Guide to your Attribution Managed Investment Trust Member Annual Statement

Sandhurst Trustees

This guide will assist you in completing your 2026 tax return.

The information in this guide is only for:

- **Australian resident individual taxpayers;**
- **Investments that are treated as on capital account for tax purposes; and**
- **Only relevant for the following Funds:**

  Sandhurst Industrial Share Fund
  Sandhurst Strategic Income Fund – Class A units
  Sandhurst Strategic Income Fund – Class B units
  Sandhurst IML Industrial Share Fund

Australian taxation laws are complex. The application of these laws depends upon an investor's individual circumstances. The taxation information in this guide is of a general nature only. If you have any doubt or require further information about the taxation position of your investment you should talk to your accountant or tax adviser.

If your investment is held in the name of a company, trust, superannuation fund or partnership, you may need to adapt the capital gains tax information contained in your Attribution Managed Investment Trust Member Annual Statement (AMMA Statement) to meet your tax status (refer to the "capital gains" section in this guide for further information). We recommend you contact your accountant or tax adviser for assistance.

Non-resident unit holders should seek professional taxation advice in relation to their investment.

The purpose of this guide

This guide will help you complete your *Tax return for individuals (supplementary section) 2026*.

This guide contains general information only and it does not substitute any Australian Taxation Office (ATO) instructions.

You should have received an AMMA Statement if you have invested in any of the Funds listed above. These AMMA Statements are a record of the trust components of the cash that has been distributed to you to allow you to complete your *Tax return for individuals (supplementary section) 2026*.

Where you have capital gain amounts on your AMMA Statement, you may need to refer to the ATO publication *"Personal investors guide to capital gains tax 2026"* for further information.

We have indicated the amounts on your AMMA Statement that need to be included in your *Tax return for individuals (supplementary section) 2026*. Each component of your distribution is explained in this guide.

Your tax return and your AMMA Statement

In your *Tax return for individuals (supplementary section) 2026*, you must declare your trust components attributed in respect of the period 1 July 2025 to 30 June 2026. This may not coincide with the actual cash distribution you have received during the same period.

In addition, special rules apply in relation to franking credits attached to Australian dividends or foreign tax paid on foreign income.

The following information should help you in completing your 2026 individual tax return:

- All amounts are expressed in Australian currency.
- To complete your individual tax return, you will need to obtain copies of the *Tax return for individuals (supplementary section) 2026*. If you have capital gain amounts, you may need to obtain a copy of the publication *"Personal investors guide to capital gains tax 2026"* from the ATO.
- The tax return label references in this guide relate to the *Tax return for individuals (supplementary section) 2026*.
- If you have received income from other investments, you will need to combine the information from those investments with the information we have provided.

Part A – Tax return information

This section of your AMMA Statement highlights the trust components of your distribution. For most investors, this information should be sufficient to enable you to complete the supplementary section of your tax return. The amounts shown in Part A should be included in your *Tax return for individuals (supplementary section) 2026* against the tax return labels as shown on your AMMA Statement.

A breakdown of the trust components is shown in Part B of your AMMA Statement.

1. Label 13U – Non-primary production - Share of net income

This item includes interest, other income, non-concessional MIT income (NCMI), excluded from NCMI, and unfranked distributions including Conduit Foreign Income (CFI), which for an Australian resident investor is distributed as an unfranked dividend. It excludes franked distributions net capital gains and foreign income which are shown separately on your AMMA Statement.

2. Label 13C – Franked distributions from trusts

This item includes franked distributions and the share of franking credits (the franking credit 'gross-up'). The franked distribution amount excludes any unfranked component that forms part of the distribution. Please note unfranked distributions are also shown at item 13U.

3. Label 13Q – Share of franking credit from franked dividends

Franking credits are credits for Australian tax paid by a company on its taxable income. Franking credits are attached to the trust components attributed to you which are referable to franked dividends. Your entitlement to claim franking credits as a tax offset against your Australian tax liability is subject to you satisfying the 'holding period rule' and 'related payments rule'.

For further information you should consult the *Tax return for individuals (supplementary section) 2026* and the ATO publication *"You and your shares 2026"*.

4. Label 13R – Share of credit for Tax File Number (TFN) amounts withheld

This represents tax withheld from income received by the Fund and also tax withheld from distributions paid to you by the Fund if you did not supply your TFN or Australian Business Number (where it is appropriate to do so as an alternative) or exemption details.

5. Label 18H – Total current year capital gains

This represents the total amount of capital gains before any capital gains tax (CGT) discount has been applied. A breakdown of the items making up this amount is shown in Part B of your AMMA Statement.

6. Label 18A – Net capital gain

The net capital gain assessable to you is the amount remaining after the Fund has applied any capital losses and the capital gains tax discount (if applicable). A breakdown of the items making up this amount is shown in Part B of your AMMA Statement.

If you have derived capital gains or losses from other sources, or via a redemption of all or part of your investment during the financial year, these will also need to be taken into account when completing this label. Please refer to the ATO publication *"Personal investors guide to capital gains tax 2026"*.

7. Label 20E and 20M – Assessable foreign source income

As an Australian resident taxpayer, you may be liable to Australian income tax on any assessable income derived from overseas investments. You may also be entitled to tax deductions in relation to expenses incurred in earning assessable income from overseas investments. For further information, you should refer to the *Tax return for individuals (supplementary section) 2026*.

8. Label 20O – Foreign income tax offset

You can claim the amount of the foreign tax offset where it is $1,000 or less. If the foreign tax offset exceeds $1,000, the foreign income tax offset you are entitled to claim cannot exceed the amount of Australian tax that would be payable on that foreign income. You will need to refer to the ATO publication *"Guide to foreign income tax offset rules 2026"* in order to calculate the total amount of foreign income tax offsets you are entitled to claim.

9. Label 20F – Australian franking credits from a New Zealand franking company

Franking credits arising from tax paid in Australia by a New Zealand company must be disclosed at label 20F.

These dividends are included as part of your foreign sourced income (see above). To check your eligibility to claim these Australian franking credits please refer to the ATO publication *"You and your shares 2026"*.

Part B – Components of an Attribution

This section of your AMMA Statement gives you a detailed breakdown of your distribution components. The information in Part B of your AMMA Statement may be required for you to complete other parts of your income tax return.

10. Australian income

This is represented by franked and unfranked dividends, interest income and other income. The distribution information split is required if you are entitled to claim a refund of franking credits.

11. Non-concessional MIT income (NCMI)

This attributed amount broadly represents income that the Fund has derived, received, or made that is:

- MIT cross staple arrangement income;
- MIT trading trust income;
- MIT agricultural income; or
- MIT residential housing income.

NCMI income includes both 'Other Assessable Australian Income' and 'capital gains', both of which are assessable income for Australian tax purposes. Broadly, NCMI should only be relevant for investors who are not tax residents of Australia as it may impact their non-resident withholding tax rate.

12. Excluded from NCMI

This amount represents amounts attributed to you that is excluded from NCMI income as the Fund has applied transitional provisions or is related to an approved economic infrastructure facility.

13. Foreign income

Income you receive from an overseas source must be included in your tax return.

Foreign capital gains have been included in Net capital gains.

14. Capital gains

Capital gains discount – Taxable Australian Property (TAP) and Non-taxable Australian Property (NTAP)

These are capital gains to which the Fund has applied the 50% capital gains tax discount. The taxable portion is shown under the Attribution column.

Complying superannuation funds will need to double the discounted capital amount and then apply the one-third discount rate. Companies will need to double the discounted capital gain as no discount is available.

Capital gains other – Taxable Australian Property (TAP) and Non-taxable Australian Property (NTAP)

These capital gains are gains to which the CGT discount method or the CGT indexation method does not apply. The full amount of these gains is taxable.

Net capital gains

This amount represents the sum of the Attribution column amount of capital gains and represents the net capital gain under various methods included in the unitholder's member components.

NCMI capital gains and Excluded from NCMI capital gains

Separately disclosed within the TAP and NTAP capital gains:

- NCMI Capital Gains (refer to Note 11); and
- Capital Gains Excluded from NCMI (refer to Note 12).

These amounts are included in the 'Capital gains discount' or 'Capital gains Other' disclosed above. This disclosure is irrelevant for most Australian resident investors.

Attribution Managed Investment Trust (AMIT) CGT Gross up amount

This amount represents the additional amount treated as capital gains where a discount capital gain has been received.

15. Other non-assessable amounts

Other non-assessable amounts have been divided into three categories depending on the nature of the amount. These amounts are not immediately assessable for income tax purposes and are therefore not included in your tax return, however they may require an adjustment to the cost base of your unit holding.

Under the AMIT regime, the adjustment to the cost base of your units in the Fund will be determined in accordance with the items disclosed in Part C.

Part C – AMIT cost base adjustments

Under the AMIT regime you are required to adjust your cost base of your units as follows:

AMIT cost base net increase amount: Increase the cost base and reduced cost base of your investment in the Fund by this amount.

AMIT cost base net decrease amount: Reduce the cost base and reduced cost base of your investment in the Fund by this amount.

If the 'AMIT cost base net decrease amount' is greater than the cost base of your investment, a capital gain may arise.

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This document is not intended to represent tax, investment, or professional advice. The information does not take into account your individual financial circumstances. You should assess whether the information is appropriate to you and contact your financial adviser and/or tax adviser if you have any questions. (07/26)

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