Stockland Capital Partners Ltd

Level 25
133 Castlereagh Street
SYDNEY NSW 2000

T 02 9035 2000
F 02 8988 2000

GPO Box 998
SYDNEY NSW 1041

www.stockland.com.au/investor-centre/unlisted-property-funds

31 October 2019

Dear Investor,

STOCKLAND DIRECT RETAIL TRUST NO.1 (SDRT1) - NOTICE FOR THE PURPOSE OF SUBDIVISION 12H OF SCHEDULE 1 TO THE TAXATION ADMINISTRATION ACT 1953 FOR QUARTER ENDED 30 SEPTEMBER 2019

The following provides details of the components of SDRT1's distribution for tax purposes for the quarter ended 30 September 2019. The distribution rate is 1.3100 cents per unit and will be despatched to investors on 31 October 2019.

These components are provided solely for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 (Cth), and should not be used for any other purpose.

Component	Cents per Unit
Interest	-
Subject to dividend withholding tax	-
Other amounts subject to withholding tax under Subdivision 12-H	1.3100

The distribution includes a "funds payment" (pursuant to Subdivision 12-H of the Taxation Administration Act 1953 (Cth)) of 1.3100 cents per unit in respect of the quarter ended 30 September 2019.

The fund payment has been determined in accordance with Subdivision 12H of Schedule 1 to the Taxation Administration Act 1953, being the amount from which an amount would have been required to be withheld under Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 if the payment had been made to an entity covered by section 12-410 of that Schedule.

The proportion of the payment in respect of the quarter ended 30 September 2019 which is attributable to a fund payment from a clean building managed investment trust is NIL cents per unit.

Investors should not rely on this notice for the purposes of completing their income tax returns and the information provided is solely for the purposes of assisting other entities with withholding tax obligations that may arise in respect of any amounts distributed to non-residents.

Details of the full year components will be provided in the annual tax statement which will be sent to investors post 30 June 2020.

Yours sincerely,



Paul Wyatt
Senior Funds Manager, Stockland