



## 360 Capital REIT (ASX: TOT) Periodic Statement – 30 June 2022

The Periodic Statement contains information required by section 1017D of the Corporations Act 2001 (Cth). This is not a statement of returns for tax purposes, securityholders should not rely on this information for the purpose of preparing their income tax returns. Following the end of each financial year, we will send you a separate Attribution Managed Investment Trust Annual (“AMMA”) Statements (formerly known as tax statements) to enable you to complete your income tax return. Details of the taxable amounts are provided in your annual taxation statement. You should seek independent professional tax advice upon taxation matters.

### Holding and transaction details

Securityholders can access information about their holding, including the number of securities held and dates of any transactions, through Boardroom InvestorServe: <https://www.investorserve.com.au/>.

Further information in relation to your investment, including information on statements, contribution levels and other investment strategies, is available on request. If you have any questions or require further information in relation to your investment, please contact our Investor Services Team Boardroom on 1300 737 760 (8.30am to 5.00pm, Monday to Friday).

Additional information regarding 360 Capital REIT’s financial and operational performance can also be found in our website <https://www.360capital.com.au>.

### Estimated total fees and indirect costs

The total fees represent the estimated total fees and costs incurred by each securityholder for their investment in 360 Capital REIT securities. They comprise the fees which have been charged directly to the securityholder and the indirect costs which have not been deducted directly from the securityholder’s account. The approximate amounts below have been deducted from your investment and cover amounts that have reduced the return on your investment.

|  | Year ended<br>30 June 2022 | Year ended<br>30 June 2021 |
|--|----------------------------|----------------------------|
| Stapled Securities on issue as at 30 June      | 140,683,691                | 137,739,757                |
| Stapled Securities on issue (weighted average) | 140,266,561                | 138,124,501                |
| Direct Costs                                   | Nil                        | Nil                        |
| Indirect Costs*                                | \$1,655,000                | \$3,977,000                |
| Indirect Costs* per Stapled Security           | 1.18 cents                 | 2.88 cents                 |
| Indirect Costs* per 10,000 Stapled Securities  | \$117.99                   | \$287.93                   |

\* Indirect Costs represent the corporate management and administrative expenses of 360 Capital REIT but are not charged directly to you as a fee.



### Stapled Security Performance

Below is a summary of 360 Capital REIT's security price performance over the prior 12 months based on the price as at the close of trading on the ASX on the relevant day.

| Date              | Closing price on the ASX | Security price gain/loss over prior 12 months |
|-------------------|--------------------------|---|
| 31 July 2021      | \$0.960                  | +9.09%  |
| 31 August 2021    | \$0.925                  | +4.52%  |
| 30 September 2021 | \$0.875                  | +0.57%  |
| 31 October 2021   | \$0.900                  | +2.27%  |
| 30 November 2021  | \$0.895                  | +2.87%  |
| 31 December 2021  | \$0.900                  | +1.12%  |
| 31 January 2022   | \$0.865                  | -2.81%  |
| 28 February 2022  | \$0.940                  | +8.05%  |
| 31 March 2022     | \$0.940                  | +3.87%  |
| 30 April 2022     | \$0.920                  | -3.66%  |
| 31 May 2022       | \$0.890                  | -8.72%  |
| 30 June 2022      | \$0.775                  | -22.11%                                       |

The following table shows the historical distributions for 360 Capital REIT Stapled Securities over the past two financial years to FY2022.

|                                 | FY2022           | FY2021           |
|---------------------------------|------------------|------------------|
| Operating earnings per security | 25.3 cents       | 6.2 cents        |
| Change over previous year       | +308.1%          | -12.7%           |
| Dividend per security           | 6.0 cents        | -                |
| Distribution per security       | -                | 6.0 cents        |
| <b>Total</b>                    | <b>6.0 cents</b> | <b>6.0 cents</b> |
| Change over previous year       | 0%               | -33.3%           |

### Movement in securities during the year

During the year ended 30 June 2022:

- No securities were bought back on-market;
- 2,943,934 securities were issued via distribution reinvestment plan (DRP); and
- No other securities were issued.



## Dispute resolution and other information

We are committed to delivering a high level of service to all securityholders. Should there be some way you feel that we can improve our service, we would like to know. Whether you are making a suggestion or a complaint, your feedback is always appreciated.

We have a complaint handling policy and procedure and are committed to resolving complaints equitably and efficiently. If you have a complaint you can submit them via phone, post or email:

Email: [investor.relations@360capital.com.au](mailto:investor.relations@360capital.com.au)

Phone: +61 2 8405 8860

In writing: Complaints Officer, Suite 3701, Level 37, 1 Macquarie Place, Sydney NSW 2000

In the event that you are still dissatisfied with our response, you may refer your complaint directly to the external resolution scheme, Australian Financial Complaints Authority (AFCA). This independent financial complaint ombudsman is free to consumers. AFCA's contact details are:

Website: [www.afca.org.au](http://www.afca.org.au)

Email: [info@afca.org.au](mailto:info@afca.org.au)

Telephone: 1800 931 678 (free call)

Write to: Australian Financial Complaints Authority Limited, GPO BOX 3, Melbourne VIC 3001, Australia

ASIC also has a free call information line on 1300 300 630.