

24 July 2020

MR J E & MRS L M LONEY A/C LONEY FAMILY
SUPER FUND
37-39 Pinecone Place
THORNLANDS QLD 4164

**Australian Unity
Funds Management Limited**
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AFS Licence No. 234454

Australian Unity Property Limited
ABN 58 079 538 499
AFS Licence No. 234455
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Dear Mr & Mrs Loney

AMMA Statement

Please find below your Attribution Managed Investment Trust Member Annual (AMMA) Statement for the year ended 30 June 2020 for your investment in Australian Unity Diversified Property Fund - Ordinary Units.

The information shown on this statement is also reported to the ATO.

Your account details are as follows:

Part A: Account Details

Account Name / Unit Holder:	JOHN E LONEY & LYNNE M LONEY A/C LONEY FAMILY SUPER FUND
Account No:	101546796
TFN / ABN information:	Quoted
Dealer Group:	WESTPAC PREMIUM WEALTH SERVICES
Financial Adviser:	Marc Smith
Investor Type:	Superannuation Fund
Country of residence at 30 June 2020:	Australia
Tax identification number (TIN) for country of residence:	Not quoted

If any of the above is incorrect, please speak to your financial adviser, call Client Services on 13 29 39 or email us at investments@australianunity.com.au.

Please retain this statement for income tax purposes.

If you have any queries regarding this advice, please call Client Services on 13 29 39.

This statement should be read in conjunction with the Australian Unity Wealth Tax/AMMA Statement Guide.

If you have any doubt about your specific tax circumstances, you should seek professional advice.



The following tax return items are valid for Australian resident individual unitholders only.

Part B - Summary of 30 June 2020 Tax Return (supplementary section) Items

The labels at items on the tax return are the white letters inside coloured boxes on the *Tax return for individuals (supplementary section) 2020*.

Tax Return (supplementary section)	Amount	Tax Return Label
Share of non-primary production income	\$205.98	13U
Franked distributions from trusts	\$0.00	13C
Share of franking credit from franked dividends	\$0.00	13Q
Total current year capital gains	\$10,309.22	18H
Net capital gain	\$5,154.61	18A
Assessable foreign source income	\$0.00	20E
Other net foreign source income	\$0.00	20M
Foreign income tax offsets*	\$0.00	20O

* 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 to work out your entitlement.

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Part C - Components of distribution

	Cash Distributions	Tax Paid or Tax Offsets	Attribution	Tax Return Label
Table1: Australian Income		Franking Credits		
Dividends - unfranked amount	\$0.00		\$0.00	
Dividends - unfranked conduit foreign income	\$0.00		\$0.00	
Interest - subject to non-resident withholding tax	\$1.05		\$1.05	
Interest - not subject to non-resident withholding tax	\$0.00		\$0.00	
Other assessable Australian Income	\$204.93		\$204.93	
Non-primary production income (A)	\$205.98		\$205.98	13U
Dividends - franked amount (Franked distributions) (X)	\$0.00	\$0.00	\$0.00	13C/13Q

	Cash Distributions	Tax Paid or Tax Offsets	Attribution	Tax Return Label
Table2: Capital Gains*		Foreign income tax offset		
Discounted capital gains Non Taxable Australian Property	\$0.66		\$0.67	
Discounted capital gains Taxable Australian Property	\$5,153.95		\$5,153.94	
Capital gains - indexation method Non Taxable Australian Property	\$0.00		\$0.00	
Capital gains - indexation method Taxable Australian Property	\$0.00		\$0.00	
Capital gains - other method Non Taxable Australian Property	\$0.00		\$0.00	
Capital gains - other method Taxable Australian Property	\$0.00		\$0.00	
Net Capital Gains	\$5,154.61		\$5,154.61	18A
AMIT CGT gross up amount			\$5,154.61	
Other capital gains distribution	\$3,512.51			
Total Current Year Capital Gains (B)	\$8,667.12		\$10,309.22	18H

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Table3: Foreign Income	Cash Distribution	Foreign tax paid or Franking credit	Attribution	Tax Return Label
Other net foreign source income	\$0.00	\$0.00	\$0.00	20M/20O
Australian franking credits from a New Zealand franking company		\$0.00	\$0.00	20F
Assessable Foreign Source Income	\$0.00	\$0.00	\$0.00	20E
CFC income	\$0.00		\$0.00	19K
Total Foreign Income (C)	\$0.00	\$0.00	\$0.00	

Table4: Tax Offset	Amount	Tax Return Label
Franking credit tax offset	\$0.00	13Q
Foreign income tax offset	\$0.00	20O
Franking Credits from New Zealand Company tax offset	\$0.00	
Total tax offsets (D)	\$0.00	

Table5: Other Non-assessable Amounts	Cash Distribution	Attribution/ Amount	Other Amount	Tax Return Label
Net exempt income	\$0.00	\$0.00		
Non-assessable non-exempt amount (E)	\$0.00	\$0.00		
Other non-attributable amounts	\$0.00			
Gross Cash Distribution (G)	\$8,873.10			
AMIT cost base net amount - excess			\$0.00	
AMIT cost base net amount - shortfall			\$1,642.10	

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Table6: Other amounts deducted from trust distribution	Cash Amount	Tax Return Label
TFN amounts withheld	\$0.00	13R
Non-resident withholding tax	\$0.00	
Other expenses	\$0.00	13Y
Other income Category 2: Rebates	\$0.00	24V
Net Cash Distribution	\$8,873.10	

Table7: Non-resident reporting	Attribution/ Amount	Tax Paid	Tax Return Label
Interest exempt from withholding	\$0.00	\$0.00	
Non-resident withholding amount	\$1.05	\$0.00	
Non-resident member ss276-105(2)(a) or (b) assessable amount	\$0.00	\$0.00	
Non-resident member ss276-105(2)(c) assessable amount	\$0.00	\$0.00	
Managed investment trust fund payments	\$7,111.44	\$0.00	
Deemed payment - Dividend	\$0.00	\$0.00	
Deemed payment - Interest	\$0.00	\$0.00	
Deemed payment - Royalties	\$0.00	\$0.00	
Deemed payment - Fund payment	\$0.00	\$0.00	

* For non-residents: While this Attribution managed investment trust member annual (AMMA) statement does not address all the needs of a non-resident investor, you are generally only liable to Australian tax on capital gains derived with respect to taxable Australian property (TAP) amounts shown above. However, a non-resident will not be liable for Australian income tax on capital gains if Managed Investment Trust withholding tax is payable in respect of TAP gains.

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