

# ATTRIBUTION MANAGED INVESTMENT TRUST MEMBER ANNUAL (AMMA) STATEMENT GUIDE

1 July 2017 to 30 June 2018

## PURPOSE OF THIS GUIDE

This Guide will assist you with the completion of your 2018 Australian Tax Return for Individuals. The information in this Guide is only relevant to you if:

- You are an individual Australian tax resident; and
- You hold your units in the Fund as a capital investment (i.e. on capital account, and not revenue account for tax purposes).

This Guide contains general information only and should not be regarded as tax advice or financial product or investment advice. You should consult your professional tax adviser for more information

This Guide has been prepared based on the prevailing Australian income taxation laws as at 30 June 2018.

This Guide should be read in conjunction with instructions and publications of the Australian Taxation Office.

## ATTRIBUTION MANAGED INVESTMENT TRUST (AMIT) REGIME

The trustee of the Fund has made an irrevocable election to be treated as an AMIT with effect from 1 July 2017, pursuant to Division 276 of the *Income Tax Assessment Act 1997*.

Your AMMA Statement provides details of any amounts attributed to you for the period 1 July 2017 to 30 June 2018, which should broadly be included in your assessable income for tax purposes for the year ended 30 June 2018.

## AMMA STATEMENT – PART A

The amounts in Part A should be included at the relevant labels in your 2018 Australian Tax Return for Individuals / 2018 Tax Return for Individuals (Supplementary Section).

## AMMA STATEMENT – PART B

The amounts in Part B are in respect of capital gains tax information. There amounts are nil for the Fund for year ended 30 June 2018.

## AMMA STATEMENT – PART C

The amounts in the *Attributable amount* column are the amounts that have been attributed to you in respect of the different components for the year ended 30 June 2018. The amounts in the *Cash distributions* column are the amounts that have been distributed to you in cash in respect of the different components. The attributed amount and the cash amount may be different for the same component.

### Australian Income

*Interest (subject to non-resident withholding tax)*

This amount is interest income that is subject to Australian withholding tax that has been attributed and/or distributed to you.

*Other assessable Australian income*

This amount is other assessable income from Australian sources (excluding capital gains) that has been attributed and/or distributed to you. This amount includes rental income from the underlying properties of the Fund.

**Capital Gains**

*Capital gains – Discounted method*

This amount is discount capital gains attributed and/or distributed to you, for which the 50% CGT discount is applicable. The amount shown as *Capital gains – Discounted method TAP* are in respect of capital gains that arise from underlying taxable Australian property. The amount shown as *Capital gains – Discounted method NTAP* are in respect of capital gains that do not arise from underlying taxable Australian property.

*Capital gains – Other method*

This amount is other capital gains attributed and/or distributed to you, for which the 50% CGT discount is not applicable. The amount shown as *Capital gains – Other method TAP* are in respect of capital gains that arise from underlying taxable Australian property. The amount shown as *Capital gains – Other method NTAP* are in respect of capital gains that do not arise from underlying taxable Australian property.

*AMIT CGT gross up amount*

This amount is the CGT 50% discount attributed to you.

*Other capital gains distribution*

This amount is the cash distributed to you in relation to all capital gains, other than amounts already shown in the Cash distributions column for the above capital gain components.

**Other Non-Assessable Amounts**

*Other non-attributable amounts*

This is the amount of cash distributed to you that is in addition to the amounts distributed for the above components.

**Other Deductions from Distribution**

*Foreign resident withholding tax (Subdivision 12-H)*

This is the amount of withholding tax levied pursuant to Subdivision 12-H on fund payments made by the Fund to non-resident investors. These fund payments will include the *Other assessable Australian income* amount.

*Non-resident withholding tax (other)*

This is the amount of withholding tax levied pursuant on Australian sourced interest income distributed to non-resident investors.

## AMMA STATEMENT – PART E

The amounts in Part E should be adjusted against the cost base of your units in the Fund.

*AMIT cost base net amount – excess (decrease)*

You should decrease the tax cost base and reduced cost base of your units in the Fund by this amount.

To the extent that this amount is greater than the cost base of your units, a capital gain may arise in respect of the excess. This capital gain may be subject to the 50% CGT discount.

*AMIT cost base net amount – shortfall (increase)*

You should increase the tax cost base and reduced cost base of your units in the Fund by this amount.

## AMMA STATEMENT – PART F

*Total fund payment*

This amount includes other assessable income from Australian sources (excluding interest income) and capital gains from taxable Australian property (before the application of the 50% CGT discount) that has been distributed to you.

*Total amounts withheld from fund payment*

This is the amount withheld from the *Total fund payment* at the relevant rate.

*Interest income*

This amount is interest income that is subject to Australian withholding tax that has been distributed to you.

*Non-resident interest withholding tax*

This is the amount withheld from the *Interest income* that is subject to Australian withholding tax.