

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 Healthcare Property 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
Transaction List - Unit Movement

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	49,900.1996	\$0.0000	\$0.00	49,900.1996
30/06/2022	Closing Balance	49,900.1996	\$1.1041	\$55,094.81	49,900.1996

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
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 (\$)
22/11/2021	0.0000	\$0.0000	\$0.00	\$0.00	\$0.00
22/11/2021	49,900.1996	\$0.0000	\$0.00	\$0.00	\$0.00
30/06/2022	49,900.1996	\$1.1041	\$55,094.81	\$0.00	\$55,094.81

TABLE C
Fund Distribution Summary

Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	DRP Allotment
30/11/2021	10/12/2021	Centuria Healthcare Property Fund November 2021 Distribution	\$228.69	\$0.00	\$228.69	0.0000
31/12/2021	14/01/2022	Centuria Healthcare Property Fund December 2021 Distribution	\$228.69	\$0.00	\$228.69	0.0000
31/01/2022	10/02/2022	Centuria Healthcare Property Fund January 2022 Distribution	\$228.69	\$0.00	\$228.69	0.0000
28/02/2022	10/03/2022	Centuria Healthcare Property Fund February 2022 Distribution	\$228.69	\$0.00	\$228.69	0.0000
31/03/2022	11/04/2022	Centuria Healthcare Property Fund March 2022 Distribution	\$228.69	\$0.00	\$228.69	0.0000
30/04/2022	10/05/2022	Centuria Healthcare Property Fund April 2022 Distribution	\$228.69	\$0.00	\$228.69	0.0000
31/05/2022	10/06/2022	Centuria Healthcare Property Fund May 2022 Distribution	\$228.69	\$0.00	\$228.69	0.0000
30/06/2022	15/07/2022	Centuria Healthcare Property Fund June 2022 Distribution	\$228.69	\$0.00	\$228.69	0.0000
Total for statement period			\$1,829.52	\$0.00	\$1,829.52	0.0000

TABLE D
Fees and Costs summary

Type of Fee	Amount (\$)
Fees deducted directly from your account This amount has been deducted directly from your account (reflected in the transactions listed on this statement).	\$0.00
Fees and costs deducted from your investment¹ 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.	\$4,364.51
TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affected your investment during the period	\$4,364.51

¹ 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 ²

Calculation of the Investment Return	Amount sourced from	Amount(\$)
Closing Balance	Table A	\$55,094.81
Add: withdrawal payment	Table A	\$0.00
Less: opening balance	Table A	\$0.00
Less: applications/allotments	Table A	\$0.00
Less: fees deducted directly from your account	Table D	\$0.00
Change in market value (growth return)		\$55,094.81
Add: gross distribution amounts (distribution return)	Table C	\$1,829.52
Net Investment return (total return)		\$56,924.33

² 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.

³ 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. 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.

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 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.

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.

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 No.2 Limited cannot accept liability for any error or misprint. This statement was prepared by Centuria Property Funds No.2 Limited ABN 38 133 363 185, AFSL 340 304. 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.

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

31 March 2022

Centuria Healthcare Property Fund ARSN:638 821 360 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

TABLE A Transaction list - Unit movement					
Date	Transaction	Number of units	Price per unit (\$)	Total value (\$)	Balance of units
01/07/2021	Opening Balance	49,900.1996	\$1.0268	\$51,237.52	49,900.1996
22/11/2021	Transfer Beneficial Holder	-49,900.1996	\$1.0233	-\$51,062.87	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).

TABLE B Fund distribution summary						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	Distribution Plan Allotment
31/07/2021	10/08/2021	Centuria Healthcare Property Fund July 2021 Distribution	\$228.69	\$0.00	\$228.69	0.0000
30/08/2021	10/09/2021	Centuria Healthcare Property Fund August 2021 Distribution	\$228.69	\$0.00	\$228.69	0.0000
30/09/2021	08/10/2021	Centuria Healthcare Property Fund September 2021 Distribution	\$228.69	\$0.00	\$228.69	0.0000
31/10/2021	10/11/2021	Centuria Healthcare Property Fund October 2021 Distribution	\$228.69	\$0.00	\$228.69	0.0000
Total for statement period			\$914.76	\$0.00	\$914.76	0.0000

TABLE C
Fees and Costs summary

Type of Fee	Amount (\$)
Fees deducted directly from your account This amount has been deducted directly from your account (reflected in the transactions listed on this statement).	\$0.00
Fees and costs deducted from your investment¹ 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.	\$2,419.30
TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affected your investment during the period	\$2,419.30

¹ 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 ²

Calculation of the Investment Return	Amount (\$)	Amount sourced from
Closing Balance	\$0.00	Table A
Add: withdrawal payment	\$51,062.87	Table A
Less: opening balance	\$51,237.52	Table A
Less: applications/allotments	\$0.00	Table A
Less: fees deducted directly from your account	\$0.00	Table C
Change in market value (growth return) ³	-\$174.65	
Add: gross distribution amounts (distribution return)	\$914.76	Table B
Net Investment return (total return)	\$740.11	

² 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.

³ 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 Healthcare Property Fund

Subregister	Reference	Transaction	Date	No. of Securities	\$Price	\$Value	\$Management Fee	\$Adviser Service Fee	\$Rebate	Total Securities	\$Total Value
		Closing Balance			1.0919					77,259.9807	84,360.17
Unit Trust	0012135581	Application	18-Nov-2022	27,359.7811	1.0965	30,000.00	0.00	0.00	0.00	77,259.9807	
Unit Trust	0012135581	Transfer Beneficial Holder	22-Nov-2021	49,900.1996	0.0000	51,062.87	0.00	0.00	0.00	49,900.1996	

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 Healthcare Property Fund

Subregister	Reference	Transaction	Date	No. of Securities	\$Price	\$Value	\$Management Fee	\$Adviser Service Fee	\$Rebate	Total Securities	\$Total Value
Closing Balance					1.0919					0.0000	0.00
Unit Trust	0200131670	Transfer Beneficial Holder	22-Nov-2021	-49,900.1996	1.0233	-51,062.87	0.00	0.00	0.00	0.0000	
Unit Trust	0200131670	Application	21-Sep-2020	49,900.1996	1.0020	50,000.00	0.00	0.00	0.00	49,900.1996	

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 Healthcare Property Fund	10-Jun-2022	31-May-2022	EFT	49,900.1996	228.69	0.00	228.69	228.69	223226651	Initial
Centuria Healthcare Property Fund	10-May-2022	30-Apr-2022	EFT	49,900.1996	228.69	0.00	228.69	228.69	222881833	Initial
Centuria Healthcare Property Fund	11-Apr-2022	31-Mar-2022	EFT	49,900.1996	228.69	0.00	228.69	228.69	222297145	Initial
Centuria Healthcare Property Fund	10-Mar-2022	28-Feb-2022	EFT	49,900.1996	228.69	0.00	228.69	228.69	220846725	Initial
Centuria Healthcare Property Fund	10-Feb-2022	31-Jan-2022	EFT	49,900.1996	228.69	0.00	228.69	228.69	219979546	Initial
Centuria Healthcare Property Fund	14-Jan-2022	31-Dec-2021	EFT	49,900.1996	228.69	0.00	228.69	228.69	219444801	Initial
Centuria Healthcare Property Fund	10-Dec-2021	30-Nov-2021	EFT	49,900.1996	228.69	0.00	228.69	228.69	218807432	Initial

Unit Trust Payments

Centuria Property Funds (Australia)

JEREMY GEORGE RANDELL &
ERICA JOAN RANDELL
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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 Healthcare Property Fund	10-Nov-2021	31-Oct-2021	EFT	49,900.1996	228.69	0.00	228.69	228.69	218459125	Initial
Centuria Healthcare Property Fund	08-Oct-2021	30-Sep-2021	EFT	49,900.1996	228.69	0.00	228.69	228.69	217927586	Initial
Centuria Healthcare Property Fund	10-Sep-2021	30-Aug-2021	EFT	49,900.1996	228.69	0.00	228.69	228.69	216453882	Initial
Centuria Healthcare Property Fund	10-Aug-2021	31-Jul-2021	EFT	49,900.1996	228.69	0.00	228.69	228.69	214693630	Initial
Centuria Healthcare Property Fund	16-Jul-2021	30-Jun-2021	EFT	49,900.1996	239.12	0.00	239.12	239.12	214233961	Initial

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

Centuria Healthcare Property Fund

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 (\$)¹	Tax Return Label
Share of non-primary production (NPP) income	0.00	13U
NPP income - Franked distributions from trusts²	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 offsets³	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 (\$)
Australian Income			
Dividends – Unfranked	0.00		0.00
Conduit Foreign Income	0.00		0.00
Interest	0.00		0.00
Other Income	0.00		0.00
Clean Building	0.00		0.00
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
Non-Primary Production Income (A)	0.00		0.00
Dividends: Franked amount (Franked Dist) (X)	0.00	0.00	0.00
Capital Gains			
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		
Net Capital Gain	0.00	0.00	0.00
AMIT CGT Gross up amount			0.00
Other capital gains distribution	0.00		
Total current year capital gains (C)	0.00		0.00
Foreign Income			
Assessable foreign source income	0.00	0.00	0.00
Australian Franking Credit from NZ Company	0.00	0.00	0.00
Total foreign income (D)	0.00	0.00	
Cash Distribution Sub Total (A+X+C+D)	0.00		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	1,829.52		
Gross Cash Distribution (G)	1,829.52		
Attribution Managed Investment Trust (AMIT) cost base adjustments	Amounts (\$)		
AMIT cost base net amount – excess (decrease)	1,829.52		
AMIT cost base net amount – shortfall (increase)	0.00		
Other amounts deducted from trust distributions	Amounts (\$)		
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
Net Cash Distribution	1,829.52		

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 Healthcare Property Fund

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

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Summary of 2022 Tax Return (supplementary section) Items

Tax Return (supplementary section)	Amount (\$) ¹	Tax Return Label
Share of non-primary production (NPP) income	0.00	13U
NPP income - Franked distributions from trusts ²	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 ³	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 (\$)
Australian Income			
Dividends – Unfranked	0.00		0.00
Conduit Foreign Income	0.00		0.00
Interest	0.00		0.00
Other Income	0.00		0.00
Clean Building	0.00		0.00
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
Non-Primary Production Income (A)	0.00		0.00
Dividends: Franked amount (Franked Dist) (X)	0.00	0.00	0.00
Capital Gains			
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		
Net Capital Gain	0.00	0.00	0.00
AMIT CGT Gross up amount			0.00
Other capital gains distribution	0.00		
Total current year capital gains (C)	0.00		0.00
Foreign Income			
Assessable foreign source income	0.00	0.00	0.00
Australian Franking Credit from NZ Company	0.00	0.00	0.00
Total foreign income (D)	0.00	0.00	
Cash Distribution Sub Total (A+X+C+D)	0.00		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	914.76		
Gross Cash Distribution (G)	914.76		
Attribution Managed Investment Trust (AMIT) cost base adjustments	Amounts (\$)		
AMIT cost base net amount – excess (decrease)	914.76		
AMIT cost base net amount – shortfall (increase)	0.00		
Other amounts deducted from trust distributions	Amounts (\$)		
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
Net Cash Distribution	914.76		

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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