

BASE STATION 59 PTY LTD  
<JG&EJ RANDELL FAMILY SMSF AC>  
59 WAITE ROAD  
NETHERBY SA 5062

**Date:** 27 October 2022  
**Reference No:** 0012135581  
**Tax Reference:** Quoted

## Centuria Diversified Property Fund - Stapled Units Periodic Statement - 01 July 2021 to 30 June 2022

**Investor number:** 0012135581  
**Tax reference:** Quoted

**Dealer group:** No Dealer  
**Adviser name:** No Adviser

**TABLE A**  
**Transaction List - Unit Movement**

Date	Transaction	Number of units	Price per unit (\$)	Total value (\$)	Balance of units
27/05/2022	Opening Balance	0.0000	\$0.0000	\$0.00	0.0000
27/05/2022	Stapling	47,295.1621	\$1.1014	\$52,090.89	47,295.1621
30/06/2022	Closing Balance	47,295.1621	\$1.0950	\$51,788.20	47,295.1621

Opening and closing balances are based on the withdrawal unit price (ex distribution)


On 27 May 2022, units in CDPF and CDPF2 were stapled. Please refer to your Centuria Diversified Property Fund - Stapled Units periodic statement for transactional information from 27 May 2022 to 20 June 2022.

**TABLE B**  
**Termination Value Of Investment**

The termination value of your investment is the notional value if you had redeemed your investment in full at 30 June 2022

Date	Number of units	Price per unit (\$)	Market Value (\$)	Termination Fee (\$) Fee payable on full redemption	Termination Value (\$)
27/05/2022	0.0000	\$0.0000	\$0.00	\$0.00	\$0.00
27/05/2022	47,295.1621	\$1.1014	\$52,090.89	\$0.00	\$52,090.89
30/06/2022	47,295.1621	\$1.0950	\$51,788.20	\$0.00	\$51,788.20

**TABLE C**  
**Fund Distribution Summary**

Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	DRP Allotment
31/05/2022	21/06/2022	Centuria Diversified Property Fund - Stapled Units May 2022 Distribution	\$38.16	\$0.00	\$38.16	0.0000
30/06/2022	15/07/2022	Centuria Diversified Property Fund - Stapled Units June 2022 Distribution	\$228.96	\$0.00	\$228.96	 0.0000
<b>Total for statement period</b>			<b>\$267.12</b>	<b>\$0.00</b>	<b>\$267.12</b>	<b>0.0000</b>

**TABLE D**  
**Fees and Costs summary**

Type of Fee	Amount (\$)
<b>Fees deducted directly from your account</b> This amount has been deducted directly from your account (reflected in the transactions listed on this statement).	\$0.00
<b>Fees and costs deducted from your investment<sup>1</sup></b> This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment and that are not reflected as transactions listed on this statement or in the additional explanation of fees and costs.	\$240.92
<b>TOTAL FEES AND COSTS YOU PAID</b> This approximate amount includes all the fees and costs that affected your investment during the period	<b>\$240.92</b>

<sup>1</sup> This is the amount of fees and costs that are attributed to you and include management fees and costs, performance fees and transaction costs on any applicable transactions throughout the period. It is an apportioned amount that has been calculated by multiplying your daily account balance over the period by the Cost of Product. The Cost of Product is calculated by dividing the Fund's management costs and expenses, performance fees and transaction costs on applicable transactions by the Fund's average net assets over the period.

**TABLE E**  
**Your Investment Return <sup>2</sup>**

Calculation of the Investment Return	Amount sourced from	Amount(\$)
<b>Closing Balance</b>	Table A	<b>\$51,788.20</b>
Add: withdrawal payment	Table A	\$0.00
Less: opening balance	Table A	\$0.00
Less: applications/allotments	Table A	\$52,090.89
Less: fees deducted directly from your account	Table D	\$0.00
<b>Change in market value (growth return)</b>		<b>-\$302.69</b>
Add: gross distribution amounts (distribution return) <sup>3</sup>	Table C	\$267.12
<b>Net Investment return (total return)</b>		<b>-\$35.57</b>

<sup>2</sup> This is not a statement for tax purposes. We send a separate tax statement which contains all the information about your investment that you need to complete your tax return.

<sup>3</sup> The 'growth return' is the change in the value of your investment in the period, taking into account transactions and excluding distributions. This amount is only for reporting purposes.

## Further Information

You can access information regarding your investments through [www.CenturiaInvestor.com](http://www.CenturiaInvestor.com). If you have questions about the periodic statement or any administrative queries, please contact Centuria Investor Serviceteam on 1800 182 257. For more information about other investment options, please call Centuria directly on 1300 22 44 24, or email [contactus@centuria.com.au](mailto:contactus@centuria.com.au).

## Handling Complaints

If you have a complaint, please let us know by contacting our Investor Services Team on: **1300 22 44 24**, or emailing: [compliance@centuria.com.au](mailto:compliance@centuria.com.au) or writing to us at Centuria Complaints Resolution Process, Level 41, Chifley Tower, 2 Chifley Square, Sydney NSW 2000. We aim to resolve your concerns at the time of your first contact with us. If this is not possible, we will acknowledge your complaint as soon as possible and will investigate, properly consider and decide on the action to take and communicate this to you within 30 days. For further information on the complaints handling process, please go to [centuria.com.au/contact-us/complaints](http://centuria.com.au/contact-us/complaints).

If you are not satisfied with our response to the matter, you may be able to refer the matter to the Australian Financial Complaints Authority (AFCA) on telephone: **1800 931 678** or write to AFCA at: GPO Box 3, Melbourne VIC 3001, Australia or email: [info@afca.org.au](mailto:info@afca.org.au).

## Disclaimer

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# Transaction History

## Centuria Property Funds (Australia)

BASE STATION 59 PTY LTD - As at 19/12/2022



BASE STATION 59 PTY LTD  
<JG&EJ RANDELL FAMILY SMSF AC>  
59 WAITE ROAD  
NETHERBY SA 5062

Security Class  
Centuria Diversified Property Fund - Stapled Units

Subregister	Reference	Transaction	Date	No. of Securities	\$Price	\$Value	\$Management Fee	\$Adviser Service Fee	\$Rebate	Total Securities	\$Total Value
Closing Balance					1.0823					47,295.1621	51,187.55
Unit Trust	0012135581	Stapling	27-May-2022	47,295.1621	1.1014	52,090.89	0.00	0.00	0.00	47,295.1621	

No prior transactions

# Centuria

BASE STATION 59 PTY LTD  
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59 WAITE ROAD  
NETHERBY SA 5062

## Centuria Diversified Property Fund - Stapled Units

Investor Number: 0012135581

Investor Name: BASE STATION 59 PTY LTD

### Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2022

This statement assumes that you are an Australian resident individual unitholder. We recommend that if this is not applicable or your situation is unusual or complex that you seek professional advice.

#### Summary of 2022 Tax Return (supplementary section) Items

Tax Return (supplementary section)	Amount (\$) <sup>1</sup>	Tax Return Label
Share of non-primary production (NPP) income	25.76	13U
NPP income - Franked distributions from trusts <sup>2</sup>	0.78	13C
Other deductions relating to NPP distributions	0.00	13Y
Share of franking credit from franked dividends	0.20	13Q
Share of credit for TFN amounts withheld	0.00	13R
Share of credit for non-resident withholding amounts withheld	0.00	13A
Total current year capital gains	0.00	18H
Net capital gain	0.00	18A
Assessable foreign source income	0.40	20E
Other net foreign source income	0.40	20M
Foreign income tax offsets <sup>3</sup>	0.02	20O

Please see reverse for detailed components of the distribution.

# Centuria Diversified Property Fund

## Components of Distribution

	Cash Distribution (\$)	Tax Paid/Offsets (\$) (E)	Attribution Amount (\$)
<b>Australian Income</b>			
Dividends – Unfranked	0.00		0.00
Conduit Foreign Income	0.00		0.00
Interest	0.01		0.01
Other income	25.75		25.75
NCMI - Non primary production	0.00		0.00
<b>Non-Primary Production Income (A)</b>	<b>25.76</b>		<b>25.76</b>
<b>Dividends: Franked amount (Franked Dist) (X)</b>	<b>0.58</b>	<b>0.20</b>	<b>0.78</b>
<b>Capital Gains</b>			
		<b>Foreign Income Tax Offset (E)</b>	
Discounted capital gain (TAP)	0.00	0.00	0.00
Discounted capital gain (NTAP)	0.00	0.00	0.00
Capital gains – Other method (TAP)	0.00	0.00	0.00
Capital gains – Other method (NTAP)	0.00	0.00	0.00
<b>Net Capital Gain</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>AMIT CGT Gross up amount</b>			<b>0.00</b>
<b>Other capital gains distribution</b>	<b>0.00</b>		
<b>Total current year capital gains (C)</b>	<b>0.00</b>		<b>0.00</b>
<b>Foreign Income</b>			
Assessable foreign source income	0.38	0.02	0.40
<b>Total foreign income (D)</b>	<b>0.00</b>	<b>0.00</b>	
<b>Other Non-Assessable Amounts</b>			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	177.81		
<b>Gross Cash Distribution (G)</b>	<b>204.53</b>		
<b>Attribution Managed Investment Trust (AMIT) cost base adjustments</b>			
	<b>Amounts (\$)</b>		
AMIT cost base net amount – excess (decrease)	177.81		
AMIT cost base net amount – shortfall (increase)	0.00		
<b>Other amounts deducted from trust distributions</b>			
	<b>Amounts (\$)</b>		
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
<b>Net Cash Distribution</b>	<b>204.53</b>		

### Notes:

1. All amounts are in Australian dollars and withholding tax has been deducted where applicable.
2. Trustees may choose to show the franked distributions at label 13C rather than at label 13U.
3. If your total foreign income tax offset from all sources for the year is \$1,000 or less, then you can claim this amount in full. Otherwise you will need to refer to the publication Guide To Foreign Income Tax Offset Rules (NAT 72923) to work out your entitlement.

**PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES**

# Primewest Property Income Fund

## Components of Distribution

	Cash Distribution (\$)	Tax Paid/Offsets (\$) (E)	Attribution Amount (\$)
<b>Australian Income</b>			
Dividends – Unfranked	0.00		0.00
Conduit Foreign Income	0.00		0.00
Interest	0.00		0.00
Other income	0.00		0.00
NCMI - Non primary production	0.00		0.00
<b>Non-Primary Production Income (A)</b>	<b>0.00</b>		<b>0.00</b>
<b>Dividends: Franked amount (Franked Dist) (X)</b>	0.00	0.00	0.00
<b>Capital Gains</b>			
		<b>Foreign Income Tax Offset (E)</b>	
Discounted capital gain (TAP)	0.00	0.00	0.00
Discounted capital gain (NTAP)	0.00	0.00	0.00
Capital gains – Other method (TAP)	0.00	0.00	0.00
Capital gains – Other method (NTAP)	0.00	0.00	0.00
<b>Net Capital Gain</b>	<b>0.00</b>	0.00	<b>0.00</b>
<b>AMIT CGT Gross up amount</b>			0.00
<b>Other capital gains distribution</b>	0.00		
<b>Total current year capital gains (C)</b>	<b>0.00</b>		<b>0.00</b>
<b>Foreign Income</b>			
Assessable foreign source income	0.00	0.00	0.00
<b>Total foreign income (D)</b>	<b>0.00</b>	<b>0.00</b>	
<b>Other Non-Assessable Amounts</b>			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	62.59		
<b>Gross Cash Distribution (G)</b>	<b>62.59</b>		
<b>Attribution Managed Investment Trust (AMIT) cost base adjustments</b>			
	<b>Amounts (\$)</b>		
AMIT cost base net amount – excess (decrease)	62.59		
AMIT cost base net amount – shortfall (increase)	0.00		
<b>Other amounts deducted from trust distributions</b>			
	<b>Amounts (\$)</b>		
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
<b>Net Cash Distribution</b>	<b>62.59</b>		

### Notes:

1. All amounts are in Australian dollars and withholding tax has been deducted where applicable.
2. Trustees may choose to show the franked distributions at label 13C rather than at label 13U.
3. If your total foreign income tax offset from all sources for the year is \$1,000 or less, then you can claim this amount in full. Otherwise you will need to refer to the publication Guide To Foreign Income Tax Offset Rules (NAT 72923) to work out your entitlement.

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# Unit Trust Payments

## Centuria Property Funds (Australia)

BASE STATION 59 PTY LTD

<JG&EJ RANDELL FAMILY SMSF AC>

59 WAITE ROAD

NETHERBY SA 5062

Security	Payment Date	Period End Date	Method	No. of Securities	Income Distribution(\$)	Tax(\$)	Net Distribution(\$)	Cash Payment	Payment ID	Status
Centuria Diversified Property Fund - Stapled Units	30-Jun-2022	30-Jun-2022	Notional	1,266,038.0000	12,660.38	0.00	12,660.38	12,660.38	226837840	Initial
Centuria Diversified Property Fund - Stapled Units	21-Jun-2022	31-May-2022	EFT	47,295.1621	38.16	0.00	38.16	38.16	223368717	Initial