



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 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	38,150.4897	\$1.3577	\$51,796.92	38,150.4897
27/05/2022	Stapling	-38,150.4897	\$1.3760	-\$52,495.07	0.0000
27/05/2022	Closing Balance	0.0000	\$0.0000	\$0.00	0.0000

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 (\$)
22/11/2021	0.0000	\$0.0000	\$0.00	\$0.00	\$0.00
22/11/2021	38,150.4897	\$1.3577	\$51,796.92	\$0.00	\$51,796.92
27/05/2022	-38,150.4897	\$1.3760	-\$52,495.07	\$0.00	-\$52,495.07
27/05/2022	0.0000	\$0.0000	\$0.00	\$0.00	\$0.00

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 Diversified Property Fund November 2021 Distribution	\$228.90	\$0.00	\$228.90	0.0000
31/12/2021	14/01/2022	Centuria Diversified Property Fund December 2021 Distribution	\$236.53	\$0.00	\$236.53	0.0000
31/01/2022	10/02/2022	Centuria Diversified Property Fund January 2022 Distribution	\$236.53	\$0.00	\$236.53	0.0000
28/02/2022	10/03/2022	Centuria Diversified Property Fund February 2022 Distribution	\$213.64	\$0.00	\$213.64	0.0000
31/03/2022	11/04/2022	Centuria Diversified Property Fund March 2022 Distribution	\$236.53	\$0.00	\$236.53	0.0000
27/05/2022	27/05/2022	CDPF - Special DIST - Return of Capital - CDPF/PPIF Stapling	\$11,080.97	\$0.00	\$11,080.97	0.0000
30/04/2022	09/06/2022	Centuria Diversified Property Fund April 2022 Distribution	\$228.90	\$0.00	\$228.90	0.0000
26/05/2022	21/06/2022	Centuria Diversified Property Fund May 2022 Distribution	\$198.38	\$0.00	\$198.38	0.0000
Total for statement period			\$1,579.41	\$0.00	\$1,579.41*	0.0000

*As outlined in the Explanatory Memorandum to the Notice of Meeting approving the stapling of CDPF and CDPF2, a return of capital distribution was made by each Fund which was compulsorily reinvested into the other Fund and is not included in your investment return in table E.

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.	\$1,294.57
TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affected your investment during the period	\$1,294.57

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	\$0.00
Add: withdrawal payment	Table A	\$52,495.07
Less: opening balance	Table A	\$0.00
Less: applications/allotments	Table A	\$51,796.92
Less: fees deducted directly from your account	Table D	\$0.00
Change in market value (growth return)		\$698.15
Add: gross distribution amounts (distribution return) ³	Table C	\$1,579.41
Net Investment return (total return)		\$2,277.56

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 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 CenturiaProperty 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 19/12/2022



<div>BASE STATION 59 PTY LTD</div> <div><JG&EJ RANDELL FAMILY SMSF AC></div> <div>59 WAITE ROAD</div> <div>NETHERBY SA 5062</div>	<div>Security Class</div> <div>Centuria Diversified Property Fund</div>
---------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

Subregister	Reference	Transaction	Date	No. of Securities	\$Price	\$Value	\$Management Fee	\$Adviser Service Fee	\$Rebate	Total Securities	\$Total Value
Closing Balance					1.3760					0.0000	0.00
Unit Trust	0012135581	Stapling	27-May-2022	-38,150.4897	1.3760	-52,495.07	0.00	0.00	0.00	0.0000	
Unit Trust	0012135581	Transfer Beneficial Holder	22-Nov-2021	2,912.1501	1.3577	3,953.83	0.00	0.00	0.00	38,150.4897	
Unit Trust	0012135581	Transfer Beneficial Holder	22-Nov-2021	10,544.0742	1.3577	14,315.69	0.00	0.00	0.00	35,238.3396	
Unit Trust	0012135581	Transfer Beneficial Holder	22-Nov-2021	10,532.9682	1.3577	14,300.61	0.00	0.00	0.00	24,694.2654	
Unit Trust	0012135581	Transfer Beneficial Holder	22-Nov-2021	14,161.2972	1.3577	19,226.79	0.00	0.00	0.00	14,161.2972	

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 Diversified Property Fund	21-Jun-2022	26-May-2022	EFT	38,150.4897	198.38	0.00	198.38	198.38	223368433	Initial
Centuria Diversified Property Fund	09-Jun-2022	30-Apr-2022	EFT	38,150.4897	228.90	0.00	228.90	228.90	223232528	Initial
Centuria Diversified Property Fund	27-May-2022	27-May-2022	Notional	47,295.1621	11,080.97	0.00	11,080.97	11,080.97	223106488	Initial
Centuria Diversified Property Fund	11-Apr-2022	31-Mar-2022	EFT	38,150.4897	236.53	0.00	236.53	236.53	222385650	Initial
Centuria Diversified Property Fund	10-Mar-2022	28-Feb-2022	EFT	38,150.4897	213.64	0.00	213.64	213.64	220850530	Initial
Centuria Diversified Property Fund	10-Feb-2022	31-Jan-2022	EFT	38,150.4897	236.53	0.00	236.53	236.53	219940212	Initial
Centuria Diversified Property Fund	14-Jan-2022	31-Dec-2021	EFT	38,150.4897	236.53	0.00	236.53	236.53	219450386	Initial
Centuria Diversified Property Fund	10-Dec-2021	30-Nov-2021	EFT	38,150.4897	228.90	0.00	228.90	228.90	218809245	Initial

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

Centuria Diversified 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

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	61.84	13U
NPP income - Franked distributions from trusts ²	3.02	13C
Other deductions relating to NPP distributions	0.00	13Y
Share of franking credit from franked dividends	0.76	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	1,033.82	18H
Net capital gain	516.91	18A
Assessable foreign source income	1.56	20E
Other net foreign source income	1.56	20M
Foreign income tax offsets ³	0.08	20O

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	0.06		0.06
Other income	61.78		61.78
Non-Primary Production Income (A)	61.84		61.84
Dividends: Franked amount (Franked Dist) (X)	2.26	0.76	3.02
Capital Gains			
Discounted capital gain (TAP)	516.91	0.00	516.91
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
Net Capital Gain	516.91	0.00	516.91
AMIT CGT Gross up amount			516.91
Other capital gains distribution	0.00		
Total current year capital gains (C)	516.91		1,033.82
Foreign Income			
Assessable foreign source income	1.48	0.08	1.56
Total foreign income (D)	1.48	0.08	
Cash Distribution Sub Total (A+X+C+D)	582.49		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	4,266.74		
Gross Cash Distribution (G)	4,849.23		
Attribution Managed Investment Trust (AMIT) cost base adjustments	Amounts (\$)		
AMIT cost base net amount – excess (decrease)	3,749.83		
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	4,849.23		

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 Diversified 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	45.67	13U
NPP income - Franked distributions from trusts²	2.23	13C
Other deductions relating to NPP distributions	0.00	13Y
Share of franking credit from franked dividends	0.56	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	113.98	18H
Net capital gain	56.99	18A
Assessable foreign source income	1.15	20E
Other net foreign source income	1.15	20M
Foreign income tax offsets³	0.06	20O

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	0.04		0.04
Other income	45.63		45.63
Non-Primary Production Income (A)	45.67		45.67
Dividends: Franked amount (Franked Dist) (X)	1.67	0.56	2.23
Capital Gains			
Discounted capital gain (TAP)	56.99	0.00	56.99
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
Net Capital Gain	56.99	0.00	56.99
AMIT CGT Gross up amount			56.99
Other capital gains distribution	0.00		
Total current year capital gains (C)	56.99		113.98
Foreign Income			
Assessable foreign source income	1.09	0.06	1.15
Total foreign income (D)	1.09	0.06	
Cash Distribution Sub Total (A+X+C+D)	105.42		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	12,554.96		
Gross Cash Distribution (G)	12,660.38		
Attribution Managed Investment Trust (AMIT) cost base adjustments			
AMIT cost base net amount – excess (decrease)	12,497.97		
AMIT cost base net amount – shortfall (increase)	0.00		
Other amounts deducted from trust distributions			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
Net Cash Distribution	12,660.38		

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