



360 Capital REIT

22 January 2021

Managed Investment Trust Notice for Custodians and other Intermediary Investors in 360 Capital Passive REIT

360 Capital FM Limited as responsible entity of the 360 Capital Passive REIT (360TOTP) considers the Fund is a managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 and applies the Attribution Managed Investment Trust (AMIT) regime in respect of the financial year ending 30 June 2021.

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.

Set out below are the estimated taxable components of the December 2020 quarterly distribution to be made on or about 27 January 2021. 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. The components are **estimates only** - the actual components for the income year ending 30 June 2021 will be advised in August 2021.

| Component | Cents per 360TOTP Unit | Component subject to fund payment WHT |
|---|------------------------|---------------------------------------|
| Interest Income | 0.0389 | - |
| Australian Other Income | - | - |
| Other non-attributable amounts (incl. tax deferred) | 1.4611 | - |
| Total distribution | 1.5000 | - |

For the purposes of section 12-415 of Schedule 1 of the Taxation Administration Act 1953, this distribution includes a "fund payment" of Nil cents per unit in respect of the income year ending 30 June 2021.

Australian resident Securityholders 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 Securityholders in August 2021.

More information can be found on the ASX's website at www.asx.com.au using the Fund's ASX code: TOT, on the Fund's website www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1300 082 130 or emailing investor.relations@360capital.com.au

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About 360 Capital REIT (ASX: TOT)

360 Capital REIT is a diversified real estate fund with investments in real estate equity, debt and real estate operating businesses. The Fund is externally managed by 360 Capital Group, a leading ASX-listed investor and fund manager that operates under a transparent fee structure and is co-invested in the Fund to ensure ongoing alignment of interests with Securityholders.

About 360 Capital Group (ASX: TGP)

360 Capital Group is an ASX-listed, investment and funds management group, focussed on strategic and active investment management of alternative assets. Led by a highly experienced team, the Group operates in Australian and global markets investing across real estate, public and private equity and credit strategies. We partner with our stakeholders to identify, invest and realise on opportunities.