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SRN: X*****8321

Annual Taxation Statement For the year ended 30 June 2020

Dear Securityholder,

This is your 2020 Annual Taxation Statement from Vicinity Centres which has been prepared to assist with the completion of your 2020 Australian income tax return. Vicinity Centres Trust is an Attribution Managed Investment Trust (AMIT) for the 2020 income year. It is required to provide you with an AMIT Member Annual (AMMA) Statement in respect to your securityholding during the year ended 30 June 2020. This Annual Taxation Statement is an AMMA Statement for the year ended 30 June 2020.

Part A: Components of the distribution

The following is a summary of the components relating to your total distribution for the year ended 30 June 2020. The tax return label references are relevant if you are completing an Australian income tax return for individuals.

| Determined member component | Notes ¹ | \$ | Tax return label |
|--|--------------------|---------------|------------------|
| Australian assessable income | | | |
| - Interest | | 2.85 | N/A |
| - Other income | | 97.64 | |
| Total Australian assessable income | (1) | 100.49 | 13U |
| Discounted capital gains | (2) | 4.28 | 18A |
| Less Attributed taxable components in excess of cash distribution | (3) | 6.59 | N/A |
| Tax Deducted | | | |
| - Tax remitted | | 0.00 | 13R |
| - Less tax paid on your behalf | | 0.00 | |
| Less Tax deducted from distribution | (4) | 0.00 | N/A |
| Total net distribution paid (1 + 2 - 3 - 4) | | 98.18 | N/A |

Part B: Additional information

| Additional information | Notes ¹ | \$ | Tax return label |
|----------------------------------|--------------------|-------------|------------------|
| Capital gains – TAP | (5) | 7.64 | N/A |
| Capital gains – Non-TAP | | 0.92 | |
| Total gross capital gains | (6) | 8.56 | 18H |

Part C: AMIT cost base adjustment

| AMIT cost base net amount | Notes ¹ | \$ | Tax return label |
|-------------------------------|--------------------|-------|------------------|
| Cost base net increase amount | (7) | 10.87 | N/A |

Vicinity Centres is a dual-stapled entity comprised of Vicinity Limited and Vicinity Centres Trust. No dividend has been declared or paid by Vicinity Limited for the year ended 30 June 2020. This Annual Taxation Statement relates to a payment made by Vicinity Centres Trust of 7.7 cents per security which was paid on 2 March 2020.

PLEASE READ: The taxation treatment of investment income can be complex. We recommend you seek professional taxation advice from your accountant or taxation adviser in relation to your investment in Vicinity Centres. The contents of this statement are not and should not be relied upon as taxation advice.

1. Refer overleaf for notes to the distribution components.