

Stockland Capital Partners Ltd

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31 October 2018

Dear Investor,

STOCKLAND DIRECT RETAIL TRUST NO. 1 (SDRT1) - NOTICE FOR SECTION 12-395 OF TAX ADMINISTRATION ACT DISTRIBUTION FOR QUARTER ENDED 30 SEPTEMBER 2018

The following provides details of the components of SDRT1's distribution for tax purposes for the quarter ended 30 September 2018. The distribution rate is 1.6900 cents per unit.

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	1.6900

The distribution includes a "funds payment" (pursuant to Subdivision 12-H of the Taxation Administration Act 1953 (Cth)) of 1.6900 cents per unit in respect of the year ending 30 June 2019.

Any difference between the total trust distribution and the components listed in the table above represent amounts in relation to tax deferred distributions.

Investors should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be provided to investors on or about 31 August 2019.

Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Wyatt", written in a cursive style.

Paul Wyatt
Senior Fund Manager, Unlisted Property Funds