

APN Property Group Limited
ACN 109 846 068

Level 30, 101 Collins Street
Melbourne, Victoria 3000 Australia

Responsible Entity:
APN Funds Management Limited
ACN 060 674 479 AFSL No 237500

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APN | Property Group

12 August 2020

Robraie Nowra Pty Ltd
ATF Robraie Nowra Pty Limited Directors Superannuation Fund
PO Box 109
BRIBIE ISLAND QLD 4507

Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2020

APN AREIT Fund | (ARSN 134 361 229)

Investor number: AREIT03950

Part A: Your details

Australian tax file number (TFN)	Provided
Country of tax residency	Australia

Part B: Summary of 2020 tax return (supplementary section) items

Tax return for individuals (supplementary section)	Tax return	Total amount (\$)
Share of net income from trusts, including unfranked dividends less net capital gains, foreign income and franked distributions	13U	701.2675
Franked distributions from trusts	13C	91.0167
Share of franking credit from franked dividends	13Q	27.3040
Share of credit for tax file number amounts withheld from unit trust distributions	13R	--
Net capital gain	18A	--
Total current year capital gains (grossed up amount)	18H	--
Assessable foreign source income	20E	31.7781
Other net foreign source income	20M	31.7781
Foreign income tax offsets	20O	4.7663

Part C AMMA: Components of an Attribution

Table 1: Australian income

	Attribution (\$)	Tax Paid (\$)
Interest	45.3800	
Dividends – unfranked amount	0.2817	
Other taxable Australian income	655.6037	
Total Non-primary production income	701.2675	
Dividends: Franked amount (grossed up) (Franked distributions)	91.0167	27.3040

Table 2: Capital gains

	Attribution (\$)
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	--
Net capital gain	--
AMIT CGT gross up amount	--
Total capital gains	--

Table 3: Foreign income

	Attribution (\$)	Tax offset (\$)
Other net foreign source income	31.7781	4.7663
Assessable foreign source income	31.7781	
Total foreign income (C)	31.7781	4.7663

Table 4: Other non-attributable amounts (includes tax-deferred)

Other non-attributable amounts (includes tax-deferred)*	Amount (\$)
	1,294.8301

Table 5: Cash distribution details

	Amount (\$)
Gross cash distribution	2,086.8200
TFN amounts withheld	--
Net cash distribution	2,086.8200

Table 6: Cost base details

	Amount (\$)
AMIT cost base net amount - excess* (reduction in cost base)	(1,294.8280)
AMIT cost base net amount - shortfall* (increase in cost base)	--

Please retain this statement for income tax purposes. A guide to your 2020 return information is enclosed for your information.

* Tax-free amounts and tax-deferred amounts (including returns of capital) are included in Other non-attributable amounts and reflected in the calculation for AMIT cost base net amount – excess or shortfall shown in Table 6.

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APN | Property Group

10 July 2020

Robraie Nowra Pty Ltd
ATF Robraie Nowra Pty Limited Directors Superannuation Fund
PO Box 109
BRIBIE ISLAND QLD 4507

Distribution Statement

APN AREIT Fund I Investor number AREIT03950

ARSN 134 361 229

Summary of distributions received for the period 1 April 2020 to 30 June 2020

Accrued Date	Date Paid	Unit Holding	Cents Gross Distribution Per Unit	Gross Distribution Amount (\$)	Tax Withheld Amount (\$)	Net Distribution Amount (\$)
30 Apr 20	11 May 20	20,691.92	0.8694	179.90	0.00	179.90
31 May 20	10 Jun 20	20,691.92	0.6955	143.91	0.00	143.91
30 Jun 20	10 Jul 20	20,691.92	0.6955	143.91	0.00	143.91
Total for period			2.2604	467.72	0.00	467.72
Financial Year to Date			10.0850	2,086.82	0.00	2,086.82

*Please note: For distributions that have been reinvested, new units will be allotted on the payment day. You can view our distribution timetable by visiting our website at www.apngroup.com.au

Our distribution payment records indicate that you have chosen to have your distribution paid into your nominated bank account by electronic transfer.

Details of investment for the period 1 April 2020 to 10 July 2020 | AREIT03950

Transaction Date	Transaction Type	Gross Amount (\$)	Deductions* (\$)	Cash Amount (\$)	Reinvestment Amount (\$)	Unit Price (\$)	Number of Units	Unit Balance	Redemption Price (\$)	Investment Value (\$)
01 Apr 20	Unit Holding							20,691.92	1.1386	23,559.82
09 Apr 20	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.2171	25,184.13
11 May 20	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.2144	25,128.26
10 Jun 20	Distribution	143.91	-	143.91	-	-	-	20,691.92	1.3610	28,161.70
30 Jun 20	Unit Holding							20,691.92	1.2701	26,280.80
10 Jul 20	Distribution	143.91	-	143.91	-	-	-	20,691.92	1.2573	26,015.95

* Deductions include tax withheld or brokerage amounts deducted from the Gross Amount.

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9 April 2020

Robraie Nowra Pty Ltd
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PO Box 109
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Distribution Statement

APN AREIT Fund | Investor number AREIT03950
ARSN 134 361 229

Summary of distributions received for the period 1 January 2020 to 31 March 2020

Accrued Date	Date Paid	Unit Holding	Cents Per Unit	Gross Distribution Amount (\$)	Tax Withheld Amount (\$)	Net Distribution Amount (\$)
31 Jan 20	10 Feb 20	20,691.92	0.8694	179.90	0.00	179.90
29 Feb 20	10 Mar 20	20,691.92	0.8694	179.90	0.00	179.90
31 Mar 20	9 Apr 20	20,691.92	0.8694	179.90	0.00	179.90
Total for period			2.6082	539.70	0.00	539.70
Financial Year to Date			7.8246	1,619.10	0.00	1,619.10

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Details of investment for the period 1 January 2020 to 9 April 2020 | AREIT03950

Transaction Date	Transaction Type	Gross Amount (\$)	Deductions* (\$)	Cash Amount (\$)	Reinvestment Amount (\$)	Unit Price (\$)	Number of Units	Unit Balance	Redemption Price (\$)	Investment Value (\$)
01 Jan 20	Unit Holding							20,691.92	1.7654	36,529.51
10 Jan 20	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.8115	37,483.41
10 Feb 20	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.8446	38,168.31
10 Mar 20	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.6420	33,976.13
31 Mar 20	Unit Holding							20,691.92	1.0907	22,568.67
09 Apr 20	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.2171	25,184.13

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10 January 2020

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Distribution Statement

APN AREIT Fund I Investor number AREIT03950
ARSN 134 361 229

Summary of distributions received for the period 1 October 2019 to 31 December 2019

Accrued Date	Date Paid	Unit Holding	Cents Per Unit	Gross Distribution Amount (\$)	Tax Withheld Amount (\$)	Net Distribution Amount (\$)
31 Oct 19	11 Nov 19	20,691.92	0.8694	179.90	0.00	179.90
30 Nov 19	10 Dec 19	20,691.92	0.8694	179.90	0.00	179.90
31 Dec 19	10 Jan 20	20,691.92	0.8694	179.90	0.00	179.90
Total for period			2.6082	539.70	0.00	539.70
Financial Year to Date			5.2164	1,079.40	0.00	1,079.40

*Please note: For distributions that have been reinvested, new units will be allotted on the payment day. You can view our distribution timetable by visiting our website at www.apngroup.com.au

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Details of investment for the period 1 October 2019 to 10 January 2020 | AREIT03950

Transaction Date	Transaction Type	Gross Amount (\$)	Deductions* (\$)	Cash Amount (\$)	Reinvestment Amount (\$)	Unit Price (\$)	Number of Units	Unit Balance	Redemption Price (\$)	Investment Value (\$)
01 Oct 19	Unit Holding							20,691.92	1.8129	37,512.38
10 Oct 19	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.8032	37,311.67
11 Nov 19	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.8167	37,591.01
10 Dec 19	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.8138	37,531.00
31 Dec 19	Unit Holding							20,691.92	1.7654	36,529.51
10 Jan 20	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.8115	37,483.41

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10 October 2019

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Distribution Statement

APN AREIT Fund I Investor number AREIT03950
ARSN 134 361 229

Summary of distributions received for the period 1 July 2019 to 30 September 2019

Accrued Date	Date Paid	Unit Holding	Cents Per Unit	Gross Distribution Amount (\$)	Tax Withheld Amount (\$)	Net Distribution Amount (\$)
31 Jul 19	12 Aug 19	20,691.92	0.8694	179.90	0.00	179.90
31 Aug 19	10 Sep 19	20,691.92	0.8694	179.90	0.00	179.90
30 Sep 19	10 Oct 19	20,691.92	0.8694	179.90	0.00	179.90
Total for period			2.6082	539.70	0.00	539.70
Financial Year to Date			2.6082	539.70	0.00	539.70

*Please note: For distributions that have been reinvested, new units will be allotted on the payment day. You can view our distribution timetable by visiting our website at www.apngroup.com.au

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Details of investment for the period 1 July 2019 to 10 October 2019 | AREIT03950

Transaction Date	Transaction Type	Gross Amount (\$)	Deductions* (\$)	Cash Amount (\$)	Reinvestment Amount (\$)	Unit Price (\$)	Number of Units	Unit Balance	Redemption Price (\$)	Investment Value (\$)
01 Jul 19	Unit Holding							20,691.92	1.7768	36,765.40
10 Jul 19	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.8402	38,077.27
12 Aug 19	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.8215	37,690.33
10 Sep 19	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.7947	37,135.78
30 Sep 19	Unit Holding							20,691.92	1.7966	37,175.10
10 Oct 19	Distribution	179.90	-	179.90	-	-	-	20,691.92	1.8032	37,311.67

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01 September 2020

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Unit Holding Statement

APN AREIT Fund | Investor number AREIT03950
ARSN 134 361 229

Unit holding as at 30 June 2020

Date	Unit holding	Unit Price*	Investment Value*
30 Jun 20	20,691.92	\$1.2701	\$26,280.80

* Unit Price as at 30 June 2020.

Please note: For distributions that have been reinvested, new units will be allotted on the payment day. You can view our distribution timetable by visiting our website at www.apngroup.com.au