



STOCKLAND DIRECT OFFICE TRUST NO.1
ARSN 110 688 009
ABN 25 179 845 107

Stockland Capital Partners Limited
ABN 86 078 081 722
AFS Licence No. 241188
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Sydney NSW 2000

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Statement Date:

25 June 2012

ANNUAL TAXATION STATEMENT FOR THE YEAR ENDED 30 JUNE 2012

Distribution components	Notes	Amount
TARP Capital Gain - Discounted 50%	1 & 2	\$0.00
TARP Capital Gain - Concessional Component		\$0.00
Gross Capital Gain	3	\$0.00
Tax deferred amounts	4	\$0.00
Gross distribution		\$0.00
Less: Resident TFN / ABN amount withheld	5	\$0.00
Less: Non-Resident amount withheld	6	\$0.00
Net distribution before other deductions		\$0.00
Less: Investment Loan Interest paid / payable (Geared Investors only)	7	\$0.00
Net distribution after Investment Loan Interest		\$0.00

Notes:

- (1) **TARP** - Taxable Australian Real Property.
- (2) Report at 18A of the supplementary section of your tax return.
- (3) Report at 18H of the supplementary section of your tax return.
- (4) **Tax deferred amounts** - Represents income that is sheltered from tax because of deductions such as allowable tax depreciation and other tax timing differences. This is a non-assessable component of your distribution. Tax deferred amounts reduce the cost base of units for capital gains tax purposes.
- (5) **Resident TFN / ABN amount withheld** - This represents the amount deducted from Australian residents who have not supplied their Tax File Number (TFN) or Australian Business Number (ABN) or have not claimed an exemption from quoting their TFN / ABN.
- (6) **Non-Resident amount withheld** - This represents withholding tax deducted from distributions paid to non-residents of Australia, as required.
- (7) **Investment Loan interest paid / payable** - This amount represents interest paid or payable in respect of the year ended 30 June 2012 on your investment loan (if applicable) with Westpac Banking Corporation as discussed in the Product Disclosure Statement. Include this amount in your 2012 income tax return to the extent that you are entitled to claim it as a deduction. You should obtain your own advice as to whether you are entitled to such a deduction.

Tax Records: This statement contains information to assist you in preparing your 2012 income tax return. The notes provided are of a general nature only. It is recommended that Unitholders seek their own professional advice on the taxation implications of investing in the Trust.

PLEASE RETAIN THIS TAX STATEMENT FOR INCOME TAX PURPOSES