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**ATTRIBUTION MANAGED INVESTMENT TRUST ('AMIT') MEMBER ANNUAL STATEMENT
FOR THE YEAR ENDED 30 JUNE 2020****APN Convenience Retail REIT**

This statement summarises the distributions you have received or are entitled to receive from APN Convenience Retail REIT in respect of the 2019/2020 financial year.

APN Convenience Retail REIT is a stapled entity comprising of:

- Units in Convenience Retail REIT Trust No. 1 ('AQR 1')
- Units in Convenience Retail REIT Trust No. 2 ('AQR 2')
- Units in Convenience Retail REIT Trust No. 3 ('AQR 3')

The three entities listed above are Managed Investment Schemes (collectively, the 'Trusts') for the purposes of Subdivision 12-H of the Taxation Administration Act 1953. The Trusts have opted-in to apply the Attribution Managed Investment Trust ('AMIT') regime.

This information is supplied to enable you to complete your 2019/2020 Income Tax Return on the assumption that you are an Australian resident for tax purposes for the full 2019/2020 financial year. The disclosures herein should be read in conjunction with the APN Convenience Retail REIT 2020 Tax Guide which is available on our website, <https://apngroup.com.au/fund/apn-convenience-retail-reit/investorinformation/tax-guide/>.

Distribution summary

Period ended	Payment date	Gross distribution amount	Tax withheld	Net total distribution
September 2019	15 November 2019	\$545.00	\$0.00	\$545.00
December 2019	31 January 2020	\$1,027.32	\$0.00	\$1,027.32
March 2020	30 April 2020	\$1,027.33	\$0.00	\$1,027.33
June 2020	31 July 2020	\$1,027.32	\$0.00	\$1,027.32
Total		\$3,626.97	\$0.00	\$3,626.97

Cost base adjustment summary

Trusts	Cost base net amount – (excess) / shortfall ¹
AQR 1	(\$379.29)
AQR 2	(\$1,257.42)
AQR 3	(\$676.62)

Notes:

- You must adjust your cost base if the cost base net amount is:
 - Excess - adjust the cost base and reduced cost base of your securities held in the Trusts downwards by the reported amount.
 - Shortfall - adjust the cost base and reduced cost base of your securities held in the Trusts upwards by the reported amount.

Information for securityholders completing a 2019/2020 Income Tax Return

The tax components attributable to your distributions received from the Trusts are summarised in the table below:

Trusts	Gross distribution	Australian taxable income ¹	Discounted capital gains ²	AMIT CGT gross up amount	Other taxable capital gains ²	Other non-assessable amount ⁴
AQR 1	\$982.16	\$549.27	\$26.80	\$26.80	\$0.00	\$379.29
AQR 2	\$1,792.96	\$486.04	\$24.75	\$24.75	\$0.00	\$1,257.42
AQR 3	\$851.85	\$175.23	\$0.00	\$0.00	\$0.00	\$676.62
Total	\$3,626.97	\$1,210.54	\$51.55	\$51.55	\$0.00	\$2,313.33

Notes:

- Breakdown of Australian taxable income into interest and rental components is set out below:

Interest	\$3.95
Rental	\$1,206.59
Total	\$1,210.54

- Breakdown of the capital gains shown above is as follows:

Components	Discounted capital gains (net amount)	Other taxable capital gains
Taxable Australian Property	\$51.55	\$0.00
Non-Taxable Australian Property	\$0.00	\$0.00
Total	\$51.55	\$0.00

- The table assumes that securityholders have an income tax year end of 30 June.
- Tax-free amounts and tax-deferred amounts (including returns of capital) are included in non-assessable amounts and reflected in the calculation for AMIT cost base net amount. Refer to excess or shortfall shown in the Cost base adjustment summary above.

Completing your income tax return

Individual securityholders completing their 2019/2020 Income Tax Return will need to insert the following information. Note that this assumes that securityholders have no other transactions required to be disclosed for the following income tax return items:

(a) **Item 13 Partnerships and trusts** of the 2020 Supplementary Tax Return:

Distributions from trusts, less net capital gains and foreign income	U	\$1,210.54
Share of credit for tax file number amounts withheld from interest, dividends and unit trust distributions	R	\$0.00

(b) **Item 18 Capital gains** of the 2020 Tax Return:

Did you have a CGT event during the year?

G

Y

Net capital gain

A

\$51.55

Total current year capital gains

H

\$103.10

Please retain this statement as a charge may be levied for replacement.