



Vicinity Limited ABN 90 114 757 783 and
Vicinity Centres RE Ltd ABN 88 149 781 322
as responsible entity for
Vicinity Centres Trust ARSN 104 931 928

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Statement Date: 31 August 2020
SRN: X*****5578

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		8.18	N/A
- Other income		280.50	
Total Australian assessable income	(1)	288.68	13U
Discounted capital gains	(2)	12.30	18A
Less Attributed taxable components in excess of cash distribution	(3)	18.93	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)		282.05	N/A

Part B: Additional information

Additional information	Notes ¹	\$	Tax return label
Capital gains – TAP	(5)	21.98	N/A
Capital gains – Non-TAP		2.62	
Total gross capital gains	(6)	24.60	18H

Part C: AMIT cost base adjustment

AMIT cost base net amount	Notes ¹	\$	Tax return label
Cost base net increase amount	(7)	31.23	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.

Notes relating to your Annual Taxation Statement

You should refer to the Vicinity Centres Annual Tax Return Guide For Individuals 2020 prior to completing your 2020 income tax return. The Annual Tax Return Guide For Individuals 2020 can be obtained from <http://www.vicinity.com.au/investor-centre/tax-information> or by contacting us on 1300 887 890 for a hard copy.

This statement has been prepared on the basis that you:

- Are an Australian resident individual taxpayer;
- Do not have any current year or carried-forward revenue losses or capital losses; and
- Hold your stapled securities as an investment on capital account, rather than as part of a business that trades in these types of investments.

1. Australian assessable income

Trust income is taxed on an attribution basis. This component comprises interest and other income and must be included in your tax return at Label 13U (non-primary production income).

2. Discounted capital gains

This component of the distribution is attributable to capital gains calculated using the discounted method. This is the taxable amount for resident individuals.

3. Attributed taxable components in excess of cash distribution

The amount shown at this item is the difference between total taxable components attributed to you and your cash distribution (deemed distribution). You are not required to include this amount in your tax return.

4. Tax deducted

This component of the distribution represents tax deducted from Australian residents who have not supplied their Tax File Number (TFN) or Australian Business Number (ABN) or have not claimed an exemption from quoting their TFN or ABN. If you are a non-resident investor, tax has been deducted from your distribution because of your non-resident tax status.

The amount of tax deducted also includes a tax payment made on your behalf by Vicinity Centres due to taxable components attributed to your securityholding for the financial year exceeding the cash distribution payment. Vicinity Centres may choose to subtract this tax payment made on your behalf for the year ended 30 June 2020 from future distributions made by Vicinity Centres.

5. Capital gain (grossed up) — TAP and Non-TAP

This component of the distribution is attributable to capital gains sourced from Taxable Australian Property (TAP) and Non-Taxable Australian Property (Non-TAP). The taxable amount for a resident securityholder is disclosed at item 2 which is calculated by applying the capital gains tax (CGT) 50% discount to this amount. This amount should not be used for resident complying superannuation entities and companies.

6. Total gross capital gains

The amount shown at this item is the total amount of your current year capital gains and must be included in your tax return at Label 18H (Total current year capital gains).

7. AMIT cost base net increase amount

Under the AMIT rules, you will either have an AMIT cost base net increase or net decrease amount to the CGT cost base or reduced cost base of your securities. For the current year, there is an AMIT cost base net increase amount. As a result, you are required to increase the CGT cost base or reduced cost base of your securities by the amount shown at this item.