

**AVENTUS HOLDINGS LIMITED (40 627 640 180) (COMPANY)
AVENTUS CAPITAL LIMITED (34 606 555 480)
AS A RESPONSIBLE ENTITY OF THE AVENTUS RETAIL PROPERTY FUND (TRUST)**

**NOTICE TO: CUSTODIANS/NOMINEE AGENTS, TRUSTS AND
MANAGED INVESTMENT TRUSTS (“MITS”) AND NON-RESIDENTS**

The following provides details of the components of the Aventus Group (AVN) distribution for the period ended 30 June 2020. The distribution is 2.35 cents per stapled security for the period ended 30 June 2020 and will be paid on or around 28 August 2020.

We note that the taxable component of the distribution for the period ended 31 March 2020 exceeded the actual distribution for the period ended 31 March 2020 and, as such, unitholders subject to withholding tax on distributions (e.g., non-resident unitholders) had the entire amount of the distribution withheld.

The components shown in the below table have been recalculated so that an appropriate amount is withheld from unitholders in respect of the total distribution for the income year ended 30 June 2020. In some cases, this will result in an excess. Affected unitholders should consult their tax advisor regarding claiming a refund of any excess withholding tax.

Component	Cents per unit
Australian-sourced interest	0.070000
Unfranked Australian dividends	-
Franked Australian dividends	-
CGT 50% discount – TAP	-
CGT concession – TAP	-
Other Australian Sourced Income	2.070489
Amounts not subject to withholding taxes	0.209511
Total Distribution	2.350000

Aventus Holdings Limited (Company) No dividend was declared for the period ended 30 June 2020.

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.

The trust is **NOT** 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 2020.

The taxation components for the distributions for the year ended 30 June 2020 will be shown on the Annual Taxation Statement. Australian-resident investors should use the information on the Annual Taxation Statement in preparing their tax return for the year ended 30 June 2020.

PLEASE NOTE: this information is provided for Custodians/Nominees and unitholders that are Australian Trusts/MITs to assist with their withholding tax obligations.