Funds)

Australian Financial Complaints Authority
GPO Box 3, Melbourne VIC 3001
Email: info@afca.org.au
Phone: 1800 931 678 (free call)
Website: afca.org.au