

WOTSO Property

A stapled security comprising:
 WOTSO Limited (ACN 636 701 267)
 BlackWall Property Trust (ARSN 109 684 773)
 Planloc Limited (ACN 062 367 560)

MASCOT FOUNDRY SALES PTY LTD
 <MASCOT SUPER FUND A/C>
 PO BOX 199
 HUNTERS HILL NSW

2021 Tax Statement

Attribution Managed Investment Trust (AMIT)
 Member Annual Statement (AMMA Statement)

Your details

Holder Number

*****0484

Summary of Key Information

Date: 31-Aug-2021
 Year Ended: 30-Jun-2021
 TFN/ABN Status: Quoted
 Security Code: WOT

Dear Securityholder,

This statement has been prepared to assist you with completion of your 2021 Australian Income Tax Return for individuals. This statement should not be read as giving tax advice. Investors should consult with their professional advisors on all tax related issues. Please retain this statement for taxation purposes.

The details set out in this statement include the following distributions:

- distribution for the six months ended 30 June 2020 - paid on 25 September 2020; and
- distribution for the six months ended 31 December 2020 - paid on 4 February 2021.

Please note, the distributions detailed in this statement relate to the BlackWall Property Trust only, as each distribution was declared and paid prior to the stapling of the BlackWall Property Trust, WOTSO Limited and Planloc Limited to form WOTSO Property.

For Australian taxation purposes, the BlackWall Property Trust has made a choice to be an attributed managed investment trust (AMIT) for the year ended 30 June 2021. This statement is an AMIT member annual statement (AMMA statement), which sets out taxation components recognised on an 'attribution' basis.

Please note that if any of your details displayed above are incorrect please log in to your investor portal account and update your details online or contact Automic. If you have any questions about your investment in WOTSO Property, please contact the investor relations team on (02) 9033 8611 or email info@blackwall.com.au.

Distributions Paid for the 2021 tax year

Description	Gross Distribution	Tax Withheld	Net Distribution
Distribution for the six months ended 30 June 2020 – paid on 25 September 2020	\$560.00	-	\$560.00
Distribution for the six months ended 31 December 2020 – paid on 4 February 2021	\$560.00	-	\$560.00
Total	\$1,120.00	-	\$1,120.00



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Tax Return Information

Part A - Summary of 2021 Tax Return (Supplementary Section) Items

Description	Amount	Tax Return Reference
Share of net income from trusts, less net capital gains, foreign income and franked distributions	-	13U
Franked distributions from trusts	-	13C
Share of franking credit from franked dividends	-	13Q
Share of credit for TFN amounts withheld	-	13R
Share of credit for foreign resident withholding amounts (excluding capital gains)	-	13A
Net capital gain ⁴	-	18A
Total current year capital gains	-	18H
Assessable foreign source income	-	20E
Other net foreign source income	-	20M
Foreign income tax offset	-	200

Part B - Component Information

Description	Cash Distribution	Franking Credits/Tax Offsets	Attributed Amount
Table 1 – Australian income			
Interest	-	-	-
Dividends	-	-	-
Dividends: unfranked amount declared to be CFI	-	-	-
Dividends: unfranked amount not declared to be CFI	-	-	-
Dividends: less LIC capital gain deduction	-	-	-
Other assessable Australian income	-	-	-
NCMI – Non-primary production	-	-	-
Excluded from NCMI – Non-primary production	-	-	-
Non-primary production income	-	-	-
NCMI – Primary production	-	-	-
Excluded from NCMI – Primary Production	-	-	-
Primary production income	-	-	-
Franked distributions	-	-	-
Table 2 – Capital gains			
Capital gains discount – Taxable Australian property	-	-	-
Capital gains discount – Non-taxable Australian property	-	-	-
Capital gains other – Taxable Australian property	-	-	-
Capital gains other – Non-taxable Australian property	-	-	-
NCMI capital gains	-	-	-
Excluded from NCMI capital gains	-	-	-
Net capital gain⁴	-	-	-
AMIT CGT gross up amount	-	-	-
Other capital gains distribution	-	-	-
Total current year capital gains	-	-	-
Table 3 – Foreign income			
Other net foreign source income	-	-	-
Assessable foreign source income	-	-	-
Table 4 – Tax offsets			
Franking credit tax offset	-	-	-
Foreign income tax offset	-	-	-
Total tax offsets	-	-	-



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Description	Cash Distribution	Franking Credits/Tax Offsets	Attributed Amount
Table 5 – Other non-assessable amounts and cost base details			
Net exempt income	-	-	-
Non-assessable non-exempt amount	-	-	-
Other non-attributable amounts	\$1,120.00	-	-
Gross cash distribution	\$1,120.00	-	-
AMIT cost base net amount decrease⁵	\$1,120.00	-	-
Table 6 – Other amounts deducted from trust distributions			
TFN/ABN amounts withheld ¹	-	-	-
Managed Investment trust withholding tax ³	-	-	-
Non-resident interest withholding tax ²	-	-	-

Notes to the 2021 Tax Statement

1. For Australian residents, withholding tax may have been deducted from your distributions at the highest marginal tax rate (including Medicare levy) because you have not provided a tax file number (TFN) (or, where relevant, an Australian Business Number (ABN)) or claimed an exemption.
2. For non-residents, 10% interest withholding tax may have been deducted from that portion of the distribution that is Australian interest income.
3. For non-residents, managed investment trust (MIT) non-resident withholding tax may have been deducted from that portion of the distribution that is a 'Fund Payment' pursuant to Subdivisions 12-H and 12A-B of the Taxation Administration Act 1953 which relates to the income year of Blackwall Property Trust ended 30 June 2021. MIT non-resident withholding tax is deducted at either 15% or 30%, depending on the country recorded as your address.
4. The net capital gain is calculated using the 50% discount method (where available) and assumes you have no capital losses.
5. The AMIT cost base net amount - decrease is the excess AMIT cost base net amount for the year ended 30 June 2021. This amount reduces your cost base in your Blackwall Property Trust units. If a cost base net decrease amount exceeds your cost base in a unit, you make a capital gain equal to that excess. You should consult your tax adviser to determine if this applies to you.



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