



Annual Tax Return Guide

For Individuals 2020

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 investors in **Vicinity Centres** (ASX:VCX) understand their Annual Taxation Statement for the year ended 30 June 2020 (**2020 Annual Taxation Statement**) and complete their 2020 Australian Income Tax Return.

What you will need

You will need the following documents to assist you to complete your 2020 income tax return:

- A copy of the 'Individual tax return instructions 2020'
- A copy of the 'Tax return for individuals 2020' (including the supplementary section)
- A copy of the 'Personal investors guide to capital gains tax 2020', and
- Your Vicinity Centres 2020 Annual Taxation Statement.

The first three publications listed above can be found on the Australian Taxation Office (ATO) website at www.ato.gov.au or by calling the ATO automated publications 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. Your 2020 Annual Taxation Statement relates to payment made by Vicinity Centres Trust of 7.7 cents per security which was paid on 2 March 2020.
- Vicinity Centres Trust is an Attribution Managed Investment Trust (AMIT) for the 2020 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 2020 Annual Taxation Statement (which is an AMIT Member Annual Statement) summarises this information for you.

Please refer to the back page of this tax guide if you sold your investment during the year ended 30 June 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. This guide is not and should not be relied upon as taxation advice.

Steps to complete your 'Tax return for individuals 2020'

A. Australian assessable income components (Items 1 and 4)

Step 1

Refer to the supplementary section of the 'Tax return for individuals 2020'. In **Question 13 'Partnerships and trusts'**, under the heading of **'Non-primary production'**, enter the Total Australian Assessable Income (item 1) as shown on your 2020 Annual Taxation 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.

Step 5

Enter the amount of Tax remitted which is part of the Tax deducted from distribution (item 4) as shown on your 2020 Annual Taxation Statement (if any) at **Box R in Question 13**.

 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: I9999999999

**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			N/A
- Other income			
Total Australian assessable income	(1)		13U
Discounted capital gains	(2)		18A
Less Attributed taxable components in excess of cash distribution	(3)		N/A
Tax Deducted			
- Tax remitted			13R
- Less tax paid on your behalf			
Less Tax deducted from distribution	(4)		N/A
Total net distribution paid (1 + 2 - 3 - 4)			N/A

Part B: Additional information

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

Part C: AMIT cost base adjustment

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

B. Capital gains components (Items 2, 5 and 6)

Step 1

Refer to the supplementary section of the 'Tax return for individuals 2020'. 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 2020 Annual Taxation Statement at **Box H** titled **'Total current year capital gains'** in **Question 18**.

Step 3

Enter the Discounted Capital Gains (item 2) as shown on your 2020 Annual Taxation Statement at **Box A** titled **'Net capital gain'** in **Question 18**.

Notes

- The component of the capital gains sourced from Taxable Australian Property (TAP) and Non-Taxable Australian Property (Non-TAP) (item 5) as shown on your 2020 Annual Taxation Statement do not need to be disclosed at any label in your 2020 income tax return.
- 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.

C. AMIT cost base adjustment (Item 7)

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.

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.

Have you sold your investment?

If you sold any of your stapled securities in Vicinity Centres during the year ended 30 June 2020, 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 2020' from the ATO to assist in calculating your gain or loss.

You should be aware that the information contained in your 2020 Annual Taxation 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 2020.

Investor Services

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Access your securityholding online

You can update your personal details and access information about your securityholding online by clicking 'Securityholder login' on our home page at **vicinity.com.au** or via the 'Investor Services' section of the Security Registrar's website at **linkmarketservices.com.au**. Alternatively, scan the QR code (below) to take you direct to Vicinity Centres' 'Investor Centre'.



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.