

ARENA REIT ANNUAL TAX GUIDE



FOR THE YEAR ENDED 30 JUNE 2023

The information contained in this guide is current as at 30 June 2023. It should be regarded as general information only rather than taxation advice and it has been prepared without taking account of any person's objectives, financial situation or needs.

If you require further information relating to your personal tax position, we recommend that you seek professional taxation advice. No warranty is given as to the accuracy or completeness of any information contained in this guide.

Arena REIT is a stapled group and comprises Arena REIT No. 1 (ARF1), Arena REIT No. 2 (ARF2) (the 'Trusts') and Arena REIT Limited (the 'Company').

ARF1 and ARF2 each qualify as an attribution managed investment trust (AMIT) and have elected into the AMIT regime; this election is irrevocable.

ABOUT THIS GUIDE

This guide is produced to assist you with the transfer of AMIT Member Annual Statement (AMMA Statement) information to your 2022-2023 Australian Income Tax Return.

WHO DOES THIS GUIDE APPLY TO?

This guide applies to Australian resident individual taxpayers who hold (or held) securities in Arena REIT during the year ended 30 June 2023, as a capital investment. The guide assumes you have not acquired your securities in the course of carrying on a business of investing for profit or trading in securities, in which case a different tax treatment applies.

Non-resident investors should seek their own specific tax advice in respect of their investment.

WHAT DO I NEED TO DO TO COMPLETE MY 2023 TAX RETURN?

In addition to your AMMA Statement for the year ended 30 June 2023, you will need:

1. A copy of the Individual tax return instructions 2023.
2. A copy of the Individual tax return instructions (supplementary section) 2023.

You can obtain these documents from the Australian Taxation Office (ATO):

- ▶ Phone: 1300 720 092
- ▶ Web: www.ato.gov.au

Alternatively, you can seek professional advice in completing your return.

PLEASE NOTE:

- ▶ If you received a distribution, by way of cash or reinvestment, you are required to include the relevant details in your 2023 tax return (supplementary section), as referenced in this guide.
- ▶ If you have more than one Arena REIT investment and/or investor number, you will receive a separate AMMA Statement for each separate investment and investor number.
- ▶ If you have sold any of your securities during the year ended 30 June 2023, you may have made a capital gain or loss. We recommend you obtain a copy of the booklets 'Personal investors guide to capital gains tax 2023' and/or 'Guide to capital gains tax 2023' from the ATO to assist you in calculating your gain or loss. Please also refer to the Tax Information at: www.arena.com.au/investor-centre/investor-information/tax-information, which highlights the tax implications of being a stapled group and that the Trusts and Company are separate capital gains tax assets. Please note that the information contained in your annual AMMA Statement does not include any capital gains or losses that you may have realised relating to a disposal of your securities during the year ended 30 June 2023.

SUMMARY OF 2023 TAX RETURN (SUPPLEMENTARY SECTION) ITEMS

Non-Primary Production Income

(Tax return label 13U)

This amount represents the Australian income attributed to you (exclusive of net capital gains).

Tax File Number (TFN) withholding credit

(Tax return label 13R)

This amount represents TFN withholding tax that has been deducted from your distributions if you did not provide a TFN, Australian Business Number (ABN) or claim an exemption in respect of your investment. The TFN withholding tax will be offset against the tax payable on your income or refunded to you.

CAPITAL GAINS

Total Current Year Capital Gains

(Tax return label 18H)

Total Current Year Capital Gains are amounts derived from the sale of Australian investments.

Net Capital Gain

(Tax return label 18A)

Net Capital Gain represents the net capital gain attributed to you and takes into consideration any eligible capital gains discount under the Capital Gains – Discount Method.

Capital Gains Tax Information

The components of the capital gains are explained below.

Capital Gains – Discount Method

The discounted capital gains represent the capital gains attributed to you. A discount of 50% is applied for taxation purposes ('discount method'). The amount shown has been grossed up to reflect the pre-discount capital gain.

Capital Gains – Other Method

For investments purchased after 11.45am AEST on 21 September 1999 and sold within 12 months, there is no indexation or discounting available. The full amount of the capital gains calculated under this method is taxable.

AMIT COST BASE ADJUSTMENTS AND NON-ASSESSABLE AMOUNTS

Under the AMIT regime you are required to make annual adjustments to the cost base of your securities.

If your cash distributions for an income year exceed the amounts included in your assessable income for that year (grossed-up by any CGT discount), the cost base of your securities will be decreased by the amount of the excess. Such excess amounts are generally referred to as 'tax-deferred' distributions. Under the AMIT regime they are referred to as AMIT cost base adjustments and on your AMMA Statement they are disclosed as 'AMIT cost base net adjustment – excess'.

If the amounts included in your assessable income in respect of an income year exceed the distributions made to you for that year (grossed-up by any CGT discount), the cost base of your securities will be increased by the amount of the excess. On your AMMA Statement this will be disclosed as 'AMIT cost base net amount – shortfall.'



For more information contact us on 1800 008 494 or online at www.arena.com.au

Arena REIT Limited ACN 602 365 186
Arena REIT Management Limited ACN 600 069 761 AFSL No. 465754

Level 32, 8 Exhibition Street
Melbourne VIC 3000

Locked Bag 32002, Collins Street East
Melbourne VIC 8003

T +61 3 9093 9000

Freecall
1800 008 494

info@arena.com.au
www.arena.com.au