

Centuria 203 Pacific Highway Fund ARSN:608 736 223 Exit Statement

Investor number: 0012135581
Tax reference: Quoted
Statement period: 01 July 2021 to 29 June 2022

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 | 50,000.0000 | \$1.5900 | \$79,500.00 | 50,000.0000 |
| 29/06/2022 | Cancellation | -50,000.0000 | \$0.0000 | \$0.00 | 0.0000 |
| 29/06/2022 | 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 |
| 30/11/2021 | 10/12/2021 | Centuria 203 Pacific Highway Fund November 2021 Distribution | \$89.39 | \$0.00 | \$89.39 | 0.0000 |
| 31/12/2021 | 14/01/2022 | Centuria 203 Pacific Highway Fund December 2021 Distribution | \$307.90 | \$0.00 | \$307.90 | 0.0000 |
| 31/01/2022 | 10/02/2022 | Centuria 203 Pacific Highway Fund January 2022 Distribution | \$307.90 | \$0.00 | \$307.90 | 0.0000 |
| 28/02/2022 | 10/03/2022 | Centuria 203 Pacific Highway Fund February 2022 Distribution | \$278.10 | \$0.00 | \$278.10 | 0.0000 |
| 30/03/2022 | 05/04/2022 | Centuria 203 Pacific Highway Fund March 2022 Special Distribution | \$77,000.00 | \$0.00 | \$77,000.00 | 0.0000 |
| 19/06/2022 | 28/06/2022 | Centuria 203 Pacific Highway Fund June 2022 Final Distribution | \$2,165.00 | \$0.00 | \$2,165.00 | 0.0000 |
| Total for statement period | | | \$80,148.29 | \$0.00 | \$80,148.29 | 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. | \$1,074.02 |
| TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affected your investment during the period | \$1,074.02 |

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 | \$0.00 | Table A |
| Less: opening balance | \$0.00 | Table A |
| Less: applications/allotments | \$79,500.00 | Table A |
| Less: fees deducted directly from your account | \$0.00 | Table C |
| Change in market value (growth return) ³ | -\$79,500.00 | |
| Add: gross distribution amounts (distribution return) | \$80,148.29 | Table B |
| Net Investment return (total return) | \$648.29 | |

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 exit 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.

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 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 a 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

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 203 Pacific Highway Fund

| Subregister | Reference | Transaction | Date | No. of Securities | \$Price | \$Value | \$Management Fee | \$Adviser Service Fee | \$Rebate | Total Securities | \$Total Value |
|-----------------|------------|----------------------------|-------------|-------------------|---------|-----------|------------------|-----------------------|----------|------------------|---------------|
| Closing Balance | | | | | 0.0000 | | | | | 0.0000 | 0.00 |
| Unit Trust | 0012135581 | Cancellation | 29-Jun-2022 | -50,000.0000 | 0.0000 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0000 | |
| Unit Trust | 0012135581 | Transfer Beneficial Holder | 22-Nov-2021 | 50,000.0000 | 1.5900 | 79,500.00 | 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 203 Pacific Highway Fund

| Subregister | Reference | Transaction | Date | No. of Securities | \$Price | \$Value | \$Management Fee | \$Adviser Service Fee | \$Rebate | Total Securities | \$Total Value |
|-----------------|------------|----------------------------|-------------|-------------------|---------|------------|------------------|-----------------------|----------|------------------|---------------|
| Closing Balance | | | | | 0.0000 | | | | | 0.0000 | 0.00 |
| Unit Trust | 0200131670 | Transfer Beneficial Holder | 22-Nov-2021 | -50,000.0000 | 1.5900 | -79,500.00 | 0.00 | 0.00 | 0.00 | 0.0000 | |
| Unit Trust | 0200131670 | Application | 22-Dec-2015 | 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 203 Pacific Highway Fund | 28-Jun-2022 | 19-Jun-2022 | EFT | 50,000.0000 | 2,165.00 | 0.00 | 2,165.00 | 2,165.00 | 223376843 | Initial |
| Centuria 203 Pacific Highway Fund | 05-Apr-2022 | 30-Mar-2022 | EFT | 50,000.0000 | 77,000.00 | 0.00 | 77,000.00 | 77,000.00 | 222282632 | Initial |
| Centuria 203 Pacific Highway Fund | 10-Mar-2022 | 28-Feb-2022 | EFT | 50,000.0000 | 278.10 | 0.00 | 278.10 | 278.10 | 220848717 | Initial |
| Centuria 203 Pacific Highway Fund | 10-Feb-2022 | 31-Jan-2022 | EFT | 50,000.0000 | 307.90 | 0.00 | 307.90 | 307.90 | 219937909 | Initial |
| Centuria 203 Pacific Highway Fund | 14-Jan-2022 | 31-Dec-2021 | EFT | 50,000.0000 | 307.90 | 0.00 | 307.90 | 307.90 | 219405358 | Initial |
| Centuria 203 Pacific Highway Fund | 10-Dec-2021 | 30-Nov-2021 | EFT | 50,000.0000 | 89.39 | 0.00 | 89.39 | 89.39 | 218805905 | 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 203 Pacific Highway Fund | 10-Dec-2021 | 30-Nov-2021 | EFT | 0.0000 | 208.57 | 0.00 | 208.57 | 208.57 | 218805774 | Initial |
| Centuria 203 Pacific Highway Fund | 10-Nov-2021 | 31-Oct-2021 | EFT | 50,000.0000 | 307.90 | 0.00 | 307.90 | 307.90 | 218466584 | Initial |
| Centuria 203 Pacific Highway Fund | 11-Oct-2021 | 30-Sep-2021 | EFT | 50,000.0000 | 297.95 | 0.00 | 297.95 | 297.95 | 217901818 | Initial |
| Centuria 203 Pacific Highway Fund | 10-Sep-2021 | 31-Aug-2021 | EFT | 50,000.0000 | 307.90 | 0.00 | 307.90 | 307.90 | 216051835 | Initial |
| Centuria 203 Pacific Highway Fund | 10-Aug-2021 | 31-Jul-2021 | EFT | 50,000.0000 | 307.90 | 0.00 | 307.90 | 307.90 | 214689331 | Initial |
| Centuria 203 Pacific Highway Fund | 16-Jul-2021 | 30-Jun-2021 | EFT | 50,000.0000 | 277.40 | 0.00 | 277.40 | 277.40 | 214173922 | Initial |

Centuria

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

Centuria 203 Pacific Highway Fund

Property Address: 203 Pacific Highway, St Leonards NSW
Investor Number: 0200131670
Investor Name: JEREMY GEORGE RANDELL & ERICA JOAN RANDELL

Annual Tax 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 | 833.98 | 18H |
| Net capital gain | 416.99 | 18A |
| Assessable foreign source income | 0.00 | 20E |
| Other net foreign source income | 0.00 | 20M |
| Foreign income tax offsets³ | 0.00 | 20O |

CGT Information - Additional Information for Item 18

| | | |
|---|---------------|---------------------|
| Capital gains – discount method (TAP) | 833.98 | (grossed up amount) |
| Capital gains – discount method (NTAP) | 0.00 | (grossed up amount) |
| Capital gains – other method (TAP) | 0.00 | |
| Capital gains – other method (NTAP) | 0.00 | |
| Total Current Year Capital Gains | 833.98 | |
| CGT concession amount (TAP) | 471.62 | |
| CGT concession amount (NTAP) | 0.00 | |
| Tax-deferred amounts | 0.00 | |

Please see reverse for detailed components of the distribution.

Components of Distribution

| | Cash Distribution (\$) | Tax Paid/Offsets (\$) | Taxable Amount (\$) |
|---|------------------------|----------------------------------|---------------------|
| Australian Income | | Franking Credits | |
| Dividends – Unfranked | 0.00 | | 0.00 |
| Conduit Foreign Income | 0.00 | | 0.00 |
| Interest | 0.00 | | 0.00 |
| Other income | 0.00 | | 0.00 |
| Less: Other allowable trust deductions | 0.00 | | 0.00 |
| Non-Primary Production Income (A) | 0.00 | | 0.00 |
| Dividend Franked amount (Franked Dist) (X) | 0.00 | 0.00 | 0.00 |
| Capital Gains | | Foreign Income Tax Offset | |
| Discounted capital gain (TAP) | 416.99 | 0.00 | 416.99 |
| Discounted capital gain (NTAP) | 0.00 | 0.00 | 0.00 |
| CGT concession amount (TAP) | 471.62 | | 0.00 |
| CGT concession amount (NTAP) | 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 |
| Distributed Capital Gains (C) | 888.61 | 0.00 | |
| Net Capital Gain | | | 416.99 |
| Foreign Income | | | |
| Assessable foreign source income | 0.00 | 0.00 | 0.00 |
| Total foreign income (D) | 0.00 | 0.00 | |
| Cash Distribution Sub Total (A+X+C+D) | 888.61 | | |
| Other Non-Assessable Amounts | | | |
| Tax-exempted amounts | 0.00 | | |
| Tax-free amounts | 0.00 | | |
| Tax-deferred amounts | 0.00 | | |
| Return of Capital | 541.61 | | |
| Gross Cash Distribution | 1,430.22 | | |
| Less: TFN amounts withheld | 0.00 | | |
| Less: Non-resident withholding tax | 0.00 | | |
| Less: Other expenses | 0.00 | | |
| Net Cash Distribution | 1,430.22 | | |

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

Centuria

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

Centuria 203 Pacific Highway Fund

Property Address: 203 Pacific Highway, St Leonards NSW

Investor Number: 0012135581

Investor Name: BASE STATION 59 PTY LTD

Annual Tax 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 | 46,733.46 | 18H |
| Net capital gain | 23,366.73 | 18A |
| Assessable foreign source income | 0.00 | 20E |
| Other net foreign source income | 0.00 | 20M |
| Foreign income tax offsets³ | 0.00 | 20O |

CGT Information - Additional Information for Item 18

| | | |
|---|------------------|---------------------|
| Capital gains – discount method (TAP) | 46,733.46 | (grossed up amount) |
| Capital gains – discount method (NTAP) | 0.00 | (grossed up amount) |
| Capital gains – other method (TAP) | 0.00 | |
| Capital gains – other method (NTAP) | 0.00 | |
| Total Current Year Capital Gains | 46,733.46 | |
| CGT concession amount (TAP) | 26,429.05 | |
| CGT concession amount (NTAP) | 0.00 | |
| Tax-deferred amounts | 0.00 | |

Please see reverse for detailed components of the distribution.

Components of Distribution

| | Cash Distribution (\$) | Tax Paid/Offsets (\$) | Taxable Amount (\$) |
|---|------------------------|----------------------------------|---------------------|
| Australian Income | | Franking Credits | |
| Dividends – Unfranked | 0.00 | | 0.00 |
| Conduit Foreign Income | 0.00 | | 0.00 |
| Interest | 0.00 | | 0.00 |
| Other income | 0.00 | | 0.00 |
| Less: Other allowable trust deductions | 0.00 | | 0.00 |
| Non-Primary Production Income (A) | 0.00 | | 0.00 |
| Dividend Franked amount (Franked Dist) (X) | 0.00 | 0.00 | 0.00 |
| Capital Gains | | Foreign Income Tax Offset | |
| Discounted capital gain (TAP) | 23,366.73 | 0.00 | 23,366.73 |
| Discounted capital gain (NTAP) | 0.00 | 0.00 | 0.00 |
| CGT concession amount (TAP) | 26,429.05 | | 0.00 |
| CGT concession amount (NTAP) | 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 |
| Distributed Capital Gains (C) | 49,795.78 | 0.00 | |
| Net Capital Gain | | | 23,366.73 |
| Foreign Income | | | |
| Assessable foreign source income | 0.00 | 0.00 | 0.00 |
| Total foreign income (D) | 0.00 | 0.00 | |
| Cash Distribution Sub Total (A+X+C+D) | 49,795.78 | | |
| Other Non-Assessable Amounts | | | |
| Tax-exempted amounts | 0.00 | | |
| Tax-free amounts | 0.00 | | |
| Tax-deferred amounts | 0.00 | | |
| Return of Capital | 30,352.51 | | |
| Gross Cash Distribution | 80,148.29 | | |
| Less: TFN amounts withheld | 0.00 | | |
| Less: Non-resident withholding tax | 0.00 | | |
| Less: Other expenses | 0.00 | | |
| Net Cash Distribution | 80,148.29 | | |

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