Annual **Tax Return Guide**

For Individuals

2013

Retail Responsible Entity Limited
ABN 80 145 213 663

RETAIL DIRECT PROPERTY

This guide has been prepared to help Australian tax resident investors in Retail Direct Property (RDP) Syndicates (previously Centro MCS Syndicates) understand their Annual Taxation Statement and complete their 2012-13 income tax return.

What You Will Need

You will need the following documents to assist you to complete your 2012-13 income tax return:

- **A copy of the Individual tax return instructions 2013;**
- **A copy of the Individual tax return instructions supplement 2013;**
- **A copy of the Tax return for individuals 1 July 2012 to 30 June 2013 (including the supplementary section);**
- **A copy of the 'Guide to foreign income tax offset rules 2012-13';**
- **A copy of the 'Personal investors guide to capital gains tax 2013'; and**
- **Your RDP Annual Taxation Statement – For Year Ended 30 June 2013.**

The first five publications listed above can be downloaded from the Australian Taxation Office (ATO) website at **www.ato.gov.au** or by calling the ATO automated publication distribution service on **1300 720 092**. The RDP Annual Taxation statements have been sent to investors on 23 August 2013.

Important Information

- This guide assumes you are an Australian resident individual taxpayer with units in one or more Retail Direct Property Syndicates. This guide should not be used for other investment 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, capital losses or foreign losses and that you hold your units as an investment (that is, the investment is held on capital account) rather than as part of a business that trades in these types of investments. It has also been assumed that the rules relating to the Taxation of Financial Arrangements (TOFA) do not apply to you.
- Your Annual Taxation Statement for the year ended 30 June 2013 summarises the distribution income you received in respect of the 12 months ended 30 June 2013. You should note that the distributions are generally assessable in the year they are earned, regardless of when they are paid. Your Annual Taxation Statement summarises this information for you.
- If you have more than one Annual Taxation Statement from a Retail Direct Property Syndicate investment, please add them up before disclosing the totals in the appropriate boxes of the tax return.
- Please refer to Page 10 of this tax guide if you have sold your investment during the year ended 30 June 2013.

Note
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 the Retail Direct Property Syndicates. This guide is not and should not be relied upon as taxation advice.

Please use the tables below to locate the relevant tax guide for your investment. The name of the Syndicate you invest in is clearly marked on your Annual Tax Statement for the year ended 30 June 2013.

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Annual **Tax Return Guide**

For Individuals

2013

A. Australian Taxable Income Components (Items 1, 5, 6, 7 and 8)

Step 1

Refer to the Tax return for individuals (supplementary section) 1 July 2012 to 30 June 2013. 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 Annual Taxation Statement for the year ended 30 June 2013 at **Box U**.

Step 2

If you have incurred any deductible expenses in deriving this income, you should include the total of the expenses in **Box Y** in **Question 13**. These deductions will include Loan Interest (Item 6) and amortised Borrowing Costs (Item 7) used to finance your investment.

Step 3

Determine from the information provided in the Individual tax return instructions supplement 2013 (on page **s3 Step 12**) which code (if any) should be put in the box to the right of **Box Y** in **Question 13**.

Step 4

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

Step 5

Enter the amount worked out in Step 4 in 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 6

Enter the total amount of Tax Deducted (Item 5) as shown on your Annual Taxation Statement for the year ended 30 June 2013 (if any), in **Box R** of **Question 13**.

Repayment of Investors' Loan (Item 8)

For Retail Direct Property 9, 11, 16, 21RPT and 23 Property Trust where a portion of the Investor loan has been repaid, the repayment of the loan constitutes a distribution and has been included in the total distribution used to calculate your tax components this year. This amount does not need to be disclosed in the tax return.

Tax Guide 1

RETAIL DIRECT
PROPERTY

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Website: www.retaildirectproperty.com.au

Retail Responsible Entity Limited
ABN 80 145 213 663

Retail Direct Property

Statement Date: **23 August 2013**
SRN:

Annual Taxation Statement
For the Year Ended 30 June 2013

Dear Investor

This statement has been prepared to assist with the completion of your Income Tax Return. The following is a summary of your taxable income relating to your total distribution for the year ended 30 June 2013. Generally, this income will be assessable in your 2012-13 income tax return, however, investors should seek their own tax advice. You should refer to the 2013 Annual Tax Return Guide for Individuals prior to completing your Income Tax Return. The 2013 Annual Tax Return Guide can be obtained from www.retaildirectproperty.com.au or by contacting us on 1800 802 400 for a hard copy.

1. Australian Taxable Income	2. Discounted Capital Gain — TAP	3. Concession Capital Gain — TAP	4. Tax Deferred Income	5. Tax Deducted	6. Loan Interest

7. Borrowing Costs	8. Repayment of Investors' Loan

Net Distribution Paid (1 + 2 + 3 + 4 - 5 – 6 – 8): = $

B. Capital Gains Components (Items 2 and 3)

Step 1

Refer to the Tax return for individuals (supplementary section) 1 July 2012 to 30 June 2013. If your distribution does not include capital gains, print **'X'** in the **NO Box** at **Box G** of **Question 18** and you do not need to apply the following steps. If your distribution includes capital gains, continue below.

If your distribution includes capital gains, you should print an **'X'** in the **YES Box** at **Box G** in **Questions 18**. As none of the CGT events of Retail Direct Property Syndicates relate to an exemption or rollover, you should print **'X'** in the **NO Box** at **Box M** in **Question 18**.

Step 2

Multiply the 'Discounted Capital Gain – TAP' (Item 2) as shown on your Annual Taxation Statement for the year ended 30 June 2013 by two.

Step 3

Enter the amount calculated in Step 2 in **Box H** titled **'Total current year capital gains'** in **Question 18**.

Step 4

Multiply the amount calculated in Step 2 by the relevant discount percentage as indicated in Note 2 of your Annual Taxation Statement for the year ended 30 June 2013. Now subtract this calculated discount amount from the amount calculated under Step 2 and enter your net capital gain at **Box A** titled **'Net capital gain'** in **Question 18**.

Note: The amounts for 'Concession Capital Gain – TAP' (Item 3) as shown on your Annual Taxation Statement for the year ended 30 June 2013 do not need to be disclosed at any label in your 2012-13 income tax return.

Note: 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 should not be 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 that you hold your units exceeds your cost base in respect of those units, the excess Tax Deferred Income should give rise to a taxable capital gain.

If there was a Repayment of Investors' Loan by a Syndicate, the amount of the repayment is included as a component of the Tax Deferred Income.

A. Australian Taxable Income Components (Items 1 and 5)

Step 1

Refer to Tax return for individuals (supplementary section) 1 July 2012 to 30 June 2013. 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 Annual Taxation Statement for the year ended 30 June 2013 at **Box U.**

Step 2

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

Step 3

Determine from the information provided in the Individual tax return instructions supplement 2013 (on page **s3 Step 12**) which code (if any) should be put in the box to the right of **Box Y** in **Question 13**.

Step 4

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

Step 5

Enter the amount worked out in Step 4 in 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 6

Enter the total amount of Tax Deducted (Item 5) as shown on your Annual Taxation Statement for the year ended 30 June 2013 (if any), in **Box R** of **Question 13**.

Tax Guide 2

RETAIL DIRECT PROPERTY

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Retail Responsible Entity Limited
ABN 80 145 213 663

Retail Direct Property Unit Trust

Statement Date: **23 August 2013**
SRN:

Annual Taxation Statement
For the Year Ended 30 June 2013

Dear Investor

This statement has been prepared to assist with the completion of your Income Tax Return. The following is a summary of your taxable income relating to your total distribution for the year ended 30 June 2013. Generally, this income will be assessable in your 2012-13 income tax return, however, investors should seek their own tax advice. You should refer to the 2013 Annual Tax Return Guide for Individuals prior to completing your Income Tax Return. The 2013 Annual Tax Return Guide can be obtained from www.retaildirectproperty.com.au or by contacting us on 1800 802 400 for a hard copy.

1. Australian Taxable Income	2. Discounted Capital Gain – TAP	3. Concession Capital Gain – TAP	4. Tax Deferred Income	5. Tax Deducted

Net Distribution Paid (1 + 2 + 3 + 4 - 5): = $

B. Capital Gains Components (Items 2 and 3)

Step 1

Refer to the Tax return for individuals (supplementary section) 1 July 2012 to 30 June 2013. If your distribution does not include capital gains, print **'X'** in the **NO Box** at **Box G** of **Question 18** and you do not need to apply the following steps. If your distribution includes capital gains, continue below.

If your distribution includes capital gains, you should print an **'X'** in the **YES Box** at **Box G** of **Question 18**. As none of the CGT events of Retail Direct Property Syndicates relate to an exemption or rollover, you should print an **'X'** in the **NO Box** at **Box M** in **Question 18**.

Step 2

Multiply the 'Discounted Capital Gain – TAP' (Item 2) as shown on your Annual Taxation Statement for the year ended 30 June 2013 by two.

Step 3

Enter the amount calculated in Step 2 in **Box H** titled **'Total current year capital gains'** in **Question 18**.

Step 4

Multiply the amount calculated in Step 2 by the relevant discount percentage as indicated in Note 2 of your Annual Taxation Statement for the year ended 30 June 2013. Now subtract this calculated discount amount from the amount calculated under Step 2 and enter your net capital gain at **Box A** titled **'Net capital gain'** in **Question 18**.

Note: The amounts for 'Concession Capital Gain – TAP' (Item 3) as shown on your Annual Taxation Statement for the year ended 30 June 2013 do not need to be disclosed at any label in your 2012-13 income tax return.

Note: 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 should not be 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 that you hold your units exceeds your cost base in respect of those units, the excess Tax Deferred Income should give rise to a taxable capital gain.

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

Step 1

Refer to the Tax return for individuals (supplementary section) 1 July 2012 to 30 June 2013. 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 Annual Taxation Statement for the year ended 30 June 2013 at **Box U.**

Step 2

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

Step 3

Determine from the information provided in the Individual tax return instructions supplement 2013 (on page **s3 Step 12**) which code (if any) should be put in the box to the right of **Box Y** in **Question 13**.

Step 4

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

Step 5

Enter the amount worked out in Step 4 in 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 6

Enter the total amount of Tax Deducted (Item 6) as shown on your Annual Taxation Statement for the year ended 30 June 2013 (if any), in **Box R** of **Question 13**.

Tax Guide 3

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PROPERTY

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Website: www.retaildirectproperty.com.au

Retail Responsible Entity Limited
ABN 80 145 213 663

Retail Direct Property 20
ARSN 099 937 694
ABN 19 498 860 411

Statement Date: **23 August 2013**
SRN:

Annual Taxation Statement
For the Year Ended 30 June 2013

Dear Investor

This statement has been prepared to assist with the completion of your Income Tax Return. The following is a summary of your taxable income relating to your total distribution for the year ended 30 June 2013. Generally, this income will be assessable in your 2012-13 income tax return, however, investors should seek their own tax advice. You should refer to the 2013 Annual Tax Return Guide for Individuals prior to completing your Income Tax Return. The 2013 Annual Tax Return Guide can be obtained from www.retaildirectproperty.com.au or by contacting us on 1800 802 400 for a hard copy.

1. Australian Taxable Income	2. Discounted Capital Gain – NTAP	3. Concession Capital Gain – NTAP	4. Tax Deferred Income	5. Foreign Source Income	6. Tax Deducted

Total Distribution (1 + 2 + 3 + 4 +5 -6) = $

7. Foreign Income Tax Offset	

B. Tax Deferred Income (Item 4)

Generally, Tax Deferred Income should not be 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 that you hold your units exceeds your cost base in respect of those units, the excess Tax Deferred Income should give rise to a taxable capital gain.

E. Foreign Income Tax Offset (Item 7)

As foreign tax has been withheld from the foreign source income, you may be entitled to a foreign income tax offset. Australian resident investors will generally be able to claim the full amount shown at Item 7 on your Annual Taxation Statement for the year ended 30 June 2013, where the amount is not more than $1,000. Where the amount is greater than $1,000, you can claim:

i) $1,000; or

ii) an amount equal to the foreign income offset limit as explained in the 'Guide to foreign income tax offset rules 2012-13' which is available from the ATO website at www.ato.gov.au.

The amount of the foreign income tax offset that you are entitled to claim should be entered in **Box O** of **Question 20**.

C. Capital Gains Components (Items 2 and 3)

Step 1

Refer to the Tax return for individuals (supplementary section) 1 July 2012 to 30 June 2013. As your distribution includes capital gains, you should print **'X'** in the **YES Box** at **Box G** of **Question 18**. As none of the CGT events of Retail Direct Property 20 relate to an exemption or rollover, you should print an **'X'** in the **NO Box** at **Box M** in **Question 18**.

Step 2

Multiply the 'Discounted Capital Gain – NTAP' (Item 2) as shown on your Annual Taxation Statement for the year ended 30 June 2013 by two.

Step 3

Enter the amount calculated in Step 2 in **Box H** titled **'Total current year capital gains'** in **Question 18**.

Step 4

Multiply the amount calculated in Step 2 by the relevant discount percentage as indicated in Note 2 of your Annual Taxation Statement for the year ended 30 June 2013. Now subtract this calculated discount amount from the amount calculated under Step 2 and enter your net capital gain at **Box A** titled **'Net capital gain'** in **Question 18**.

Note: The amounts for 'Concession Capital Gain – NTAP' (Item 3) as shown on your Annual Taxation Statement for the year ended 30 June 2013 do not need to be disclosed at any label in your 2012-13 income tax return.

Note: 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.

D. Foreign Source Income Components (Items 5 and 7)

Step 1

Refer to the Tax return for individuals (supplementary section) 1 July 2012 to 30 June 2013. In **Question 19 'Foreign entities'**, you should print an **'X'** in the **NO Box** at **Boxes I** and **W,** unless you have these interests in foreign entities.

Step 2

In **Question 20**, add the amount of Foreign Source Income (Item 5) and the Foreign Income Tax Offset (Item 7) together as shown on your Annual Taxation Statement for the year ended 30 June 2013, to determine the assessable foreign source income and enter this amount in **Box E** in **Question 20**.

Step 3

If you have incurred any deductible expenses in deriving this foreign source income, add all of these costs up.

Step 4

Subtract the total deductions calculated under Step 3 from the gross assessable foreign source income calculated in Step 2. Enter this net foreign source income at **Box M** in **Question 20**. If this is a negative amount, (i.e a loss) enter **'L'** in the box to the right of this figure.

Step 5

Investors will need to consider the value of their investment in Retail Direct Property 20 along with any other investments in assets located outside Australia to determine how to answer **Box P** in **Question 20**.

Please note that all foreign income amounts have been converted to Australian currency in your Annual Taxation Statement.

Have you sold your investment?

If you have sold any of your units in any of your syndicate investments during the year ended 30 June 2013, 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 2013' from the ATO to assist in calculating your gain or loss.

You should be aware that the information contained in your Annual Taxation Statement does not include any capital gains or losses that you may have realised relating to a disposal of your units during the year ended 30 June 2013.

Wind up of Retail Direct Property

As a result of the wind up of some syndicates (i.e. Retail Direct Property 8, 16, 16 Unit Trust, 17, 17 Unit Trust, 19NZ/I, 22 Property Trust and 22 Investment Trust) during the year ended 30 June 2013 you are required to work out the CGT consequences that arise from the cancellation of your units. You will need to obtain a copy of the booklet 'Personal investors guide to capital gains tax 2012-13' from the ATO to assist in calculating your gain or loss.

A capital gain will arise to the extent that the capital proceeds you received from the cancellation of your units exceeds the cost base of your units. You may be eligible for a CGT discount in respect of any capital gain you make (50% for individuals and trusts and 33.33% for complying superannuation funds).

A capital loss will arise to the extent that the capital proceeds you received from the redemption of your units is less than the reduced cost base of your units.

Investor Services

Copies of Annual Tax Return Guides for all Retail Direct Property Syndicates are available on the website.

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