

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

30 September 2022

Charter Hall Direct PFA Fund - Ordinary Units ARSN:097 860 690 Periodic Statement

Investor number: 0012133201 **Dealer group:** No Dealer
Tax reference: Quoted **Adviser name:** No Adviser
Statement period: 01 July 2021 to 30 June 2022

TABLE A Transaction Summary - Unit movement					
Date	Transaction	Number of Units	Unit Price ¹ (\$)	Total Value (\$)	Balance of Units
01/11/2021	Opening Balance	0.0000	\$0.0000	\$0.00	0.0000
01/11/2021	Off Market Transfer	47,456.3402	\$1.1099	\$52,671.79	47,456.3402
30/06/2022	Closing Balance	47,456.3402	\$1.1981	\$56,857.44	47,456.3402

1. The redemption value is calculated using the Exit Price. The Exit Price is the Unit Price less a sell spread, currently 2.5%. The sell spread reflects the costs and expenses anticipated with any sale or future sale of the Fund's investments and the subsequent provision of liquidity to investors. This cost accrues to the Fund, not the Manager, and ensures that exiting investors share in the divestment costs with continuing investors. Further information on the Exit Price is available in the Product Disclosure Statement (PDS) available at www.charterhall.com.au. There are no withdrawal or termination fees applicable to redemptions.

TABLE B Fund Distribution Summary						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Ongoing Adviser Service Fee (\$)	Withholding Tax (\$)	Net Distribution (\$)
30/11/2021	15/12/2021	CH Dir PFA Fund - Ordinary Units NOV 2021 Dist	\$296.60	\$0.00	\$0.00	\$296.60
31/12/2021	17/01/2022	CH Dir PFA Fund - Ordinary Units DEC 2021 Dist	\$296.60	\$0.00	\$0.00	\$296.60
31/01/2022	15/02/2022	CH Dir PFA Fund - Ordinary Units JAN 2022 Dist	\$296.60	\$0.00	\$0.00	\$296.60
28/02/2022	15/03/2022	CH Dir PFA Fund - Ordinary Units FEB 2022 Dist	\$296.60	\$0.00	\$0.00	\$296.60
31/03/2022	14/04/2022	CH Dir PFA Fund - Ordinary Units MAR 2022 Dist	\$296.60	\$0.00	\$0.00	\$296.60
30/04/2022	13/05/2022	CH Dir PFA Fund - Ordinary Units APR 2022 Dist	\$296.60	\$0.00	\$0.00	\$296.60

TABLE B Fund Distribution Summary						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Ongoing Adviser Service Fee (\$)	Withholding Tax (\$)	Net Distribution (\$)
31/05/2022	15/06/2022	CH Dir PFA Fund - Ordinary Units MAY 2022 Dist	\$296.60	\$0.00	\$0.00	\$296.60
30/06/2022	18/07/2022	CH Dir PFA Fund - Ordinary Units JUN 2022 Dist	\$296.60	\$0.00	\$0.00	\$296.60
Total for statement period			\$2,372.80	\$0.00	\$0.00	\$2,372.80

TABLE C Fees and Costs Summary ¹	
Type of Fee	Amount (\$)
Fees deducted directly from your account² 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 investment³ 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.	\$1,089.90
TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affected your investment during the period.	\$1,089.90

1. Total fees and costs are an estimate calculated by dividing the fees and costs by the Fund's average net assets for the period. Accrued fees and costs may increase or decrease over time before they are actually paid. As a result, the "total fees and costs you paid" is an approximate amount and is likely to be different to the fees paid.

2. This amount includes all the direct fees and costs which were charged to your account during the statement period. Typically, this comprises an adviser service fee or ongoing adviser service fee which you and your adviser have agreed.

3. This amount includes costs incurred by the Fund that were not paid directly out of your account. This can comprise management fees, performance fees and fund expenses, as well as transaction costs including stamp duty on asset purchases or divestment costs when an asset is sold. An actively managed property fund may have significant costs relating to the purchase and sale of property.

For this period, approximately \$355.96 has been deducted from your investment for payment of acquisition and divestment costs, of which \$183.48 relates to stamp duty on acquired properties. The disposal proceeds and/or acquisition costs have been calculated based on the published Unit Price and may not reflect the amount that you have paid or received for your units and therefore may not reflect your actual return.

Performance fees are based on the amount accrued or paid during the period, which amounts to approximately \$355.96 being deducted from your investment. Performance fees are only payable when the fund outperforms the relevant PDS benchmark.

The balance of fees and costs deducted from your investment comprises management fees and other fund expenses.

TABLE D Calculation of your Net Investment Return		
Calculation of the Investment Return	Amount (\$)	Amount sourced from
Closing Balance	\$56,857.44	Table A
Add: withdrawal payment	\$0.00	Table A
Less: opening balance	\$0.00	Table A
Less: applications/allotments/reinvestments	\$52,671.79	Table A
Less: fees deducted directly from your account	\$0.00	Table C
Change in market value (growth return) ¹	\$4,185.65	
Add: gross distribution amounts (distribution return)	\$2,372.80	Table B
Net Investment return (total return)	\$6,558.45	

1. 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.

Please note, 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.

Important notes

Thank you for investing with Charter Hall. If you have any questions regarding this statement, please call BoardRoom on 1300 137 895 or email us at charterhall@boardroomlimited.com.au.

Charter Hall Direct Property Management Limited
 ACN 073 623 784
 AFSL 226849
 Level 20, No 1 Martin Place
 Sydney NSW 2000
 GPO Box 2704, Sydney NSW 2001
 Registry 1300 137 895
 F+61 2 9221 4655
 Web: www.charterhall.com.au
 Email: charterhall@boardroomlimited.com.au

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

Charter Hall Direct PFA Fund - Ordinary Units

Investor Number: 0012133201

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	138.40	13U
NPP income - Franked distributions from trusts	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	538.72	18H
Net capital gain	269.36	18A
Assessable foreign source income	0.00	20E
Other net foreign source income	0.00	20M
Foreign income tax offsets	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	110.96		110.96
Clean Building	27.44		27.44
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
Non-Primary Production Income (A)	138.40		138.40
Dividends: Franked amount (Franked Dist) (X)	0.00	0.00	0.00
Capital Gains			
Discounted capital gain (TAP)	269.36	0.00	269.36
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	269.36	0.00	269.36
AMIT CGT Gross up amount			269.36
Other capital gains distribution	269.36		
Total current year capital gains (C)	538.72		538.72
Foreign Income			
Assessable foreign source income	0.00	0.00	0.00
Australian Franking Credit from NZ Company			
Total foreign income (D)	0.00	0.00	
Cash Distribution Sub Total (A+X+C+D)	677.12		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	1,695.68		
Gross Cash Distribution (G)	2,372.80		
Attribution Managed Investment Trust (AMIT)			
cost base adjustments	Amounts (\$)		
AMIT cost base net amount – excess (decrease)	1,695.68		
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	2,372.80		

Notes:

- All amounts are in Australian dollars and withholding tax has been deducted where applicable.
Charter Hall has prepared a Tax Guide to assist you in completing your 2022 Tax return. This guide can be found at www.charterhall.com.au/taxationguide.

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES



BASE STATION 59 PTY LTD
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NETHERBY SA 5062

Investor Number: 0012133201
TFN/ABN Status: Quoted
Period Start Date: 01-04-2022
Period End Date: 30-06-2022

Transaction Statement for Period ended 30 June 2022

Fund: Charter Hall Direct PFA Fund - Ordinary Units
APIR Code: MAQ5880AU

Adviser: No Adviser
Dealer Group: No Dealer

TABLE A TRANSACTION SUMMARY – UNIT MOVEMENTS					
Date	Transaction	Number of Units	Price per Unit (\$)	Value (\$)	Balance of Units
01-04-2022	Opening Balance	47,456.3402	\$1.1919	\$56,563.21	47,456.3402
30-06-2022	Closing Balance	47,456.3402	\$1.1981	\$56,857.44	47,456.3402

TABLE B TRANSACTION SUMMARY – DISTRIBUTIONS PAID							
Record Date	Transaction	Number of Units	Gross Distribution ¹ (\$)	Withholding Tax ² (\$)	Ongoing Adviser Service Fee ³ (OASF) (\$)	Net Distribution (\$)	Payment Date
30-04-2022	CH Dir PFA Fund - Ordinary Units APR 2022 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	13-05-2022
31-05-2022	CH Dir PFA Fund - Ordinary Units MAY 2022 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	15-06-2022
30-06-2022	CH Dir PFA Fund - Ordinary Units JUN 2022 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	18-07-2022
Total for statement period			\$889.80	\$0.00	\$0.00	\$889.80	

1. All distributions are in Australian dollars.
2. Withholding tax is deducted if your TFN or ABN has not been recorded or if non-resident withholding tax applies.
3. This ongoing adviser service fee is the fee you have negotiated with your financial adviser and is paid directly to your adviser by Charter Hall.

Thank you for investing with Charter Hall. If you have any questions regarding your investment, please contact Boardroom Pty Limited on 1300 137 895.



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Investor Number: 0012133201
TFN/ABN Status: Quoted
Period Start Date: 01-01-2022
Period End Date: 31-03-2022

Transaction Statement for Period ended 31 March 2022

Fund: Charter Hall Direct PFA Fund - Ordinary Units
APIR Code: MAQ5880AU

Adviser: No Adviser
Dealer Group: No Dealer

TABLE A
TRANSACTION SUMMARY – UNIT MOVEMENTS

Date	Transaction	Number of Units	Price per Unit (\$)	Value (\$)	Balance of Units
01-01-2022	Opening Balance	47,456.3402	\$1.1844	\$56,207.29	47,456.3402
31-03-2022	Closing Balance	47,456.3402	\$1.1919	\$56,563.21	47,456.3402

TABLE B
TRANSACTION SUMMARY – DISTRIBUTIONS PAID

Record Date	Transaction	Number of Units	Gross Distribution ¹ (\$)	Withholding Tax ² (\$)	Ongoing Adviser Service Fee ³ (OASF) (\$)	Net Distribution (\$)	Payment Date
31-01-2022	CH Dir PFA Fund - Ordinary Units JAN 2022 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	15-02-2022
28-02-2022	CH Dir PFA Fund - Ordinary Units FEB 2022 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	15-03-2022
31-03-2022	CH Dir PFA Fund - Ordinary Units MAR 2022 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	14-04-2022
Total for statement period			\$889.80	\$0.00	\$0.00	\$889.80	

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Investor Number: 0012133201
TFN/ABN Status: Quoted
Period Start Date: 01-10-2021
Period End Date: 31-12-2021

Transaction Statement for Period ended 31 December 2021

Fund: Charter Hall Direct PFA Fund - Ordinary Units
APIR Code: MAQ5880AU

Adviser: No Adviser
Dealer Group: No Dealer

**TABLE A
TRANSACTION SUMMARY – UNIT MOVEMENTS**

Date	Transaction	Number of Units	Price per Unit (\$)	Value (\$)	Balance of Units
01-10-2021	Opening Balance	0.0000	\$1.1101	\$0.00	0.0000
01-11-2021	Off Market Transfer	47,456.3402	\$1.1099	\$52,671.79	47,456.3402
31-12-2021	Closing Balance	47,456.3402	\$1.1844	\$56,207.29	47,456.3402

**TABLE B
TRANSACTION SUMMARY – DISTRIBUTIONS PAID**

Record Date	Transaction	Number of Units	Gross Distribution ¹ (\$)	Withholding Tax ² (\$)	Ongoing Adviser Service Fee ³ (OASF) (\$)	Net Distribution (\$)	Payment Date
30-11-2021	CH Dir PFA Fund - Ordinary Units NOV 2021 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	15-12-2021
31-12-2021	CH Dir PFA Fund - Ordinary Units DEC 2021 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	17-01-2022
Total for statement period			\$593.20	\$0.00	\$0.00	\$593.20	

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Management Limited
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Australia 1300 652 790
Registry 1300 137 895
F +61 2 9221 4655
www.charterhall.com.au

Charter Hall Direct PFA Fund - Ordinary Units

APIR Code: MAQ5880AU
Investor Number: U0009676104
Tax File Number: Quoted

Dealer Group: No Dealer
Adviser Name: No Adviser

Statement Period 01-11-2021 to 01-11-2021

Transaction Statement

Date	Transaction Type	Number of Units	Price per Unit	Total Application Amount	Balance of Units
01-11-2021	Opening Balance				47,456.3402
	Off Market Transfer	-47,456.3402	\$1.1099	-\$52,671.79	0.0000
	Balance at 01-11-2021	0.0000	\$1.1075	\$0.00	0.0000

Should you have any questions regarding your investment please contact Boardroom (Victoria) Pty Ltd on 1300 137 895 or email charterhall@boardroomlimited.com.au

Note: The closing balance shown includes the transfers or other transactions registered as at close of business on the last day of the statement period indicated above. Investors should not rely on the balance shown in this statement as being a complete record of their current holding and the Issuer will not be liable for any financial loss incurred by the Investor who relies on the balances shown without making their own adjustments for any transfers or other transactions which have yet to be registered.

The Australian Tax Office advises you to keep this statement. Disposal of securities may lead to capital gains tax. Phone 1300 720 092 if you need a Guide to capital gains tax.



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Charter Hall Direct PFA Fund - Ordinary Units

APIR Code: MAQ5880AU
Investor Number: U0012133201
Tax File Number: Quoted

Dealer Group: No Dealer
Adviser Name: No Adviser

Statement Period 01-11-2021 to 01-11-2021

Transaction Statement

Date	Transaction Type	Number of Units	Price per Unit	Total Application Amount	Balance of Units
01-11-2021	Opening Balance				0.0000
	Off Market Transfer	47,456.3402	\$1.1099	\$52,671.79	47,456.3402
	Balance at 01-11-2021	47,456.3402	\$1.1075	\$52,557.90	47,456.3402

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Charter Hall Direct PFA Fund - Ordinary Units

APIR Code: MAQ5880AU
Investor Number: U0012133201
Tax File Number: Quoted

Dealer Group: No Dealer
Adviser Name: No Adviser

Statement Period 10-11-2000 to 17-11-2021

Transaction Statement

Date	Transaction Type	Number of Units	Price per Unit	Total Application Amount	Balance of Units
01-11-2021	Opening Balance				0.0000
	Off Market Transfer	47,456.3402	\$1.1099	\$52,671.79	47,456.3402
	Balance at 17-11-2021	47,456.3402	\$1.1088	\$52,619.59	47,456.3402

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NETHERBY SA 5062

Investor Number: 0009676104
TFN/ABN Status: Quoted
Period Start Date: 01-07-2021
Period End Date: 30-09-2021

Transaction Statement for Period ended 30 September 2021

Fund: Charter Hall Direct PFA Fund - Ordinary Units
APIR Code: MAQ5880AU

Adviser: No Adviser
Dealer Group: No Dealer

TABLE A
TRANSACTION SUMMARY – UNIT MOVEMENTS

Date	Transaction	Number of Units	Price per Unit (\$)	Value (\$)	Balance of Units
01-07-2021	Opening Balance	47,456.3402	\$1.1141	\$52,871.11	47,456.3402
30-09-2021	Closing Balance	47,456.3402	\$1.1099	\$52,671.79	47,456.3402

TABLE B
TRANSACTION SUMMARY – DISTRIBUTIONS PAID

Record Date	Transaction	Number of Units	Gross Distribution ¹ (\$)	Withholding Tax ² (\$)	Ongoing Adviser Service Fee ³ (OASF) (\$)	Net Distribution (\$)	Payment Date
31-07-2021	CH Dir PFA Fund - Ordinary Units JULY 2021 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	16-08-2021
31-08-2021	CH Dir PFA Fund - Ordinary Units AUG 2021 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	15-09-2021
30-09-2021	CH Dir PFA Fund - Ordinary Units SEP 2021 Dist	47,456.3402	\$296.60	\$0.00	\$0.00	\$296.60	15-10-2021
Total for statement period			\$889.80	\$0.00	\$0.00	\$889.80	

- All distributions are in Australian dollars.
- Withholding tax is deducted if your TFN or ABN has not been recorded or if non-resident withholding tax applies.
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MR JEREMY GEORGE RANDELL &
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59 WAITE ROAD
NETHERBY SA 5062

Charter Hall Direct PFA Fund - Ordinary Units

Investor Number: 0009676104

Investor Name: MR JEREMY GEORGE RANDELL & MRS 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 (\$) ¹	Tax Return Label
Share of non-primary production (NPP) income	69.20	13U
NPP income - Franked distributions from trusts	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	269.36	18H
Net capital gain	134.68	18A
Assessable foreign source income	0.00	20E
Other net foreign source income	0.00	20M
Foreign income tax offsets	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	55.48		55.48
Clean Building	13.72		13.72
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
Non-Primary Production Income (A)	69.20		69.20
Dividends: Franked amount (Franked Dist) (X)	0.00	0.00	0.00
Capital Gains			
Discounted capital gain (TAP)	134.68	0.00	134.68
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	134.68	0.00	134.68
AMIT CGT Gross up amount			134.68
Other capital gains distribution	134.68		
Total current year capital gains (C)	269.36		269.36
Foreign Income			
Assessable foreign source income	0.00	0.00	0.00
Australian Franking Credit from NZ Company			
Total foreign income (D)	0.00	0.00	
Cash Distribution Sub Total (A+X+C+D)	338.56		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	847.84		
Gross Cash Distribution (G)	1,186.40		
Attribution Managed Investment Trust (AMIT) cost base adjustments	Amounts (\$)		
AMIT cost base net amount – excess (decrease)	847.84		
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	1,186.40		

Notes:

- All amounts are in Australian dollars and withholding tax has been deducted where applicable. Charter Hall has prepared a Tax Guide to assist you in completing your 2022 Tax return. This guide can be found at www.charterhall.com.au/taxationguide.

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES