

APN CONVENIENCE RETAIL REIT - ATTRIBUTION MANAGED INVESTMENT TRUST ('AMIT') MEMBER ANNUAL STATEMENTS

Year ended 30 June 2019	Distribution (cents per unit)	Australian taxable income		Discounted capital gains		AMIT CGT gross up amount	Other taxable capital gains		Other non- assessable amounts	Cost base net amount - (excess) / shortfall	Dividends ³			Total
		Rental income	Interest income	TAP ¹	NTAP ²		TAP ¹	NTAP ²			Unfranked amount	Franked amount	Franking credits (non-cash)	
Convenience Retail REIT No. 1	6.63	53.88%	0.17%	-	-	-	-	-	45.95%	(45.95%)	-	-	-	100.00%
Convenience Retail REIT No. 2	10.27	14.57%	0.11%	-	-	-	-	-	85.32%	(85.32%)	-	-	-	100.00%
Convenience Retail REIT No. 3	4.00	-	-	-	-	-	-	-	100.00%	(100.00%)	-	-	-	100.00%
	20.90													

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Period between 27 July 2017 and 30 June 2018	Distribution (cents per unit)	Australian taxable income		Discounted capital gains		AMIT CGT gross up amount	Other taxable capital gains		Other non- assessable amounts	Cost base net amount - (excess) / shortfall	Dividends ³			Total
		Rental income	Interest income	TAP ¹	NTAP ²		TAP ¹	NTAP ²			Unfranked amount	Franked amount	Franking credits (non-cash)	
Convenience Retail REIT No. 1 (previously APN Property Plus Portfolio)	6.13	44.67%	0.23%	-	-	-	-	-	55.09%	(55.09%)	-	-	-	100.00%
Convenience Retail REIT No. 2 (previously Retail Property Fund)	7.63	12.57%	0.62%	-	-	-	-	-	86.81%	(86.81%)	-	-	-	100.00%
Convenience Retail REIT No. 3	4.38	-	-	-	-	-	-	-	100.00%	(100.00%)	-	-	-	100.00%
	18.13													

Notes:

The above is presented for information purposes only and represents the distributions of the stapled entities of APN Convenience Retail REIT since 27 July 2017.

Investors should refer to their annual tax statements for details of their distribution tax components.

Distributions paid may include discounted capital gain amounts. The Tax Deferred Amounts have been calculated on the basis that the investor is an individual or a trust eligible for the 50% CGT discount. In other circumstances the Tax Deferred Amount may be different.

Please refer the APN Convenience Retail REIT Tax Guide (<https://apngroup.com.au/fund/apn-convenience-retail-reit/investor-information/tax-guide/>) for additional information and definitions.

1: Taxable Australian Property

2: Non-Taxable Australian Property

3: Does not include any conduit foreign income amount

About APN Convenience Retail REIT

APN Convenience Retail REIT (ASX code: AQR) is a listed Australian real estate investment trust which owns high quality Australian service stations and convenience retail assets. The Fund's portfolio of 70 properties valued at approximately \$358 million, is predominantly located on Australia's eastern seaboard and is leased to leading Australian and international convenience retail tenants. The portfolio provides a long lease expiry profile and contracted annual rent increases delivering the Fund a sustainable and strong level of income security. APN Convenience Retail REIT has a target gearing range of 25 – 40% as part of its conservative approach to capital management.

APN Convenience Retail REIT is governed by an Independent Board of Directors and is managed by APN Property Group, a specialist real estate investment manager established in 1996 with approximately \$2.8 billion in assets under management.

www.apngroup.com.au