



QUALITAS

Qualitas Real Estate Income Fund | ARSN 627 917 971
Responsible Entity: The Trust Company (RE Services) Limited ACN 003 278 831 AFSL 235 150
Investment Manager: QRI Manager Pty Ltd ACN 625 857 070

All Registry Communication to:



GPO Box 5195, Sydney NSW 2001
E:00_338_664 (within Australia)
E:1_2_30788_57411 (International)
www.automicgroup.com.au

2020 Tax Statement

Attribution Managed Investment Trust (AMIT)
Member Annual Statement (AMMA Statement)

007 617



TERZANO PTY LTD
<IACONO SUPER FUND A/C>
PO BOX 338
ST LEONARDS NSW 1590

Your details (Part A)

Holder Number

X0075952261

Summary of Key Information

Date: 06-Aug-2020
Year Ended: 30-Jun-2020
TFN/ABN Status: Quoted
Fund Code: QRI

Dear Unitholder,

This AMMA Statement has been prepared to assist you with completion of your Australian Income Tax Return for the year ended 30 June 2020. Please retain this statement for taxation purposes.

Please note that if any of your details displayed above is incorrect please log in to your investor portal account and update your details online or contact our registry.

Distributions Paid for the 2020 tax year

Description	Gross Distribution	Tax Withheld	Net Distribution
Distribution – period end 31 July 2019			
Distribution – period end 31 August 2019			
Distribution – period end 30 September 2019			
Distribution – period end 31 October 2019	\$370.59	\$0.00	\$370.59
Distribution – period end 30 November 2019	\$370.13	\$0.00	\$370.13
Distribution – period end 31 December 2019	\$426.52	\$0.00	\$426.52
Distribution – period end 31 January 2020	\$385.92	\$0.00	\$385.92
Distribution – period end 29 February 2020	\$374.48	\$0.00	\$374.48
Distribution – period end 31 March 2020	\$353.39	\$0.00	\$353.39
Distribution – period end 30 April 2020	\$393.98	\$0.00	\$393.98
Distribution – period end 31 May 2020	\$382.13	\$0.00	\$382.13
Distribution – period end 30 June 2020	\$369.47	\$0.00	\$369.47
Total	\$3,426.61	\$0.00	\$3,426.61



IMPORTANT NOTICE - FATCA/CRS DECLARATION RECORDED: Yes

Residency Certification (FATCA/CRS) Declaration Reminder

As a result of Australia's participation in the regime all unitholders must certify their country of tax residency. Where required the information will be reported to the Australian Taxation Office (ATO) which will report to various global tax authorities. Unitholders who do not provide the above information may be treated as Non-Australian taxpayers and be reported accordingly to the ATO.

You can certify your country of tax residency by logging into the Automic Investor Portal at <https://investor.automic.com.au>. Once you are logged in, select "declarations" from the left-hand vertical menu and follow the prompts.



Please support your fund now and make the switch to online communications and instantly enjoy the benefits - quick, secure and easy. Scan the QR code to visit investor.automic.com.au



QUALITAS

Tax Return Information

Summary of 2020 Tax Return Items (Part B)

Description	Amount	Tax Return Reference
Table 1 – Partnerships and trusts – Primary production		
Share of net income from trusts		13L
Other deductions relating to amounts shown at share of net income from trusts		13X
Table 2 – Partnership and trusts – Non-primary production		
Share of net income from trusts, less net capital gains, foreign income and franked distributions	\$3,445.15	13U
Franked distributions from trusts		13C
Other deductions relating to non-primary production income		13Y
Table 3 – Share of credits from income and tax offsets		
Share of credit for tax withheld where Australian business number not quoted		13P
Share of franking credit from franked dividends		13Q
Share of credit for tax file number amounts withheld from interest, dividends and unit trust distributions		13R
Share of credit for tax paid by trustee		13S
Share of credit for foreign resident withholding amounts (excluding capital gains)		13A
Share of National rental affordability scheme tax offset		13B
Early stage venture capital limited partnership: current year tax offset		T8K
Early stage investor: current year tax offset		T9L
Other refundable tax offsets: Exploration credits		T11 (code E)
Table 4 – Capital gains		
Net capital gain		18A
Total current year capital gains		18H
Credit for foreign resident capital gains withholding amounts		18X
Table 5 – Foreign entities		
CFC income		19K
Transferor trust income		19B
Table 6 – Foreign source income and foreign assets or property		
Assessable foreign source income		20E
Net foreign rent		20R
Other net foreign source income		20M
Australian franking credits from a New Zealand franking company		20F
Foreign income tax offset		20O
Table 7 – Other income		
Category 4 rebates		24V

Component Information (Part C)

Description	Cash Distribution	Franking Credits / Tax Offsets	Attributed Amount in Excess of Distribution	Attributed Amount
Table 1 – Australian income				
Interest	\$3,163.76		\$18.54	\$3,182.30
Dividends				-
Dividends: unfranked amount declared to be CFI				-
Dividends: unfranked amount not declared to be CFI				-
Dividends: less LIC capital gain deduction				-
Other assessable Australian income	\$262.85			\$262.85
NCMI – Non-primary production				-
Excluded from NCMI – Non-primary production				-
Non-primary production income (A)				13U
NCMI – Primary production				-
Excluded from NCMI – Primary Production				-
Primary production Income (B)				13L
Dividends: Franked amount (Franked distributions) (X)				13C/13Q



Please support your fund now and make the switch to online communications and instantly enjoy the benefits - quick, secure and easy. Scan the QR code to visit: investor.automic.com.au



Description	Cash Distribution	Franking Credits / Tax Offsets	Attributed Amount in Excess of Distribution	Attributed Amount
Table 2 – Capital gains				
Capital gains discount – Taxable Australian property				-
Capital gains discount – Non-taxable Australian property				-
Capital gains other – Taxable Australian property				-
Capital gains other – Non-taxable Australian property				-
NCMI capital gains				-
Excluded from NCMI capital gains				-
Net capital gain				18A
AMIT CGT gross up amount				-
Other capital gains distribution				-
Total current year capital gains (C)				18H
Table 3 – Foreign income				
Other net foreign source income				20M/200
Net foreign rent				20R
Assessable foreign source income				20E
Australian franking credits from a New Zealand franking company				20F
CFC income				19K
Transferor trust income				19B
Total foreign income (D)				-
Table 4 – Tax offsets				
Franking credit tax offset				13Q
Foreign income tax offset				20O
Total tax offsets (E)				-
Table 5 – Other non-assessable amounts and cost base details				
Net exempt income				
Non-assessable non-exempt amount (F)				
Other non-attributable amounts				
Gross cash distribution (G)	\$3,426.61			
AMIT cost base net amount – excess (decrease)				
AMIT cost base net amount – shortfall (increase)	\$18.54			
Table 6 – Other amounts deducted from trust distributions				
TFN amounts withheld				13R
Other expenses				13Y
Credit for foreign resident capital gains withholding amounts				18X
Other income Category 4: Rebates				24V
Net cash distribution				-
Table 7 – Reporting for the purposes of non-resident withholding tax and income tax				
Table 1 – Interest exempt from withholding				-
Table 6 – Non-resident withholding amount				-
Table 6 – Non-resident member para 276-105(2)(a) or (b) assessable amount				-
Table 6 – Non-resident member para 276-105(2)(c) assessable amount				-
Table 6 – Managed investment trust fund payments				-
Deemed payment – Dividend				-
Deemed payment – Interest				-
Deemed payment – Royalties				-
Deemed payment – Fund payment				-



Please support your fund now and make the switch to online communications and instantly enjoy the benefits - quick, secure and easy. Scan the QR code to visit: investor.automic.com.au



QUALITAS



QUALITAS

1300 288 664 (within Australia)
 +61 2 9698 5414 (international)
 hello@automic.com.au
 www.automic.com.au

Level 5, 126 Phillip Street,
 Sydney NSW 2000
 GPO Box 5193,
 Sydney NSW 2001

Qualitas Real Estate Income Fund

ABN 13 625 843 851

ARSN 627 917 971

Responsible Entity: The Trust Company (RE Services) Limited ACN 003 279 831 AFSL 235 150

Investment Manager: QRI Manager Pty Ltd ACN 625 857 070

Holder Identification Number

X****52261

TERZANO PTY LTD
 <IACONO SUPER FUND A/C>
 PO BOX 338
 ST LEONARDS NSW 1590

Security Code QRI
 Statement Period 01 Jul 2019 to 30 Jun 2020
 TFN/ABN Quoted
 FATCA/CRS: Declared

Dear Securityholder,

The below statement provides periodic disclosure in accordance with s1017D of the Corporations Act 2001 (cth). The below information should not be relied on for the purpose of preparing your Australian income tax return. Securityholders will be sent an Annual Tax Statement (AMTA) at the end of each financial year which contains information to assist you with this process.

Transaction Details

Set out below is your opening balance, all transactions and closing balance for the period. The unit price shown for the balances is the net asset value for the relevant dates. This statement does not show the market price at which you completed a transaction (or the value of your transaction) as this information is not provided to us (as the issuer). The market price of your transactions should have been provided to you by your sponsoring broker who executed your transactions.

Date	Transaction Type	Quantity On	Quantity Off	Balance	Price	Value
01 Jul 2019	Opening balance			0	\$ 1.6001	\$ 0.00
18 Oct 2019	Shortfall Offer Placement @ \$1.60	46,875		46,875		
30 Jun 2020	Closing balance			46,875	\$ 1.6006	\$ 75,028.13

Distributions Paid During the Period

Set out below is a summary of distributions paid for the period.

Period End Date	Payment Date	Securities Held	Distribution Rate	Gross Distribution	Tax Withheld	Net Distribution
31 Oct 2019	15 Nov 2019	46,875	\$ 0.007906	\$ 370.59	\$ 0.00	\$ 370.59
30 Nov 2019	16 Dec 2019	46,875	\$ 0.007896	\$ 370.13	\$ 0.00	\$ 370.13
31 Dec 2019	15 Jan 2020	46,875	\$ 0.009099	\$ 426.52	\$ 0.00	\$ 426.52
31 Jan 2020	17 Feb 2020	46,875	\$ 0.008233	\$ 385.92	\$ 0.00	\$ 385.92
29 Feb 2020	16 Mar 2020	46,875	\$ 0.007989	\$ 374.48	\$ 0.00	\$ 374.48
31 Mar 2020	17 Apr 2020	46,875	\$ 0.007539	\$ 353.39	\$ 0.00	\$ 353.39
30 Apr 2020	15 May 2020	46,875	\$ 0.008405	\$ 393.98	\$ 0.00	\$ 393.98
31 May 2020	16 Jun 2020	46,875	\$ 0.008152	\$ 382.13	\$ 0.00	\$ 382.13
30 Jun 2020	15 Jul 2020	46,875	\$ 0.007882	\$ 369.47	\$ 0.00	\$ 369.47
TOTAL				\$ 3,426.61	\$ 0.00	\$ 3,426.61



Qualitas Real Estate Income Fund

ABN 13 625 843 851

ARSN 627 917 971

Responsible Entity: The Trust Company (RE Services) Limited ACN 003 278 831 AFSL 235 150

Investment Manager: QRI Manager Pty Ltd ACN 625 857 070

1300 288 664 (within australia)

+61 2 9698 5414 (international)

hello@automic.com.au

www.automic.com.au

Level 5, 126 Phillip Street,
Sydney NSW 2000

GPO Box 5193,
Sydney NSW 2001

Estimated Fees and Charges

Set out below are the approximate amounts which have been deducted from your investment for the period.

Description	Amount
Indirect costs	\$ 1,014.28
Total fees you paid	\$ 1,014.28

Indirect Costs

This approximate amount has reduced your return on investment but has not been directly charged to you as a fee. Apportioning of fees calculated above have used the Total Indirect Fees and pro-rated this based on the securities held over the statement period. The attribution of indirect costs in respect of your investment in the Trust may be calculated differently when compared to the attribution of net income on your AMMA statement.

Investment Returns

Please note that this statement does not show your return on investment during the period on an individual basis. This is because the market price at which you executed your individual trades is not provided to us (as the Issuer). You can calculate your individual return by obtaining this information from your sponsoring broker who executed your transactions.

Further Information

If you have any questions or require further information in relation to your holding, please contact our registry, Automic on the details provided at the top of this statement.

You can view, manage and update your Securityholding details through our registry's investor portal, which is available at <https://investor.automic.com.au>

For financial advice in relation to your investment, please contact your Stockbroker, financial planner or tax agent.

Important: You will need to quote the SRN and name of Issuer for all future dealings in these Units. This statement is an important document and should be kept in a safe place.

NOTE: The closing balance shown includes all transfers registered as at close of business on the statement date. Unitholders should not rely on the balance shown in the statement as being a complete record of their current unitholding and the responsible entity will not be liable for any financial loss incurred by a unitholder who relies on the balance shown without making their own adjustments for any transfers relating to transactions which have yet to be registered. Unitholders should notify the responsible entity of any discrepancies in this statement.

The Australian Taxation Office ("ATO") advises you to keep this statement as a permanent record. Disposal of securities by Australian residents may result in Capital Gains Tax. If you would like a copy of "Guide to Capital Gains Tax", published by the ATO, telephone 1300 720 092