Convenience Retail REIT No. 1 ARSN 101 227 614 Convenience Retail REIT No. 2 ARSN 619 527 829 Convenience Retail REIT No. 3 ARSN 619 527 856

Responsible Entity APN Funds Management Limited ACN 080 674 479 AFSL No 237500

All Registry communications to: Link Market Services Limited Locked Bag A14, Sydney South NSW 1235 Telephone: (+61) 1300 554 474 Email: registrars@linkmarketservices.com.au ASX Code: AQR

APN | Convenience Retail REIT

Date: 9 August 2021

MR JOHN PETER VAMVAKARIS & MRS KUMIKO VAMVAKARIS <AIREP SUPER FUND A/C> 39 KENDALL STREET SANS SOUCI NSW 2219

HIN/SRN: X*****7827

ATTRIBUTION MANAGED INVESTMENT TRUST ('AMIT') MEMBER ANNUAL STATEMENT FOR THE YEAR ENDED 30 JUNE 2021

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 2020/2021 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 2020/2021 Income Tax Return on the assumption that you are an Australian resident for tax purposes for the full 2020/2021 financial year. The disclosures herein should be read in conjunction with the APN Convenience Retail REIT 2021 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 2020	6 November 2020	\$0.00	\$0.00	\$0.00
December 2020	5 February 2021	\$0.00	\$0.00	\$0.00
March 2021	7 May 2021	\$1,587.74	\$0.00	\$1,587.74
June 2021	9 August 2021	\$1,587.76	\$0.00	\$1,587.76
Total		\$3,175.50	\$0.00	\$3,175.50



Cost base adjustment summary

Trusts	Cost base net amount – (excess) / shortfall¹
AQR 1	(\$803.18)
AQR 2	(\$1,228.99)
AQR 3	(\$515.57)

Notes:

- 1. 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 2020/2021 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	\$957.52	\$151.16	\$1.59	\$1.59	\$0.00	\$803.18
AQR 2	\$1,378.39	\$147.10	\$1.15	\$1.15	\$0.00	\$1,228.99
AQR 3	\$839.59	\$324.02	\$0.00	\$0.00	\$0.00	\$515.57
Total	\$3,175.50	\$622.28	\$2.74	\$2.74	\$0.00	\$2,547.74

Notes:

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

Interest	\$60.37
Rental	\$561.91
Total	\$622.28

2. Breakdown of the capital gains shown above is as follows:

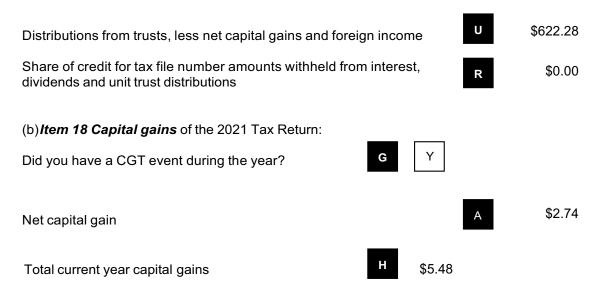
Components	Discounted capital gains (net amount)	Other taxable capital gains
Taxable Australian Property	\$2.74	\$0.00
Non-Taxable Australian Property	\$0.00	\$0.00
Total	\$2.74	\$0.00

- 3. The table assumes that securityholders have an income tax year end of 30 June.
- 4. 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 2020/2021 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 2021 Supplementary Tax Return:



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