EOFY 2026 • LIVE WEBINAR

Your EOFY tax cheat sheet

...before the ATO comes knocking

A practical EOFY tax-reporting session built for ETF investors —
AMIT statements, distribution components, and the legislated CGT changes from FY27.

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Portfolio tracking & investment tax reporting

BEFORE WE START

General information — not personal advice

What this is

An educational overview of how EOFY tax reporting works for ETF investors, using general examples and illustrative figures.

What this isn't

Personal financial, tax or investment advice. It doesn't consider your objectives, situation or needs, and no client relationship is created.

Please

Consider your own circumstances and seek advice from a licensed financial adviser or registered tax agent before acting. Figures shown are illustrative only.

Tax laws change and outcomes depend on your individual position. The proposed/legislated FY27 reforms discussed may be subject to further change.

What we'll cover

Five things, in order. By the end you'll have a repeatable EOFY workflow.

A	**The EOFY basics**	The two ways investments are taxed: income, and capital gains.
B	**Reading your AMIT statement**	How to decode an AMMA statement — and track cost-base adjustments.
C	**Calculating your CGT**	Parcel selection — FIFO, min-gain, max-gain — and why the method matters.
D	**CGT & tax reform from FY27**	What the now-legislated changes mean for your portfolio.
E	**Faster, cheaper tax time**	Practical tips to make tax time quicker and reduce your accountant's bill.

The annual ritual

If any of this sounds familiar — you're not alone.

Dividend statement archaeology

Digging through years of statements from every provider — including that one from 2022 you never filed — to reconcile it all.

“Should I have sold that loser?”

Second-guessing the position you didn't trim in May — and whether it would've helped your tax position.

“How does this even work for ETFs?”

Cash received doesn't match taxable income, and the statement has components you've never heard of.

The FY27 clock is ticking

CGT rules change from 1 July 2027 — making EOFY 2026 the year to get your records genuinely right.

A

SECTION A

The EOFY basics

The two ways investments are taxed — income, and capital gains.

Two ways your investments are taxed

Almost everything at tax time falls into one of these two buckets. Get the distinction and the rest follows.

1

INCOME

Dividends & distributions

When? Every year — as you receive or are attributed it, even if reinvested.

What? Australian dividends, franking credits, foreign income, interest, and the income components of ETF distributions.

Where? Reported on your AMMA statement each year → Section B.

2

CAPITAL GAINS

Profit when you sell

When? Only when you dispose of units — a CGT event. Hold and you defer it.

What? Sale proceeds minus your cost base (adjusted for AMIT amounts), with a 50% discount if held >12 months.

Where? You calculate it at sale — parcel selection matters → Section C.

Income is taxed as it accrues; capital gains are taxed at sale. *ETFs make the income side trickier — which is where we go next.*

Sorting the income side

Income is taxed every year as it's attributed to you. Three things to get right.

1 INCOME

Cash isn't taxable income

You're taxed on the income attributed to you by the fund — not just the cash that hit your account.

2 INCOME

One statement per ETF

Each ETF issues its own AMMA statement, due within 3 months of 30 June. Ten ETFs means ten statements.

3 INCOME

Foreign income & tax offsets

Global ETFs pass through foreign income with foreign tax credits (FITO) attached. Claim the offset — and it isn't always pre-filled.

Sorting the capital-gains side

Capital gains are taxed when you sell — but the groundwork happens now, every year.

1 CAPITAL

Track every parcel

Each purchase and DRP reinvestment is its own parcel, with its own cost base and purchase date.

2 CAPITAL

Cost base shifts over time

AMIT adjustments quietly change your cost base each year — they decide your gain when you sell.

3 BOTH

Keep the source records

Even if a tool aggregates the data, retain each provider's original statement for verification.

B

SECTION B

Reading your AMIT statement

The AMMA statement decoded — line by line, the parts that matter.

Anatomy of an AMMA statement

Under the AMIT regime the fund attributes income to you. The statement — not the cash — drives your return.

Taxable components

Goes into your return as income

✓ Usually pre-filled by the ATO

- Australian dividends
- Franking credits
- Foreign income & FITO
- Capital gains
- Interest / other income

Cost-base adjustments

Not taxed now — they change your future CGT

× NOT pre-filled — you must track these

EXCESS cost base ↓

Cash paid > income attributed → bigger gain when you sell

SHORTFALL cost base ↑

Income attributed > cash paid → smaller gain when you sell

Worked example: why the cost base matters

500 units bought at $20.00 — total cost base $10,000. A distribution includes a tax-deferred amount.

AMMA SHOWS

Cost base reduction of $0.15 / unit

On 500 units = −$75

→

ADJUSTED COST BASE

$9,925

$10,000 − $75

→

SELL AT $25.00

Gain = $2,575

vs $2,500 if you ignored it

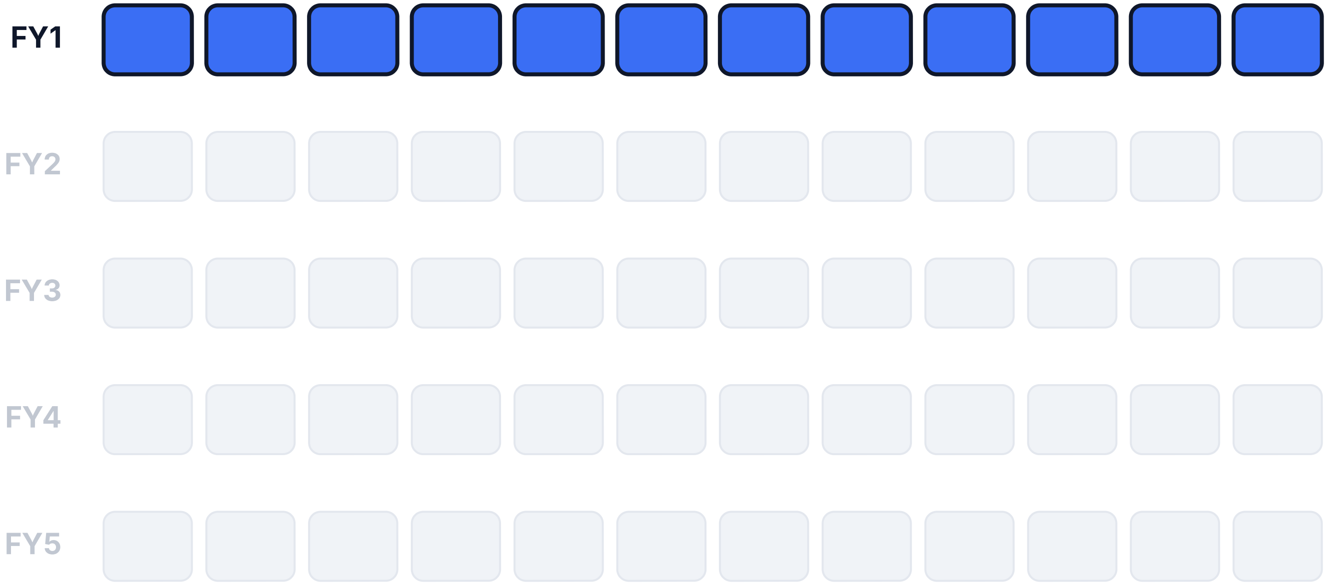
!

The $75 looks small — but it repeats every year, across every ETF, on every parcel.

Over a decade of holdings, DRPs and adjustments, the cumulative error becomes thousands. This is exactly the bookkeeping a tracking tool automates for you.

Monthly DCA: watch the parcels stack up

Invest $500 a month. Every year adds 12 new parcels — and that year's single AMMA statement adjusts every parcel you hold, new and old.



12 new parcels this year

Year 1 2 3 4 5

FY1 AMMA statement

issued by the ETF — one per year

This one statement adjusts

12 parcels

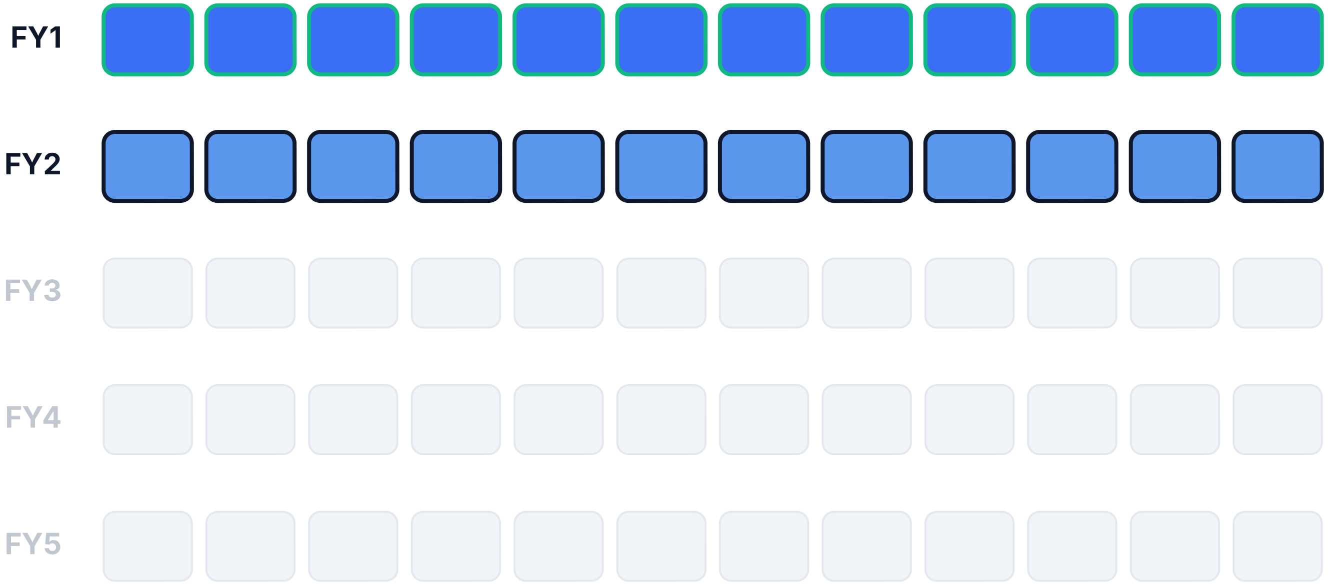
PARCELS TO TRACK SO FAR

12 of 60

After FY1: 12 parcels, each carrying 1 year of adjustments. Next year adds 12 more — and FY2's statement will touch them all.

Monthly DCA: watch the parcels stack up

Invest $500 a month. Every year adds 12 new parcels — and that year's single AMMA statement adjusts every parcel you hold, new and old.



12 new parcels this year

12 older parcels **adjusted again**

Year 1 2 3 4 5

$

FY2 AMMA statement

issued by the ETF — one per year

This one statement adjusts

24 parcels

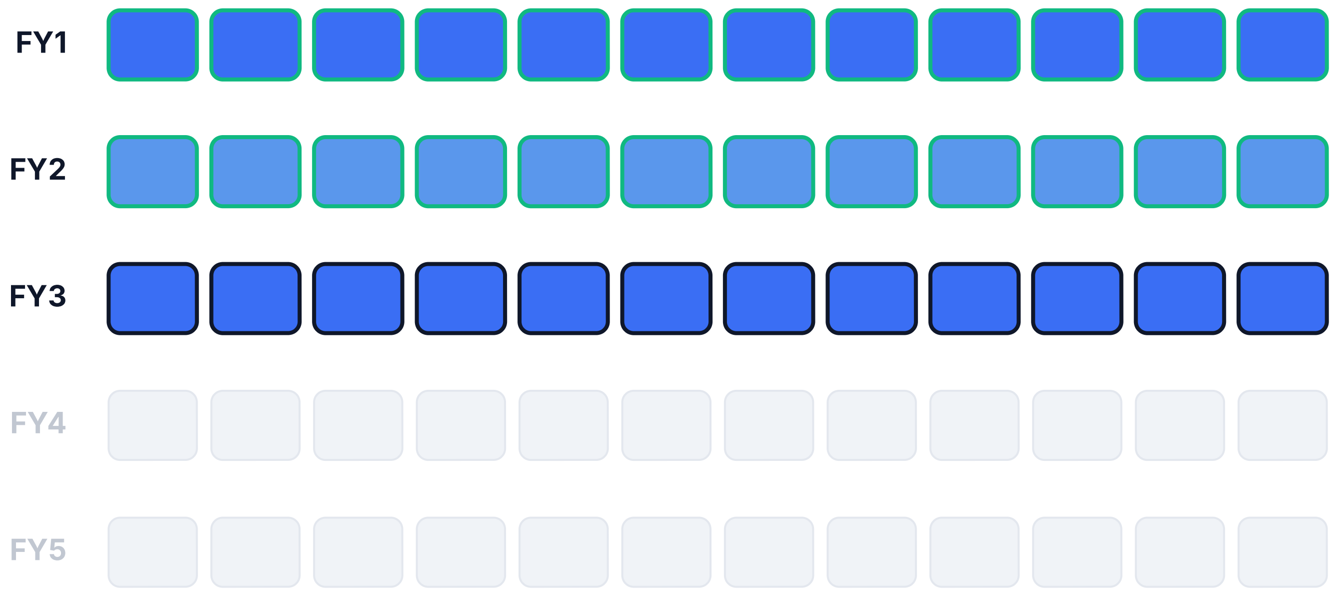
PARCELS TO TRACK SO FAR

24 of 60

After FY2: 24 parcels, each carrying 2 years of adjustments. Next year adds 12 more — and FY3's statement will touch them all.

Monthly DCA: watch the parcels stack up

Invest $500 a month. Every year adds 12 new parcels — and that year's single AMMA statement adjusts every parcel you hold, new and old.



12 new parcels this year

24 older parcels **adjusted again**

Year 1 2 3 4 5

FY3 AMMA statement

issued by the ETF — one per year

This one statement adjusts

36 parcels

PARCELS TO TRACK SO FAR

36 of 60

After FY3: 36 parcels, each carrying 3 years of adjustments. Next year adds 12 more — and FY4's statement will touch them all.

Monthly DCA: watch the parcels stack up

Invest $500 a month. Every year adds 12 new parcels — and that year's single AMMA statement adjusts every parcel you hold, new and old.

$

FY4 AMMA statement

issued by the ETF — one per year

This one statement adjusts

48 parcels

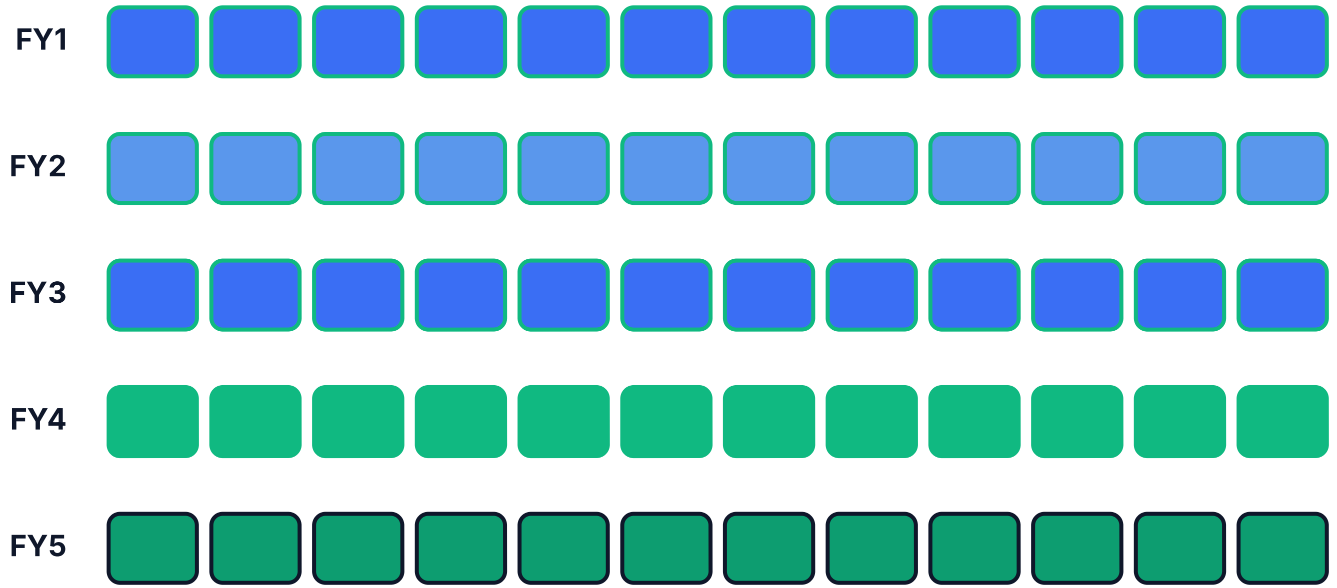
PARCELS TO TRACK SO FAR

48 of 60

After FY4: 48 parcels, each carrying 4 years of adjustments. Next year adds 12 more — and FY5's statement will touch them all.

Monthly DCA: watch the parcels stack up

Invest $500 a month. Every year adds 12 new parcels — and that year's single AMMA statement adjusts every parcel you hold, new and old.



12 new parcels this year

48 older parcels **adjusted again**

Year 1 2 3 4 5

FY5 AMMA statement

issued by the ETF — one per year

This one statement adjusts

60 parcels

PARCELS TO TRACK SO FAR

60 of 60

60 parcels · 5 statements · 180 apportionments. Far more than anyone can reliably track by hand.

C

SECTION C

Calculating your CGT

Selling triggers a capital gain — but which parcels did you actually sell?

Start simple: what a capital gain is

Buy an asset, sell it for more, and the profit is a capital gain. Hold it over 12 months and you're taxed on only half.

YOU BUY

$1,000

what you paid (your cost base)

→

YOU SELL

$2,000

the proceeds, later

→

CAPITAL GAIN

$1,000

proceeds − cost base

50%

Held more than 12 months? Apply the 50% CGT discount.

$1,000 gain → taxable gain of **$500**. That $500 is added to your income and taxed at your marginal rate. (This 50% discount is what changes from FY27 — more soon.)

Now: which shares did you actually sell?

You bought the same ETF twice, at different prices. Months later you sell half your holding.

A

Parcel A

bought first

100 units @ $10

cost base $1,000

B

Parcel B

bought later

100 units @ $15

cost base $1,500

$

You sell

at $20 / unit

100 units

proceeds $2,000

?

You sold 100 units — but you own 200. So which 100 did you sell?

The shares are identical, so you can't tell by looking. The ATO lets you choose the parcel — and that choice sets your cost base, and therefore your gain. Let's see what each choice does.

Same sale — two methods, two gains

Sell 100 units at $20 for $2,000. The only variable is which parcel you assign to the sale.

A Parcel A · 100u @ $10 · cost $1,000

B Parcel B · 100u @ $15 · cost $1,500

FIFO

taxable gain

$1,000

First-in, first-out

sells Parcel A — the oldest

$2,000 − $1,000

The ATO's default if you don't choose.

LIFO

taxable gain

$500

Last-in, first-out

sells Parcel B — the newest

$2,000 − $1,500

Half the taxable gain, same sale.

! **Same $2,000 sale — a $500 difference in taxable gain,** decided entirely by which parcel you assign.

Now the real thing: 5 years, a partial sale

Five cohorts, each with a different AMIT-adjusted cost base. You sell 150 units at $30. Three legal methods, three very different tax bills.

Your parcels (cost base already AMIT-adjusted)

FY1	100u	adj **$18.50/u**	✓ discount
FY2	100u	adj **$21.20/u**	✓ discount
FY3	100u	adj **$19.80/u**	✓ discount
FY4	100u	adj **$24.60/u**	✓ discount
FY5	100u	adj **$27.10/u**	× <12 mths

Sell 150 units @ $30 · ✓ = held >12 mths, 50% discount applies

FIFO

taxable gain **$795**

Oldest first: FY1 + 50 of FY2

the default — not always best

MAX GAIN

taxable gain **$830**

Lowest cost base first: FY1 + FY3

worst outcome here

MIN GAIN

taxable gain **$425**

Highest cost base first: FY5 + FY4

lowest taxable gain

$405 spread on one sale — and Min Gain even skips the discount-eligible parcels on purpose. The method you choose directly changes your tax bill.

Fast-forward 5 years: what did you already sell?

That Min-Gain sale consumed specific parcels. Years and ten cohorts later, you sell again — and you must know exactly what's left.

1

SALE 1 — five years ago, Min Gain method

sold 150 units: all of FY5 + half of FY4

FY5 100u sold → 0 left **FY4** 50u sold → 50 left

YOUR HOLDING TODAY — 10 years of buys

FY1 ✓ 100u	FY2 ✓ 100u	FY3 ✓ 100u	FY4 HALF SOLD 50u	FY5 ALL SOLD 0u
FY6 ✓ 100u	FY7 ✓ 100u	FY8 ✓ 100u	FY9 ✓ 100u	FY10 ✓ 100u

!

Sell again without these records and you'll double-sell FY4 or FY5 units that no longer exist — wrong cost base, wrong gain, an ATO problem. Accurate disposal records are what keep every remaining parcel right.

D

SECTION D

CGT & tax reform from FY27

Now legislated — what changes for your portfolio from 1 July 2027.

What's changing from 1 July 2027

1

50% discount → CPI indexation

For individuals, trusts & partnerships, the 50% CGT discount is replaced by cost-base indexation. You're taxed only on the real, above-inflation gain.

2

New 30% minimum tax on gains

A minimum 30% tax rate applies to real capital gains accruing from 1 July 2027 (some exemptions, e.g. Age Pension / JobSeeker recipients).

3

It's prospective

Gains accruing up to 30 June 2027 keep the 50% discount; only gains accruing from 1 July 2027 fall under the new regime.

4

A FY27 “reset” of value

Assets held on 30 June 2027 are deemed sold and reacquired at market value — so your records at that point really matter.

Not personal advice — outcomes depend on your returns, inflation and holding period. This is why clean FY26 & FY27 records pay off.

Worked example: selling across the FY27 reset

Hold an ETF parcel bought in 2023, keep it past 30 June 2027, then sell in 2028. Your gain splits into two halves — each taxed under different rules.

BOUGHT 2023	30 JUN 2027 — DEEMED RESET	SOLD 2028
$20.00 /unit	**$30.00** /unit	**$34.00** /unit
100 units · cost base $2,000	market value becomes the new cost base	100 units · proceeds $3,400

GROWTH TO 30 JUN 2027 · OLD RULES

$20 → $30 = **$1,000 gain**

50% CGT discount (held >12 mths) → taxable **$500**

GROWTH FROM 1 JUL 2027 · NEW RULES

Reset cost base $3,000, indexed ~3.5% → **$3,105**

$3,400 − $3,105 = real gain → taxable **$295**

One parcel, two regimes: $500 discounted **+ $295** indexed **= $795** taxable — the 30 June 2027 market value is the hinge, so your records at that date matter.

Now scale it: your whole holding resets at once

Five parcels bought at different prices, all held past 30 June 2027. Each locks in its own discounted gain — then every parcel resets to the same market value.

Parcel	Bought	Gain to Jun-27	Taxable (50% disc)
FY2021	$16.00	$1,400	$700
FY2022	$19.00	$1,100	$550
FY2023	$22.00	$800	$400
FY2024	$26.00	$400	$200
FY2025	$28.00	$200	$100

30 JUN 2027 — ALL PARCELS RESET

$30.00 /unit

Every parcel now shares the same cost base — $3,000 per 100 units.

POST-2027 GAIN — IDENTICAL FOR ALL

$295 per parcel

Same reset base + same sale price → same indexed gain, whichever parcel you pick.

What this means for parcel selection

After the reset, the post-2027 gain is the same for every parcel — so choosing which to sell only moves the **pre-2027 discounted portion**. Selling 200 units: min-gain locks in $300 vs max-gain's $1,250 — a $950 swing, entirely in the discounted half.

E

SECTION E

Getting it done at EOFY

Your practical checklist for this year — then the fast way, if you'd rather.

Your EOFY checklist

Six steps to report your ETFs correctly this year. Work top to bottom and you'll lodge with confidence.

1. **Gather every AMMA statement**

   One per ETF, issued within 3 months of 30 June. Chase any that are missing before you start.

2. **Reconcile the components**

   Check each statement's income parts — dividends, franking, foreign income & FITO — against your own records, not just the cash you received.

3. **Apply this year's cost-base adjustments**

   Record each AMIT excess (decrease) or shortfall (increase) against the right parcels. These don't show in ATO pre-fill — they're on you.

4. **Confirm parcels and past disposals**

   Make sure every parcel, DRP and prior sale is accounted for, so you never double-sell units you no longer hold.

5. **For any sale, choose a method and calculate**

   Pick FIFO, min-gain or max-gain deliberately, apply the 50% discount where eligible, and work out the gain.

6. **Lodge, or hand over a finished report**

   Transfer the figures to your return — or give your accountant a complete income and CGT summary, not a shoebox of PDFs.

Two ways to get this done

You've got the checklist — every step is doable by hand. It's really a question of how you want to spend your time, and how sure you want to be it's right.

DO IT YOURSELF

Spreadsheets & manual tracking

- Enter every AMMA statement, component by component
- Track each parcel and DRP — cost base, date, units
- Apply each year's AMIT cost-base adjustment by hand
- Pick parcels and calculate CGT yourself at every sale
- Remember every past disposal so you don't double-sell
- Re-map it all to FY27's reset — then do it again next year

DONE FOR YOU

Navexa handles the lot, automatically

- ✓ Connect your broker — trades and DRPs import themselves
- ✓ AMIT components and cost-base adjustments applied for you
- ✓ Live CGT position year-round, before you sell
- ✓ Five parcel-selection strategies, calculated instantly
- ✓ Every disposal remembered — parcels always reconcile
- ✓ An ATO MyTax-ready report, every field pre-filled

Navexa has generated tens of thousands of investor tax reports · $4B+ tracked · 1M+ trades · highest-rated tracker on Trustpilot