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Australand Property Trust No. 4 Notice for the purposes of non-resident withholding

Following are the components for the Australand Property Trust No.4's Allowed distribution for the period from 1 July 2014 to 7 August 2014.

Record Date: 18 August 2014
Payment Date: 27 August 2014
Total Distribution Rate: 0.3400 cents per unit

Components of the Distribution	Total Cash Distribution	Component subject to other non-resident withholding**	Component subject to interest withholding***
Australian income			
Interest income	0.0068		0.0068
Tax deferred	0.1027		
Other income	0.2305	0.2305	
	0.3400	0.2305	0.0068

*All amounts are shown as cents per unit

**Australand Property Trust No.4 is not a Managed Investment Trust in respect of the 2014-15 income year. This is because the trust does not meet the definition of a MIT in Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (Cth) as a result of the takeover by Frasers Centrepoint.

Non-resident securityholders are subject to the withholding rules in Division 6 of the *Income Tax Assessment Act 1936* (Cth) in respect of the "other income" component. The relevant withholding tax rate is:

- 30% for non-resident securityholders that are companies;
- 47% for non-resident securityholders that are trusts; and
- progressive rates to a maximum of 47% for non-resident securityholders that are individuals.

Australand Holdings Limited ABN 12 008 443 696 Australand Property Limited ABN 90 105 462 137 AFSL 231130 as responsible entity of Australand Property Trust ARSN 106 680 424 and Australand ASSETS Trust ARSN 115 338 513 Australand Investments Limited ABN 12 086 673 092 AFSL 228837 as responsible entity of Australand Property Trust No.4 ARSN 108 254 413 and Australand Property Trust No.5 ARSN 108 254 771



***Non-resident securityholders are subject to Australian interest withholding tax on the Australian "interest income" component of their distribution at the rate of 10%.

Australian resident unit holders 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 sent to unit holders in August 2015.