

2 August 2018

Fund Payment Components (Non-resident investors) Distribution for the quarter ended 30 June 2018

Convenience Retail REIT is a Managed Investment Trust (MIT) in accordance with Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 and applies the Attribution Managed Investment Trust ('AMIT') regime.

The AMIT information presented below is relevant for non-resident investors and custodians of non-resident investors that are obliged to deduct withholding tax (WHT) on payments made to non-resident investors.

Australian resident investors should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions paid will be provided in the annual tax statement which will be available to Securityholders in August 2018.

The distribution of 5.0000 cents per security, payable on 31 August 2018, includes a Fund Payment amount of 0.7333 cents per security. Full details of the tax components pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 are as follows:

Component	Total cash distribution	Component subject to fund payment WHT	Component subject to interest WHT
Rental Income	0.7333	0.7333	-
Capital gains (discount method)	-	-	-
Net capital gains	-	-	-
Other non-assessable amounts (includes tax deferred amounts)	4.2639	-	-
Interest Income	0.0028	-	0.0028
Total Distribution (cents per security)	5.0000	0.7333	0.0028

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For further information, please contact:

Fund Manager
 Chris Brockett
cbrockett@crrreit.com.au
 +61 3 8656 1044

About Convenience Retail REIT

Convenience Retail REIT ('CRR') is a listed Australian Real Estate Investment Trust (REIT) listed on the ASX (ASX code: CRR) which owns high quality Australian service stations and convenience retail assets. CRR's portfolio of 69 properties valued at approximately \$335 million, is predominantly located on Australia's eastern seaboard and is leased to leading Australian and international convenience retail tenants. The portfolio offers a long weighted average lease expiry and contracted annual rent increases providing the REIT with a strong level of income security. CRR has a target gearing range of 25 – 40% as part of its conservative approach to capital management.

CRR is managed by APN Property Group Limited, an ASX listed company (ASX Code: APD) that has been managing real estate and real estate securities on behalf of institutional and retail investors since 1996. The REIT is governed by a majority independent Board.

www.crrreit.com.au