

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 31 December 2015. The distribution is 2.89 cents per unit for the period ended 31 December 2015 and will be paid on or around 5 February 2016.

Component	Cents per unit
Australian-sourced interest	0.004823
Tax deferred/CGT concession	2.642740
Fund Payment – Other Australian Sourced Income	0.242437
Total Distribution	2.890000

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.

Aventus Retail Property Fund 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 2016.

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 0.242437 cents per unit and relates to the income year ended 30 June 2016.

The proportion of the payment in respect of the period ending 31 December 2015 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 2016 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.