

360 CAPITAL REIT

(formerly 360 Capital Total Return Fund)

DISTRIBUTION SUMMARY - YEAR END TAXATION COMPONENTS

DISTRIBUTIONS FOR THE YEAR HAVE BEEN PAID BY 360 CAPITAL PASSIVE REIT, NO DISTRIBUTIONS WERE PAID FROM 360 CAPITAL ACTIVE REIT

Investors should refer to their annual tax statements for details of their distribution taxation components.
The taxation components of the distributions on a cent per security basis for the year are provided below:

Year Ended	30-Jun-20 (Cents per Security)	30-Jun-19 (Cents per Security)	30-Jun-18 (Cents per Security)	30-Jun-17 (Cents per Security)	30-Jun-16 (Cents per Security)	30-Jun-15 (Cents per Security)
360 Capital Passive REIT						
Distribution	9.00	12.00	9.00	10.50	8.51	2.81
Australian Sourced Income (interest income)	4.642955	9.457806	0.129980	0.153052	0.114328	0.105997
Australian Sourced Income (other income)	-	1.281011	-	4.707545	2.779615	3.887839
Franked distributions from trusts	0.018247	-	-	-	-	-
Share of franking credit from franked dividends	-0.005472	-	-	-	-	-
Discounted capital gain (NTARP)	0.007172	-	-	5.160827	-	-
CGT concession amount (NTARP)	0.007172	-	-	0.346112	-	-
Capital gains: other method (NTARP)	-	-	5.669360	0.132464	-	-
Foreign Sourced Income	-	-	-	-	-	-
Tax Deferred Income	-	-	-	-	5.616057	-
Other non-attributable amounts ¹	4.329927	1.261183	3.200660	-	-	-
Total Taxable Income ²	-	-	-	-	-	3.993836
Distribution Paid	9.00	12.00	9.00	10.50	8.51	2.81
AMIT cost base net amount - Excess ¹	4.329927	1.261183	3.200660			
AMIT cost base net amount - Shortfall	-	-	-			

1. 360 Capital Passive REIT elected to become an Attribution Managed Investment Trust (AMIT) under the new tax regime for the 2018 financial year. Tax-free amounts and tax-deferred amounts (including returns of capital) are included in other non-attributable amounts and reflected in the calculation for AMIT cost base net amount.
An AMIT cost base net amount - Excess results in a decrease in the cost base or reduced cost base of your Trust units. An AMIT cost base net amount - Shortfall results in an increase to the cost base and reduced cost base of your Trust units.

2. In line with the TOT product disclosure statement, the fund paid a June 2015 quarterly distribution of 2.81cps, however a full year of property income combined with investment income realised during the period resulted in an excess of taxable income over the cash distribution. The Fund has subsequently, in September 2015, elected to make a special distribution of 1.2cps to distribute additional cash to Securityholders, this special distribution does not impact Securityholders FY15 tax position.

360 Capital FM Limited ABN 15 090 664 396 AFSL 221474 As responsible entity of the 360 Capital REIT

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