HOW TO COMPLETE YOUR TAX RETURN USING YOUR STOCKLAND AMMA STATEMENT

2021 TAX RETURN FOR INDIVIDUALS (INCLUDING SUPPLEMENTARY SECTION)

2021 TAX RETURN

QUESTION 13: PARTNERSHIPS AND TRUSTS - NON-PRIMARY PRODUCTION INCOME

STEPS

1. Add the amount of non-primary production income (13U) on your Stockland AMMA Statement to any other non-primary production income you received from other trust investments.
2. Write the total income at 13U of your 2021 tax return for individuals (supplementary section).
3. Add together any deduction you can claim in respect of non-primary production income that you recorded at 13U.
4. Write the total deductions at 13Y of your 2021 tax return for individuals (supplementary section).
5. Add the amounts at 13U (or subtract loss amounts) and subtract the amounts at 13Y.
6. Write this amount in the 'Net non-primary production amount' box beneath and to the right of 13Y. If this amount is a loss, write 'L' in the small box to the right of this figure.

NOTE:

- The types of deductions you can claim are shown in the Individual Tax Return Instructions 2021 on the ATO website and include:
  i. interest on loans used to finance your investment;
  ii. bank charges

QUESTION 18: CAPITAL GAINS

Your Stockland AMMA Statement includes amounts referred to as Net Capital Gains. This Guide outlines the disclosures required in an individual unit holder's tax return in respect of a capital gain (distributed or otherwise) from Stockland Trust. If you have sold your stapled securities you should obtain advice from your accountant or taxation advisor and refer to relevant ATO publications.

STEPS

1. If Stockland Trust has derived capital gains during the year, you are required to separately disclose your share of these capital gains on your income tax return. You will need to complete Question 18 of the 2021 tax return for individuals (supplementary section).
2. As you have been attributed a share of the capital gain derived by Stockland Trust, print X in the YES box at 18G of your 2021 tax return for individuals (supplementary section).
3. If you only have a capital gain from Stockland Trust, and no other capital gains, then include the 'Total Current Year Capital Gain' from your Stockland AMMA Statement at Item 18H and include the total 'Net Capital Gain' amounts from your Stockland AMMA Statement at Item 18A.
4. If you have capital gains and losses from other shares, units in a unit trust or managed investment fund or other assets, you will need to calculate your total current year capital gains (after taking into account capital losses) to complete Items 18H & 18A.
5. If total current year capital gains are more than the total current year and net prior year capital losses, use the ATO guide to help you calculate your net capital gain to include at 18A of your 2021 tax return for individuals (supplementary section).
6. If total current year capital gains are less than the total current year and net prior year capital losses, you have made a net capital loss. Write this amount at 18V of your 2021 tax return for individuals (supplementary section).

Please refer to the ATO publication 'Personal Investors Guide to Capital Gains Tax 2021' for more details.

TFN WITHHOLDING CREDITS

STEPS

1. Add the amount of TFN withholding credits (13R) on your Stockland AMMA Statement relating to the Stockland Trust distributions (if any), to any TFN withholding tax deducted from other trust or partnership investment income.
2. Write the total at 13R of your 2021 tax return for individuals (supplementary section).

NOTE:

- TFN withholding tax has been deducted from distributions at the rate of 47% where Stockland did not receive a tax file number (TFN) or TFN exemption. The tax withheld will be offset against the tax payable on your taxable income or refunded.

ATO LINKS

Relevant ATO publications:

You and Your Shares 2021

Personal Investors Guide to Capital Gains Tax 2021

Guide to Capital Gains Tax 2021

"Individual Tax Return Instructions 2021" including the "2021 supplement"

To obtain copies of these publications from the ATO, please phone the ATO publications ordering service on 1300 720 092 or obtain the information from the ATO website at www.ato.gov.au.

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A GUIDE TO YOUR STOCKLAND 30 JUNE 2021 ATTRIBUTION MANAGED INVESTMENT TRUST ANNUAL MEMBER STATEMENT ("AMMA STATEMENT")

Stockland Corporation Limited
ABN 43 000 181 733
Stockland Trust Management Limited
ABN 86 001 900 741
AFSL No. 241190
As Responsible Entity for
Stockland Trust ARSN 092 897 348
ABN 12 706 208 920
Level 25
133 Castlereagh Street
Sydney NSW 2000
www.stockland.com.au

Dear Investor

This guide has been prepared to assist you and your tax advisor to complete your income tax return for the year ended 30 June 2021 using your 'Stockland AMMA Statement'. Stockland Trust elected into the Attribution Managed Investment Trust ("AMIT") regime effective from 1 July 2017. The AMIT regime requires that the income attributed to you is summarised on an AMMA statement. Please refer to our website for our AMIT Q&A, which provides more information with respect to the AMIT regime.

The AMIT regime requires the Responsible Entity to allocate or "attribute" your share of Stockland Trust's taxable income on a fair and reasonable basis. The taxable components of the distribution for Stockland Trust remains the same as in previous years and you will complete your individual Australian tax return (if applicable) in the same manner as in prior years.

Your investment in Stockland consists of shares in Stockland Corporation Limited and units in Stockland Trust (referred to as 'Stapled Securities'). The Stockland AMMA Statement provides the trust taxable components which have been attributed to you by Stockland Trust, and these amounts should be used in the preparation of your income tax return.

The Guide has been prepared for general information only and should be read in conjunction with the Australian Taxation Office's ('ATO') instructions and publications which are listed at the end of this Guide. This Guide does not constitute the giving of tax or financial product advice.

Each investor's particular circumstances will be different and accordingly, you may wish to seek independent taxation advice.

Further information regarding Stockland's distributions and dividends is available on our website at www.stockland.com.au/investor-centre.htm.

Yours sincerely

TIERNAN O'ROURKE
CHIEF FINANCIAL OFFICER

Stockland

A GUIDE TO YOUR STOCKLAND 30 JUNE 2021 ATTRIBUTION MANAGED INVESTMENT TRUST ANNUAL MEMBER STATEMENT (“AMMA STATEMENT”)

A GUIDE TO YOUR STOCKLAND 30 JUNE 2021 ATTRIBUTION MANAGED INVESTMENT TRUST ANNUAL MEMBER STATEMENT (“AMMA STATEMENT”)

THIS GUIDE APPLIES TO YOU IF:

- You are an individual Australian resident investor in Stockland.
- You hold your stapled securities for the purpose of investment, rather than for resale at a profit, and the capital gains tax (‘CGT’) provisions apply to you.

STOCKLAND AMMA STATEMENT

STOCKLAND TRUST DISTRIBUTION

Your Stockland AMMA Statement relates to the Stockland Trust distributions paid to you in February 2021 and August 2021.

For an individual Australian resident taxpayer, the distributions from Stockland Trust are recognised for tax purposes on an attribution basis and not on a receipts basis.

For tax purposes the distribution from Stockland Trust is comprised of different components of taxable income. These are shown in the “Component Summary Financial Year 2021”.

Taxable Income

Under the AMIT regime, as a unitholder of Stockland Trust, you are subject to tax on your attributed share of the taxable income of Stockland Trust, which includes interest, other income and assessable capital gains (as applicable).

Part A of the AMMA Statement has been designed such that the amount disclosed in this section corresponds to the amounts you are required to include into your 2021 Individual tax return for Australian residents.

Part B of the AMMA Statement provides additional information relating to the components of the distribution from Stockland Trust that were attributed to you in respect of the year ended 30 June 2021. You will note Part B now includes disclosures about ‘Non-Concessional MIT Income’ (NCMI) and ‘excluded from NCMI’. These concepts are not relevant to Australian individual or corporate investors. For foreign investors, these concepts are relevant for determining the rate of withholding tax applied to that component of the distribution.

Non-primary production income

Stockland Trust derives rental income from its investments in its properties and interest income from its financial arrangements. Together, this income constitutes non-primary production income. The amount included in your Stockland AMMA Statement represents your attributed share of Stockland Trust’s non-primary production income.

Capital Gains

Stockland Trust realises capital gains from time to time as a result of disposing of investments. In accordance with the provisions of the Constitution of Stockland Trust, the responsible entity of Stockland Trust may distribute in cash all or a portion of the realised profits from the sale of investments.

The Stockland AMMA Statement reflects your share of the net capital gains derived by Stockland Trust (if any) which (where applicable) comprise the following:

(i) Discount Capital Gains

This represents your share of Stockland Trust’s realised net capital gains as determined under the capital gain tax (“CGT”) 50% discount method. Such gains have arisen from investments that have been held by Stockland Trust for more than 12 months and are assessable.

(ii) Other capital gains distribution/ AMIT CGT gross-up amount (previously ‘CGT Concession Component’)

This represents the ‘non-assessable’ amounts of the realised gains determined under the CGT 50% discount method and, in effect, does not reduce the CGT cost base of your unitholding unlike other non-attributable amounts discussed below.

Part B outlines the capital gains realised on the disposal of investments and the relevant method for calculating your gain.

There are three different methods as follows:

- Discount method;
- Indexation method;
- Other methods

The AMIT CGT gross-up amount represents the additional discounted capital gain amount which needs to be taken into account by companies and complying superannuation funds. Individuals and trusts are able to use the 50% discount method in calculating their capital gain. A company or complying superannuation fund should refer to the ATO published Guide to CGT 2021 to help calculate their net capital gains amount on the CGT information disclosed.

Other non-attributable amounts (previously referred to as ‘tax deferred’)

Your Stockland AMMA Statement reflects the ‘Other non-attributable amounts’ of your gross cash distribution. Ordinarily, this would equal your ‘AMIT cost base net amount – excess’. The ‘AMIT cost base net amount – excess’ generally arises because Stockland Trust has been able to claim tax deductions for depreciation and capital allowances resulting in its cash distribution exceeding its taxable income grossed up by the CGT discount.

However, notwithstanding that your AMMA Statement may reflect ‘Other non-attributable amounts’ as part of your gross cash distribution (referable to the February distribution), an ‘AMIT cost base net amount – excess’ may not arise for all securityholders this year. This may be because, due to significant capital gains realised, the total gross cash distribution (i.e. both FY21 distributions) from Stockland Trust may be less than the taxable income of Stockland Trust grossed up by the CGT discount.

Instead, this year an ‘AMIT cost base net amount – shortfall’ may arise for certain securityholders. Broadly, the ‘AMIT cost base net amount – shortfall’ amount is calculated as the difference between your total cash distribution (including the ‘Other non-attributable amount’) and your total attributed taxable income grossed up by the CGT discount. This amount should increase the cost base in your Stockland Trust units.

If you receive an ‘AMIT cost base net amount – excess’, once the ‘AMIT cost base net amount – excess’ has reduced your CGT cost base to $nil, any additional ‘AMIT cost base net amount – excess’ distributed will give rise to an immediate capital gain. However, this gain may be reduced on account of the CGT 50% discount to the extent you have held your securities for more than 12 months.

STOCKLAND CORPORATION LIMITED DIVIDENDS

For an individual Australian resident taxpayer, dividends from Stockland Corporation Limited are recognised on a receipts basis. No dividend was paid by Stockland Corporation Limited for the year ended 30 June 2021.

TFN AMOUNTS WITHHELD

Where you have not provided your Tax File Number or claimed a relevant exemption, income tax has been withheld from the income distributed to you by Stockland Trust at 47%. The tax withheld should be claimed as a credit in your return.

DISPOSAL OF YOUR STAPLED SECURITIES

The following summary will assist you to determine whether you have any liability to CGT on account of the sale of your stapled securities. However, you should obtain your own independent tax advice.

Your Investment in Stockland Stapled Securities

For tax purposes, the sale of a stapled security is treated as a disposal of a share in Stockland Corporation Limited (‘SCL’) and a unit in Stockland Trust. Upon disposal of a stapled security, you will realise a capital gain if the consideration exceeds the CGT cost base of the share and unit.

Cost Base of Shares and Units

Generally, the cost base of your shares and units is the amount you paid for them including the incidental costs of acquisition and disposal. In the case of your units, the cost base will be reduced by any ‘AMIT cost base net amount – excess’ (previously ‘tax deferred distributions’) distributed to you by Stockland Trust.

The cost base of your units will be increased by any ‘AMIT cost base net amount – shortfall’. Details of AMIT cost base net amount (and previously ‘tax deferred’ distributions) are available from the ‘Shareholders’ section of the InvestorCentre on the Stockland website at:

https://www.stockland.com.au/investor-centre/securityholder-information/distribution-and-dividends

For capital gains tax purposes, the cost of each Stockland stapled security and the consideration received on disposal of each Stockland stapled security will need to be apportioned between the share in SCL and the unit in Stockland Trust. One possible method of apportionment is on the basis of the relative Net Assets of SCL and Stockland Trust. The Net Assets for SCL and Stockland Trust are available from the Shareholders’ section of the Investor Centre on the Stockland website at www.stockland.com.au by going to the distribution and dividends link.

Calculation of Capital Gain/Loss

Your capital gains or capital losses from the disposal of your stapled securities may be ascertained as follows:

- **Indexed Capital Gains**
  Where the stapled securities were acquired prior to 21 September 1999 the taxable capital gain may be calculated as the difference between the sale proceeds and indexed cost base (using the frozen indexation factor at 30 September 1999). Alternatively, you may choose to apply the CGT 50% discount method below.
- **Discount Capital Gains (>12 months)**
  Where the stapled securities have been held for more than 12 months, you may choose to reduce your taxable capital gain by the CGT discount of 50% for individuals.
- **Other Capital Gains (<12 months)**
  Where the stapled securities have been held for 12 months or less, no discount is available and accordingly such gains are assessable in full.
- **Capital Losses**
  The capital loss comprises the difference between the sale proceeds and the reduced cost base of your stapled securities. You can offset capital losses against capital gains. Current year capital losses are applied before prior year’s capital losses. If you choose to apply the capital losses against any discount capital gains, you must apply the capital losses against the grossed up capital gain amount (that is, your 50% discount capital gain x 2) before applying the discount percentage.

DISCOUNT CAPITAL GAINS ADJUSTMENTS FOR COMPLYING SUPERANNUATION FUNDS, COMPANIES AND TRUSTS

The ‘Discounted Capital Gain’ amount detailed on your Stockland AMMA Statement is based on the CGT 50% discount method which has been applied by Stockland Trust in calculating its net capital gain for tax purposes for the year ended 30 June 2021. This CGT 50% discount is available only to individuals and trusts in respect of the disposal of assets which have been held for more than 12 months. The following additional information may be of assistance to securityholders of Stockland that are complying superannuation funds, companies and trusts.

Complying Superannuation Funds

In general, complying superannuation funds are entitled to a CGT discount of one third.

Companies

Companies are not entitled to any CGT discount.

Trusts

In general, trusts are entitled to a CGT discount of 50%.

Please note: The above information assumes that you do not have any current year or prior year capital losses or revenue losses to offset against your share of the capital gains arising from your investments in Stockland Trust. For further information on the impact of capital losses on your ‘Net Capital Gain’ amount, please contact your tax advisor.

If you require more information, please consult your tax advisor or the ATO.