

**NOTICE TO: CUSTODIANS/NOMINEE AGENTS AND OTHER MANAGED INVESTMENT TRUSTS (“MIT”)**

The following provides details of the components of the Aventus Retail Property Fund (AVN) distribution for the period ended 30 June 2017. The distribution is 4.02 cents per unit for the period ended 30 June 2017 and will be paid on or around 24 August 2017.

Component	Cents per unit
Australian-sourced interest	0.023983
CGT concession	0.000000
Tax deferred	1.446017
Fund Payment – Other Australian Sourced Income	2.550000
<b>Total Distribution</b>	<b>4.020000</b>

This notice is given in accordance with the requirements of section 12-395 of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (Cth).

The above information has been included in the notice solely to assist other entities with withholding tax obligations that may arise in respect of any amounts distributed to non-residents.

AVN considers that it is a managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (Cth) in respect of the income year ending 30 June 2017.

The fund payment, being the payment from which an amount would have been required to be withheld under Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 if the payment had been made to an entity covered by section 12-410 of that schedule, is 2.550000 cents per unit and relates to the income year ended 30 June 2017.

The proportion of the payment in respect of the period ending 30 June 2017 which is attributable to a fund payment from a clean building MIT is NIL cents per unit.

The taxation components for the distributions for the year ended 30 June 2017 will be shown on the Annual Taxation Statement.

**PLEASE NOTE:** this information is provided to assist Custodians/Nominees and other MIT's and, in general, not Australian resident individual investors.

As was disclosed in May 2017, the MIT 'Start Up Phase' ended on 1 July 2017. The Fund is no longer a MIT, as a non-resident holds an interest of more than 10% in the Fund.