

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

**Date:** 21 October 2022  
**Reference No:** 0012135581  
**Tax Reference:** Quoted

## Centuria 80 Flinders Street Fund 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**  
**Transactions - Unit Movements**

Date	Transaction	Number of units	Price per unit (\$)	Total value (\$)	Balance of units
22/11/2021	Opening Balance	0.0000	\$0.0000	\$0.00	0.0000
22/11/2021	Transfer Beneficial Holder	50,000.0000	\$1.0200	\$51,000.00	50,000.0000
30/06/2022	Closing Balance	50,000.0000	\$1.1000	\$55,000.00	50,000.0000

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

The Unit Price, outlined above, includes the Fund's acquisition costs which are amortised over the initial term of the Fund (in line with the PDS disclosure). The Net Asset Backing, which excludes amortised acquisition costs, is outlined in the latest Fund Update.

**TABLE B**  
**Fund Distribution Summary**

Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	DRP Allotment
30/11/2021	10/12/2021	Centuria 80 Flinders Street Fund November 2021 Distribution	\$82.61	\$0.00	\$82.61	0.0000
31/12/2021	14/01/2022	Centuria 80 Flinders Street Fund December 2021 Distribution	\$284.50	\$0.00	\$284.50	0.0000
31/01/2022	10/02/2022	Centuria 80 Flinders Street Fund January 2022 Distribution	\$284.50	\$0.00	\$284.50	0.0000
28/02/2022	10/03/2022	Centuria 80 Flinders Street Fund February 2022 Distribution	\$257.00	\$0.00	\$257.00	0.0000
31/03/2022	11/04/2022	Centuria 80 Flinders Street Fund March 2022 Distribution	\$284.50	\$0.00	\$284.50	0.0000
30/04/2022	10/05/2022	Centuria 80 Flinders Street Fund April 2022 Distribution	\$275.35	\$0.00	\$275.35	0.0000
31/05/2022	10/06/2022	Centuria 80 Flinders Street Fund May 2022 Distribution	\$284.50	\$0.00	\$284.50	0.0000
30/06/2022	15/07/2022	Centuria 80 Flinders Street Fund June 2022 Distribution	\$275.35	\$0.00	\$275.35	0.0000
<b>Total for statement period</b>			<b>\$2,028.31</b>	<b>\$0.00</b>	<b>\$2,028.31</b>	<b>0.0000</b>

**TABLE C**  
**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.	\$529.95
<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>\$529.95</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 D Your Investment Return <sup>2</sup>		
Calculation of the Investment Return	Amount sourced from	Amount(\$)
<b>Closing Balance</b>	Table A	<b>\$55,000.00</b>
Add: withdrawal payment	Table A	\$0.00
Less: opening balance	Table A	\$0.00
Less: applications/allotments	Table A	\$51,000.00
Less: fees deducted directly from your account	Table C	\$0.00
<b>Change in market value (growth return)</b>		<b>\$4,000.00</b>
Add: gross distribution amounts (distribution return)	Table B	\$2,028.31
<b>Net Investment return (total return)</b>		<b>\$6,028.31</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 Services team 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

While every reasonable care has been taken to ensure that the information on this statement is correct and the information contained in this document is believed to be accurate at the time of compilation, Centuria Property Funds Limited cannot accept liability for any error or misprint. This statement was prepared by Centuria Property Funds Limited ABN 11 086 553 639, AFSL 231149. This information is of a general nature and is not intended to provide you with financial advice or take into account your personal objectives, financial situation or needs.

You may wish to seek independent financial advice from a licensed or authorised financial adviser before making an investment decision. The performance of your investment in any of the Centuria Property Funds is not guaranteed. Past performance is not a reliable indicator of future performance.

Your privacy is important to us. Our Privacy Policy sets out how your information is managed, and is available at [centuria.com.au/contact-us/privacy-policy](http://centuria.com.au/contact-us/privacy-policy).



JEREMY GEORGE RANDELL &  
ERICA JOAN RANDELL  
<JG & EJ RANDELL S/F A/C>  
59 WAITE ROAD  
NETHERBY SA 5062

31 March 2022

**Centuria 80 Flinders Street Fund**  
**ARSN:634 979 838**  
**Exit Statement**

**Investor number:** 0200131670 **Dealer group:** No Dealer  
**Tax reference:** Quoted **Adviser name:** No Adviser  
**Statement period:** 01 July 2021 to 22 November 2021

<b>TABLE A</b> <b>Transaction list - Unit movement</b>					
<b>Date</b>	<b>Transaction</b>	<b>Number of units</b>	<b>Price per unit (\$)</b>	<b>Total value (\$)</b>	<b>Balance of units</b>
01/07/2021	Opening Balance	50,000.0000	\$1.0200	\$51,000.00	50,000.0000
22/11/2021	Transfer Beneficial Holder	-50,000.0000	\$1.0200	-\$51,000.00	0.0000
22/11/2021	Closing Balance	0.0000	\$0.0000	\$0.00	0.0000

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

<b>TABLE B</b> <b>Fund distribution summary</b>						
<b>Record Date</b>	<b>Payment Date</b>	<b>Transaction</b>	<b>Gross Distribution (\$)</b>	<b>Withholding Tax (\$)</b>	<b>Net Distribution (\$)</b>	<b>Distribution Plan Allotment</b>
31/07/2021	10/08/2021	Centuria 80 Flinders Street Fund July 2021 Distribution	\$284.50	\$0.00	\$284.50	0.0000
31/08/2021	10/09/2021	Centuria 80 Flinders Street Fund August 2021 Distribution	\$284.50	\$0.00	\$284.50	0.0000
30/09/2021	11/10/2021	Centuria 80 Flinders Street Fund September 2021 Distribution	\$275.35	\$0.00	\$275.35	0.0000
31/10/2021	10/11/2021	Centuria 80 Flinders Street Fund October 2021 Distribution	\$284.50	\$0.00	\$284.50	0.0000
30/11/2021	10/12/2021	Centuria 80 Flinders Street Fund November 2021 Distribution	\$192.75	\$0.00	\$192.75	0.0000
<b>Total for statement period</b>			<b>\$1,321.60</b>	<b>\$0.00</b>	<b>\$1,321.60</b>	<b>0.0000</b>

**TABLE C**  
**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.	\$315.89
<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>\$315.89</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 D**  
**Calculation of your net investment return <sup>2</sup>**

Calculation of the Investment Return	Amount (\$)	Amount sourced from
<b>Closing Balance</b>	<b>\$0.00</b>	Table A
Add: withdrawal payment	\$51,000.00	Table A
Less: opening balance	\$51,000.00	Table A
Less: applications/allotments	\$0.00	Table A
Less: fees deducted directly from your account	\$0.00	Table C
<b>Change in market value (growth return) <sup>3</sup></b>	<b>\$0.00</b>	
Add: gross distribution amounts (distribution return)	\$1,321.60	Table B
<b>Net Investment return (total return)</b>	<b>\$1,321.60</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.

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# Transaction History

## Centuria Property Funds (Australia)

BASE STATION 59 PTY LTD - As at 20/12/2022



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

Security Class  
Centuria 80 Flinders Street Fund

Subregister	Reference	Transaction	Date	No. of Securities	\$Price	\$Value	\$Management Fee	\$Adviser Service Fee	\$Rebate	Total Securities	\$Total Value
		Closing Balance			1.1000					50,000.0000	55,000.00
Unit Trust	0012135581	Transfer Beneficial Holder	22-Nov-2021	50,000.0000	1.0200	51,000.00	0.00	0.00	0.00	50,000.0000	

No prior transactions

# Transaction History

## Centuria Property Funds (Australia)

JEREMY GEORGE RANDELL & - As at 20/12/2022



JEREMY GEORGE RANDELL &  
ERICA JOAN RANDELL  
<JG & EJ RANDELL S/F A/C>  
59 WAITE ROAD  
NETHERBY SA 5062

Security Class  
Centuria 80 Flinders Street Fund

Subregister	Reference	Transaction	Date	No. of Securities	\$Price	\$Value	\$Management Fee	\$Adviser Service Fee	\$Rebate	Total Securities	\$Total Value
Closing Balance					1.1000					0.0000	0.00
Unit Trust	0200131670	Transfer Beneficial Holder	22-Nov-2021	-50,000.0000	1.0200	-51,000.00	0.00	0.00	0.00	0.0000	
Unit Trust	0200131670	Application	01-Oct-2019	50,000.0000	1.0000	50,000.00	0.00	0.00	0.00	50,000.0000	

No prior transactions

# 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 80 Flinders Street Fund	10-Jun-2022	31-May-2022	EFT	50,000.0000	284.50	0.00	284.50	284.50	223235794	Initial
Centuria 80 Flinders Street Fund	10-May-2022	30-Apr-2022	EFT	50,000.0000	275.35	0.00	275.35	275.35	222876337	Initial
Centuria 80 Flinders Street Fund	11-Apr-2022	31-Mar-2022	EFT	50,000.0000	284.50	0.00	284.50	284.50	222299085	Initial
Centuria 80 Flinders Street Fund	10-Mar-2022	28-Feb-2022	EFT	50,000.0000	257.00	0.00	257.00	257.00	221011559	Initial
Centuria 80 Flinders Street Fund	10-Feb-2022	31-Jan-2022	EFT	50,000.0000	284.50	0.00	284.50	284.50	219950096	Initial
Centuria 80 Flinders Street Fund	14-Jan-2022	31-Dec-2021	EFT	50,000.0000	284.50	0.00	284.50	284.50	219424668	Initial
Centuria 80 Flinders Street Fund	10-Dec-2021	30-Nov-2021	EFT	50,000.0000	82.61	0.00	82.61	82.61	218857319	Initial

# Unit Trust Payments

## Centuria Property Funds (Australia)

JEREMY GEORGE RANDELL &  
ERICA JOAN RANDELL  
<JG & EJ RANDELL S/F A/C>  
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 80 Flinders Street Fund	10-Dec-2021	30-Nov-2021	EFT	0.0000	192.75	0.00	192.75	192.75	218857082	Initial
Centuria 80 Flinders Street Fund	10-Nov-2021	31-Oct-2021	EFT	50,000.0000	284.50	0.00	284.50	284.50	218459520	Initial
Centuria 80 Flinders Street Fund	11-Oct-2021	30-Sep-2021	EFT	50,000.0000	275.35	0.00	275.35	275.35	217904677	Initial
Centuria 80 Flinders Street Fund	10-Sep-2021	31-Aug-2021	EFT	50,000.0000	284.50	0.00	284.50	284.50	216024004	Initial
Centuria 80 Flinders Street Fund	10-Aug-2021	31-Jul-2021	EFT	50,000.0000	284.50	0.00	284.50	284.50	214687323	Initial
Centuria 80 Flinders Street Fund	16-Jul-2021	30-Jun-2021	EFT	50,000.0000	271.25	0.00	271.25	271.25	214173477	Initial

# Centuria

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

## Centuria 80 Flinders Street Fund

**Property Address:** 80 Flinders Street, Adelaide SA  
**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	245.90	13U
NPP income - Franked distributions from trusts <sup>2</sup>	0.00	13C
Other deductions relating to NPP distributions	0.00	13Y
Share of franking credit from franked dividends	0.00	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	0.00	20E
Other net foreign source income	0.00	20M
Foreign income tax offsets <sup>3</sup>	0.00	20O
Australian Franking Credit from New Zealand Franking Company	0.00	20F

Please see reverse for detailed components of the distribution.

## 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	245.90		245.90
Clean Building	0.00		0.00
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
<b>Non-Primary Production Income (A)</b>	<b>245.90</b>		<b>245.90</b>
<b>Dividends: Franked amount (Franked Dist) (X)</b>	0.00	0.00	0.00
<b>Capital Gains</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
NCMI capital gains	0.00		
Excluded from NCMI capital gains	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>			0.00
<b>Other capital gains distribution</b>	0.00		
<b>Total current year capital gains (C)</b>	<b>0.00</b>		0.00
<b>Foreign Income</b>			
Assessable foreign source income	0.00	0.00	0.00
Australian Franking Credit from NZ Company	0.00	0.00	0.00
<b>Total foreign income (D)</b>	<b>0.00</b>	<b>0.00</b>	
<b>Cash Distribution Sub Total (A+X+C+D)</b>	<b>245.90</b>		
<b>Other Non-Assessable Amounts</b>			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	1,782.41		
<b>Gross Cash Distribution (G)</b>	<b>2,028.31</b>		
<b>Attribution Managed Investment Trust (AMIT) cost base adjustments</b>			
	<b>Amounts (\$)</b>		
AMIT cost base net amount – excess (decrease)	1,782.41		
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>2,028.31</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**

JEREMY GEORGE RANDELL &  
ERICA JOAN RANDELL  
<JG & EJ RANDELL S/F A/C>  
59 WAITE ROAD  
NETHERBY SA 5062

## Centuria 80 Flinders Street Fund

**Property Address:** 80 Flinders Street, Adelaide SA  
**Investor Number:** 0200131670  
**Investor Name:** JEREMY GEORGE RANDELL & ERICA JOAN RANDELL

### 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	160.22	13U
NPP income - Franked distributions from trusts <sup>2</sup>	0.00	13C
Other deductions relating to NPP distributions	0.00	13Y
Share of franking credit from franked dividends	0.00	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	0.00	20E
Other net foreign source income	0.00	20M
Foreign income tax offsets <sup>3</sup>	0.00	20O
Australian Franking Credit from New Zealand Franking Company	0.00	20F

Please see reverse for detailed components of the distribution.

## 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	160.22		160.22
Clean Building	0.00		0.00
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
<b>Non-Primary Production Income (A)</b>	<b>160.22</b>		<b>160.22</b>
<b>Dividends: Franked amount (Franked Dist) (X)</b>	0.00	0.00	0.00
<b>Capital Gains</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
NCMI capital gains	0.00		
Excluded from NCMI capital gains	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>			0.00
<b>Other capital gains distribution</b>	0.00		
<b>Total current year capital gains (C)</b>	<b>0.00</b>		0.00
<b>Foreign Income</b>			
Assessable foreign source income	0.00	0.00	0.00
Australian Franking Credit from NZ Company	0.00	0.00	0.00
<b>Total foreign income (D)</b>	<b>0.00</b>	<b>0.00</b>	
<b>Cash Distribution Sub Total (A+X+C+D)</b>	<b>160.22</b>		
<b>Other Non-Assessable Amounts</b>			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	1,161.38		
<b>Gross Cash Distribution (G)</b>	<b>1,321.60</b>		
<b>Attribution Managed Investment Trust (AMIT) cost base adjustments</b>	<b>Amounts (\$)</b>		
AMIT cost base net amount – excess (decrease)	1,161.38		
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>1,321.60</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**