



ANNUAL TAX RETURN GUIDE

FOR INDIVIDUALS 2016

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 code: VCX) understand their Annual Taxation Statement for the 12 months ended 30 June 2016 (**2016 Annual Taxation Statement**) and complete their 2016 Australian Income Tax Return.

What you will need

You will need the following documents to assist you to complete your 2016 income tax return:

- **A copy of the 'Individual tax return instructions 2016'**
- **A copy of the 'Tax return for individuals 2016' (including the supplementary section)**
- **A copy of the 'Personal investors guide to capital gains tax 2016', and**
- **Your Vicinity Centres 2016 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 publication distribution service on **1300 720 092**.

Important information

- During the 2016 financial year Federation Centres was rebranded Vicinity Centres, as a result:
 - Federation Limited changed its name to Vicinity Limited, and
 - Federation Centres Trust No. 1 changed its name to Vicinity Centres Trust.There are no tax implications regarding the change of names.
- 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 2016 Annual Taxation Statement relates to payments made by Vicinity Centres Trust for the 2016 financial year as follows:

- A half-year distribution of 8.8 cents per security was paid on 2 March 2016, and
 - A half-year distribution of 8.9 cents per security was paid on 30 August 2016.
- You should note that the trust distributions are generally assessable in the year that they are earned, regardless of when they are paid. Your 2016 Annual Taxation 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 2016.

Please read:

The taxation treatment of investment income can be complex. We recommend that 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 2016

A. Australian Taxable Income Components (Items 1 and 6)

Step 1

Refer to the supplementary section of the 'Tax return for individuals 2016'. In **Question 13 'Partnerships and trusts'**, under the heading of '**Non-primary production**', enter the total Australian Taxable Income (item 1) as shown on your 2016 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 total amount of Tax Deducted (item 6) as shown on your 2016 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

All Registry communications to:
C/- Link Market Services Limited
Locked Bag A14, Sydney South
NSW 1235 Australia
Telephone: (+61) 1300 887 890
Facsimile: +61 2 9287 0303
Security code: VCK
Email: investor.relations@vicinity.com.au
Website: www.vicinity.com.au

Statement Date: 30 August 2016
SRN: #####

Annual Taxation Statement For the year ended 30 June 2016

Dear Securityholder

This is your 2016 Annual Taxation Statement from Vicinity Centres (formerly Federation Centres) which has been prepared to assist with the completion of your 2016 income tax return. The following is a summary of the components relating to your total distribution for the year ended 30 June 2016. Generally, this income will be assessable in your 2016 income tax return, however, investors should seek their own tax advice. You should refer to the Vicinity Centres Annual Tax Return Guide For Individuals 2016 prior to completing your 2016 income tax return. The Annual Tax Return Guide For Individuals 2016 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.

Distribution component	\$
1. Australian Taxable Income	
2. Discounted Capital Gain – TAP	
3. CGT Concession Amount	
4. Tax Deferred Income	
5. Tax Free Amount	
6. Tax Deducted	
Total net distribution paid (1 + 2 + 3 + 4 + 5 - 6)	

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 2016. This Annual Taxation Statement relates to payments made by Vicinity Centres Trust for the 2016 financial year as follows:

- A half-year distribution of 8.8 cents per security was paid on 2 March 2016; and
- A half-year distribution of 8.9 cents per security was paid on 30 August 2016.

Refer overleaf for notes to the distribution components.

B. Capital Gains Components (Items 2 and 3)

Step 1

Refer to the supplementary section of the 'Tax return for individuals 2016'. In **Question 18 'Capital gains'**, you should print an 'X' in the **Yes Box** at **Box G**.

Step 2

Multiply the Discounted Capital Gain – TAP (item 2) amount by two. Enter this amount calculated at **Box H** titled '**Total current year capital gains**' in **Question 18**.

Step 3

Multiply the amount calculated in Step 2 by your relevant discount percentage as indicated in Note 2 of your 2016 Annual Taxation Statement.

Step 4

Subtract the amount calculated under Step 3 from the amount calculated under Step 2. Enter this net capital gain at **Box A** titled '**Net capital gain**' in **Question 18**.

Notes

- The amounts for CGT Concession Amount (item 3) as shown on your 2016 Annual Taxation Statement do not need to be disclosed at any label in your 2016 income tax return.
- The above recommended steps are not applicable where you have current or prior year carried forward capital losses. If you have any capital losses, we recommend that you seek professional taxation advice on how to complete your tax return for capital gains.

C. Tax Deferred Income (Item 4)

Generally Tax Deferred Income is not taxable when received. Tax Deferred Income received reduces the capital gains tax cost base of your units. Once the total Tax Deferred Income amounts received by you during the total period you hold your units exceeds your cost base in respect of those units, the excess Tax Deferred Income should be a taxable capital gain.

If you sell your securities, your capital gain or loss should be calculated by subtracting from your sale proceeds, the cost base of your securities reduced by the total Tax Deferred Income 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 2016, 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 2016' from the ATO to assist in calculating your gain or loss.

You should be aware that the information contained in your 2016 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 2016.

Investor Services

Toll Free (AUS): +61 1300 887 890

Facsimile: +61 2 9287 0303

Email: investor.relations@vicinity.com.au

Website: vicinity.com.au

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
- 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.