



# Annual Tax Return Guide For Individuals 2024

**Vicinity Limited**

ABN 90 114 757 783

**Vicinity Centres Trust**

ABN 72 680 499 767 ARSN 104 931 928

This guide has been prepared to help Australian resident securityholders in Vicinity Centres (**ASX code: VCX**) understand their Attribution Managed Investment Trust Member Annual (**AMMA**) Tax Statement for the year ended 30 June 2024 (**2024 AMMA Tax Statement**) and complete their 2024 Australian Income Tax Return.

## What you will need

You will need the following documents to assist you to complete your 2024 income tax return:

- A copy of the 'Individual tax return instructions 2024'
- A copy of the 'Tax return for individuals 2024' (including the supplementary section)
- A copy of the 'Personal investors guide to capital gains tax 2024'
- A copy of the 'Trust income schedule and instructions 2024', and
- Your Vicinity Centres 2024 AMMA Tax Statement

The first four publications listed above can be found on the Australian Taxation Office (**ATO**) website at [ato.gov.au](https://ato.gov.au) or by calling the ATO automated publication distribution service on **1300 720 092**.

## Important information

- This guide applies to you if you are an Australian resident individual taxpayer with stapled securities in Vicinity Centres.
- This guide assumes you have no other investment income. This guide should not be used for other income, nor should it be used for other types of taxpayers such as a company, trust, partnership or superannuation fund.
- This guide assumes that you do not have any current year or carried forward revenue losses or capital losses and that you hold your stapled securities as an investment on capital account, rather than as part of a business that trades in these types of investments. It also assumes that the rules relating to the Taxation of Financial Arrangements (**TOFA**) do not apply to you.
- Vicinity Centres is a dual-stapled entity comprised of shares in a company, Vicinity Limited, stapled to units in a trust, Vicinity Centres Trust. No dividend was declared or paid by Vicinity Limited. Vicinity Centres Trust has attributed taxable components on the following distributions made in respect of the 2024 financial year:
  - › A half-year distribution of 5.85 cents per security was paid on 7 March 2024, and
  - › A half-year distribution of 5.90 cents per security was paid on 16 September 2024.
- Vicinity Centres Trust is an Attribution Managed Investment Trust (**AMIT**) for the 2024 income year.
- You should note that the trust distributions are generally assessable in the year they are earned, regardless of when they are paid. Your 2024 AMMA Tax Statement summarises this information for you.
- From the 2024 income year, you are required to complete the Trust income schedule 2024. If you lodge your income tax return electronically using myTax (MyGov) or via a tax agent, the Trust income schedule may be pre-filled and/or integrated into their existing lodgement software. Please refer to the Trust income schedule and instructions 2024 for further information.

Please refer to the back page of this tax guide if you sold your investment during the year ended 30 June 2024.

### 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. This guide is not and should not be relied upon as taxation advice.**

## Steps to complete your 'Tax return for individuals 2024'

### A. Australian assessable income components (Item 3)

#### Step 1

Refer to the supplementary section of the 'Tax return for individuals 2024'. In **Question 13 'Partnerships and trusts'**, under the heading of **'Non-primary production'**, enter the Total Australian Assessable Income (item 3) as shown on your 2024 AMMA Tax Statement at **Box U**.

#### Step 2

If you have incurred any deductible expenses in deriving this income, you should include the total of the expenses at **Box Y** in **Question 13**.

Leave the TYPE box blank if the amount at **Box Y** does not include any deferred non-commercial business losses from a prior year.

#### Step 3

Subtract the total deductions at **Box Y** from the amount you entered at **Box U** in **Question 13**.

#### Step 4

Enter the amount worked out in Step 3 at the **'Net non-primary production amount'** box in **Question 13**. If this is a negative amount, (i.e. a loss) enter **'L'** in the box to the right of this figure.

### C. AMIT cost base adjustment (Item 8)

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.


#### AMIT cost base net decrease amount

You are required to reduce the CGT cost base or reduced cost base of your securities by the amount shown at item 8. If the AMIT cost base net decrease amount exceeds the CGT cost base of your securities, your CGT cost base is reduced to nil, and any additional AMIT cost base net decrease amount will give rise to a capital gain. This gain may be reduced by the applicable CGT discount percentage if you have held your securities for 12 months or more.

#### AMIT cost base net increase amount

You are required to increase the CGT cost base or reduced cost base of your securities by the amount shown at item 8.

If you sell your securities, your capital gain or loss should be calculated by subtracting from your sale proceeds your cost base or reduced cost base. The cost base or reduced cost base of your securities should be reduced by the total Tax Deferred Income amounts and AMIT cost base net decrease amounts and increased by the total AMIT cost base net increase amounts received by you.



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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C/ SAMPLE ESTATE  
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EXAMPLEGROVE NSW 2001

Statement Date: 17 September 2024  
SRN: J\*\*\*\*\*9999

### Attribution Managed Investment Trust Member Annual (AMMA) Tax Statement For the year ended 30 June 2024

Dear Securityholder,

This is your 2024 Attribution Managed Investment Trust Member Annual (AMMA) Tax Statement from Vicinity Centres which has been prepared to assist with the completion of your 2024 Australian income tax return. Vicinity Centres Trust is an Attribution Managed Investment Trust (AMIT) for the 2024 income year.

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 2024 (FY24).

Vicinity Centres Trust has attributed taxable components on the following distributions made in respect of FY24:

- A half-year distribution of 5.85 cents per security was paid on 7 March 2024; and
- A half-year distribution of 5.90 cents per security was paid on 16 September 2024.

**Part A: Components of the distribution**

The following is a summary of the components relating to your taxable distribution for FY24. The tax return label references are relevant if you are completing an Australian income tax return for individuals.

Determined member component	Notes <sup>1</sup>	\$	Tax return label
Australian assessable income			
- Interest		0.00	
- Other income		0.00	N/A
- Non-concessional MIT Income (NCMI)	(1)	0.00	
- Excluded from NCMI	(2)	0.00	
<b>Total Australian assessable income</b>	<b>(3)</b>	<b>0.00</b>	<b>13U</b>
Discounted capital gains	(4)	0.00	18A

**Part B: Additional information**

Additional information	Notes <sup>1</sup>	\$	Tax return label
Capital gains – TAP	(5)	0.00	N/A
Capital gains – Non-TAP		0.00	N/A
<b>Total gross capital gains</b>	<b>(6)</b>	<b>0.00</b>	<b>18H</b>
Tax deducted	(7)	0.00	13R

**Part C: AMIT cost base adjustment**

AMIT cost base net amount	Notes <sup>1</sup>	\$	Tax return label
Cost base net decrease amount	(8)	0.00	N/A
Cost base net increase amount	(8)	0.00	N/A

**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.

<sup>1</sup> Refer overleaf for notes to the distribution components.

### B. Capital gains components and tax deducted (Items 4, 5, 6 and 7)

#### Step 1

Refer to the supplementary section of the 'Tax return for individuals 2024'. In **Question 18 'Capital gains'**, you should print an **'X'** in the **Yes Box** at **Box G**.

#### Step 2

Enter the Total Gross Capital Gains (item 6) as shown on your 2024 AMMA Tax Statement at **Box H** titled **'Total current year capital gains'** in **Question 18**.

#### Step 3

Enter the Discounted Capital Gains (item 4) as shown on your 2024 AMMA Tax Statement at **Box A** titled **'Net capital gain'** in **Question 18**.

#### Step 4

Enter the amount of Tax Deducted (item 7) as shown on your 2024 AMMA Tax Statement (if any) at **Box R** in **Question 13**.

#### Notes

- The following items shown on your 2024 AMMA Tax Statement do not need to be disclosed at any label in your 2024 income tax return:
  - › Non-concessional MIT Income (NCMI) (item 1),
  - › Excluded from NCMI (item 2), and
  - › Capital gains sourced from Taxable Australian Property (TAP) and Non-Taxable Australian Property (Non-TAP) (item 5).
- The above recommended steps may not be applicable where you have current or prior year carried forward capital losses. If you have any other capital losses or gains, we recommend that you seek professional taxation advice on how to complete your tax return for capital gains.

## Have you sold your investment?

If you sold any of your stapled securities in Vicinity Centres during the year ended 30 June 2024, you may have made a capital gain or loss. You will need to obtain a copy of the booklet 'Personal investors guide to capital gains tax 2024' from the ATO to assist in calculating your gain or loss.

You should be aware that the information contained in your 2024 AMMA Tax Statement does not include any capital gains or losses that you may have realised relating to a disposal of your stapled securities in Vicinity Centres during the year ended 30 June 2024.

## Investor services

**Toll Free (AUS):** +61 1300 887 890

**Email:** [investor.relations@vicinity.com.au](mailto:investor.relations@vicinity.com.au)

**Website:** [vicinity.com.au](http://vicinity.com.au)

## Access your securityholding online

You can update your personal details and access information about your securityholding online by clicking 'Securityholder login' via the 'tax Information' section at [vicinity.com.au/Investors/tax-information](http://vicinity.com.au/Investors/tax-information) or via the 'Investor Centre' section of the Security Registrar's website at [linkmarketservices.com.au](http://linkmarketservices.com.au). Alternatively, scan the QR code (below) to take you direct to the 'Investor Centre'.



Please note, Link Group is now known as MUFG Pension & Market Services. Over the coming months, Link Market Services will progressively rebrand to its new name MUFG Corporate Markets, a division of MUFG Pension & Market Services.

### Securityholders can use the online system to:

- View holding balances, distribution payments and transaction history
- Choose preferred annual report and communications options, please consider receiving all communications electronically for timeliness, security and the environment
- Confirm lodgement of Tax File Number (TFN) or Australian Business Number (ABN)
- Update contact details
- Update bank account details
- Check Vicinity Centres' security price, and
- Download various securityholder instruction forms.