



360 CAPITAL INVESTMENT TRUST

Interim Financial Report For the half year ended 31 December 2021

Comprising 360 Capital Investment Trust ARSN 104 552 598 and its controlled entities.

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This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report of 360 Capital Investment Trust for the year ended 30 June 2021 and any public announcements made by 360 Capital Group during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

360 Capital Investment Trust
Directors' report
For the half year ended 31 December 2021

The Directors of 360 Capital FM Limited (CFML) (ABN 15 090 664 396) (AFSL No 221474), the Responsible Entity of 360 Capital Investment Trust (Trust) present their report, together with the financial report of 360 Capital Investment Trust and its controlled entities (consolidated entity) for the half year ended 31 December 2021.

The consolidated entity forms part of the stapled entity, 360 Capital Group (Stapled Group or Group) (ASX: TGP) comprising 360 Capital Group Limited (Company) and its controlled entities and 360 Capital Investment Trust and its controlled entities.

Directors

The following persons were Directors of 360 Capital FM Limited during the half year and up to the date of this report unless otherwise stated:

David van Aanholt (Chairman)
Tony Robert Pitt
William John Ballhausen
Andrew Graeme Moffat

Principal activities

The Group is a diversified investment and funds management business whose purpose is to be a leading Australian investor and fund manager of alternative assets, partnering with stakeholders to identify, invest and realise on opportunities. The Group's investment strategies which make up its alternative assets management and investment strategy are:

- Real Assets
- Private Equity
- Credit

Operating and financial review

The key financial highlights for the half year ended 31 December 2021 include:

- Statutory net loss attributable to unitholders of \$-1.0 million (December 2020 net profit: \$0.7 million)
- Operating loss¹ of \$-0.3 million (December 2020 Operating profit¹: \$0.8 million)
- Statutory Earnings per Unit (EPU) of -0.5 cpu (December 2020: 0.3 cpu)
- Distributions per Unit (DPU) of nil cpu (December 2020: 2.0 cpu)

The key operating achievements for the half year ended 31 December 2021 include:

- Disposal of Global Data Centre Group (ASX: GDC) on-market for total net consideration of \$41.9 million.
- The Trust invested \$3.3 million to acquire additional 360 Capital REIT (ASX: TOT) securities during the period, increasing its ownership to 23.1%.

1 Operating profit is a financial measure which is not prescribed by Australian Accounting Standards (AAS) and represents the profit under AAS adjusted for specific non-operating items. The Responsible Entity considers operating profit to reflect the core earnings of the Trust and it is used as a guide to assess the Trust's ability to pay distributions to unitholders. The operating profit has not been subject to any specific audit procedures by the Trust's auditor but has been extracted from Note 1: Segment reporting.

360 Capital Investment Trust
Directors' report
For the half year ended 31 December 2021

Operating and financial review (continued)

Impact of COVID-19 on the consolidated entity

The World Health Organization declared a global pandemic in March 2020 as a result of the novel coronavirus (COVID-19). The Trust has considered the impact of COVID-19 in preparing its financial report for the half-year. Although society has already adapted significantly to deal with COVID-19 through various measures such as vaccinations, social distancing, quarantining, travel restrictions, and economic stimulus, the future social, medical and economic impacts worldwide are unknown as the pandemic situation continues to evolve.

The immediate financial impact of COVID-19 on the Trust's holdings has been limited. The Trust considers risks associated with COVID-19 as part of its due diligence process and ongoing loan assessment program.

Summary and Outlook

The Group is an investor and fund manager of alternative assets which partners with its stakeholders to identify, invest and realise on opportunities. The Group intends to continue to execute on its strategy across its four segments representing real assets, private equity and credit.

Distributions

There were no distributions declared by 360 Capital Investment Trust during the half year. Distributions declared by 360 Capital Investment Trust directly to unitholders during the prior half year were as follows:

	31 December	31 December
	2021	2020
	\$'000	\$'000
1.0 cent per unit paid on 27 October 2020	-	2,295
1.0 cent per unit paid on 27 January 2021	-	2,295
Total	-	4,590

Significant changes in state of affairs

In the opinion of the Directors, there were no significant changes in the state of affairs of the consolidated entity that occurred during the half year under review other than those listed above or elsewhere in the Directors' report.

Likely developments and expected results of operations

The Group will continue to focus on implementing its strategy of managing and investing in alternative assets.

Events subsequent to balance date

No other circumstances have arisen since the end of the half year which have significantly affected or may significantly affect the operations of the consolidated entity, the results of those operations, or the state of affairs of the consolidated entity in future financial years.

Buy back arrangement

The consolidated entity is not under any obligation to buy back, purchase or redeem units from unitholders. During the half year, the consolidated entity cancelled 11,050,000 units related to the Group's 2017 employee share plan at an average price of \$0.77 (December 2020: 1,350,000 at an average price of \$1.01).

Auditor's independence declaration

The auditor's independence declaration required under Section 307C of the Corporations Act 2001 is set out on page 5 and forms part of the Directors' report for the half year ended 31 December 2021.

360 Capital Investment Trust
Directors' report
For the half year ended 31 December 2021

Rounding of amounts

The Trust is an entity of the kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the interim financial report and Directors' report have been rounded to the nearest thousand dollars, unless otherwise stated.

This report is made in accordance with a resolution of the Directors.



David van Anholt
Chairman

Sydney
24 February 2022



Tony Robert Pitt
Managing Director



**Building a better
working world**

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Auditor's Independence Declaration to the Directors of 360 Capital FM Limited as Responsible Entity for 360 Capital Investment Trust

As lead auditor for the review of the half-year financial report of 360 Capital Investment Trust for the half-year ended 31 December 2021, I declare to the best of my knowledge and belief, there have been:

- a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review;
- b. No contraventions of any applicable code of professional conduct in relation to the review; and
- c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the review.

This declaration is in respect of 360 Capital Investment Trust and the entities it controlled during the financial period.

Ernst & Young

Douglas Bain
Partner
24 February 2022

360 Capital Investment Trust
Consolidated interim statement of profit or loss and other comprehensive income
For the half year ended 31 December 2021

		31 December 2021 \$'000	31 December 2020 \$'000
	Note		
Revenue from continuing operations			
Distributions		121	96
Finance revenue		44	305
Total revenue from continuing operations		165	401
Other income			
Net gain on disposal of financial assets		-	49
Share of equity accounted profits	4	1,114	730
Net gain on fair value of financial assets		-	81
Reversal of provision for loss		-	10
Total other income		1,114	870
Total revenue and other income from continuing operations		1,279	1,271
Administration expenses		453	470
Transaction costs		89	12
Net loss on fair value of financial assets		26	-
Foreign exchange loss	4	798	-
Net loss on disposal of equity accounted investments	4	949	-
Net loss on deconsolidation of controlled entity		-	61
(Loss) / profit for the half year		(1,036)	728
(Loss)/profit attributable to:			
(Loss) /profit attributable to unitholders		(1,036)	728
Profit attributable to non-controlling interests		-	-
(Loss) / profit for the half year		(1,036)	728

360 Capital Investment Trust
Consolidated interim statement of profit or loss and other comprehensive income
For the half year ended 31 December 2021

	31 December 2021 \$'000	31 December 2020 \$'000
(Loss) / profit for the half year	(1,036)	728
Other comprehensive income that may be reclassified to profit or loss		
Other comprehensive income/(loss)	558	(913)
Net foreign currency (gain)/loss transferred to the income statement on business divestment, net of tax	240	-
	798	(913)
Total comprehensive loss for the half year	(238)	(185)
Total comprehensive income attributable to:		
Unitholders of 360 Capital Investment Trust	(238)	(185)
Total comprehensive loss for the half year	(238)	(185)

Earnings per unit for profit attributable to unitholders of the consolidated entity

	Note	Cents	Cents
Basic earnings per unit	9	(0.5)	0.3
Diluted earnings per unit	9	(0.5)	0.3

The above consolidated interim statement of profit or loss and other comprehensive income should be read with the accompanying notes.

360 Capital Investment Trust
Consolidated interim statement of financial position
As at 31 December 2021

		31 December	30 June
		2021	2021
	Note	\$'000	\$'000
Current assets			
Cash and cash equivalents		48,896	2,968
Receivables	3	53	730
Receivables from related entities		86,515	95,811
Other current assets		13	-
Total current assets		135,477	99,509
Non-current assets			
Financial assets at fair value through profit or loss	6	3,962	3,964
Investments equity accounted	4	27,977	66,556
Total non-current assets		31,939	70,520
Total assets		167,416	170,029
Current liabilities			
Trade and other payables		76	120
Distribution payable		-	2,300
Total current liabilities		76	2,420
Total liabilities		76	2,420
Net assets		167,340	167,609
Equity			
Issued capital - trust units	5	195,395	195,395
Other capital reserves		-	(1,937)
Accumulated losses		(28,055)	(25,849)
Total equity attributable to unitholders		167,340	167,609
Non-controlling interest		-	-
Total equity		167,340	167,609

The above consolidated interim statement of financial position should be read with the accompanying notes.

360 Capital Investment Trust
Consolidated interim statement of changes in equity
For the half-year ended 31 December 2021

	Note	Issued capital \$'000	Other capital reserves \$'000	Accumulated losses \$'000	Total equity attributable to unitholders \$'000	External non- controlling interest \$'000	Total equity \$'000
Balance at 1 July 2021		195,395	(1,937)	(25,849)	167,609	-	167,609
Profit for the half year		-	-	(1,036)	(1,036)	-	(1,036)
Comprehensive income for the half year		-	798	-	798	-	798
Total comprehensive income for the half year		-	798	(1,036)	(238)	-	(238)
Reclassification between reserves on disposal of investments			1,139	(1,139)	-		-
Transactions with Unitholders in their capacity as Unitholders							
Issued units - ESP cancellation		-	-	(31)	(31)	-	(31)
Distributions	2	-	-	-	-	-	-
		-	-	(31)	(31)	-	(31)
Balance at 31 December 2021		195,395	-	(28,055)	167,340	-	167,340
Balance at 1 July 2020		194,877	-	(20,263)	174,614	199	174,813
Profit for the half year		-	-	728	728	-	728
Comprehensive loss for the half year		-	(913)	-	(913)	-	(913)
Total comprehensive loss for the half year		-	(913)	728	(185)	-	(185)
Transactions with non-controlling interest		-	(909)	863	(46)	(199)	(245)
Transactions with Unitholders in their capacity as Unitholders							
Equity raising transaction costs		(5)	-	-	(5)	-	(5)
Distributions	2	-	-	(4,590)	(4,590)	-	(4,590)
		(5)	-	(4,590)	(4,595)	-	(4,595)
Balance at 31 December 2020		194,872	(1,822)	(23,262)	169,788	-	169,788

The above consolidated interim statement of changes in equity should be read with the accompanying notes.

360 Capital Investment Trust
Consolidated interim statement of cash flows
For the half-year ended 31 December 2021

	31 December 2021 \$'000	31 December 2020 \$'000
Note		
Cash flows from operating activities		
Cash payments to suppliers	(510)	(496)
Distributions received	798	2,335
Finance revenue	44	386
Finance expenses	-	(1)
Net cash inflows from operating activities	332	2,224
Cash flows from investing activities		
Payments for financial assets	(3,285)	(3,633)
Proceeds from disposal of equity accounted investments	41,916	3,858
Proceeds from loans receivable	-	19,800
Net cash inflows from investing activities	38,631	20,025
Cash flows from financing activities		
Loans from/(to) related parties	9,265	(34,122)
Payment of transaction costs to issue capital	-	(5)
Distributions paid to unitholders	(2,300)	(4,604)
Net cash inflows / (outflows) from financing activities	6,965	(38,731)
Net increase /(decrease) in cash and cash equivalents	45,928	(16,482)
Cash balance on deconsolidation of controlled entities	-	(201)
Cash and cash equivalents at the beginning of the half year	2,968	69,479
Cash and cash equivalents at the end of the half year	48,896	52,796

The above consolidated interim statement of cash flows should be read with the accompanying notes.

360 Capital Investment Trust
Notes to the interim financial report
For the half year ended 31 December 2021

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360 Capital Investment Trust
Notes to the interim financial report
For the half year ended 31 December 2021

Financial Information

This section provides additional information about those individual line items in the financial statements that the directors consider most relevant in the context of the operations of the consolidated entity.

Note 1: Segment reporting

The Trust is a single segment for reporting within Australia.

The Chief Operating Decision Maker, being the Managing Director of the Responsible Entity, monitors the performance and results of the Trust at a total Trust level. As a result, the Trust has only one segment. Operating profit is a financial measure which is not prescribed by AAS and represents the profit under AAS adjusted for non-operating items which management consider to reflect the core earnings of the Trust and is used as a guide to assess the Trust's ability to pay distributions to unitholders.

The following table summarises key reconciling items between statutory profit attributable to the unitholders of the Trust and operating profit.

	31 December 2021 \$'000	31 December 2020 \$'000
(Loss) / profit attributable to the unitholders of the Trust	(1,036)	728
Non-operating items		
Net (gain)/loss on fair value of financial assets	26	(61)
Net (gain)/loss on disposal of equity accounted investments	949	(49)
Share of equity accounted profits, net of distributions received	(1,114)	98
Loss on deconsolidation of controlled entity	-	61
Loss allowance/(reversal of loss allowance)	-	(10)
Transaction costs	89	7
Foreign exchange loss	798	-
Operating (loss) / profit before non-operating items	(288)	774
Weighted average number of units ('000)	218,998	218,373
Operating (loss) / profit per unit before non-operating items (EPU) - cents	(0.1)	0.4

360 Capital Investment Trust
Notes to the interim financial report
For the half year ended 31 December 2021

Note 2: Distributions

There were no distributions declared by 360 Capital Investment Trust during the half year. Distributions declared by 360 Capital Investment Trust directly to unitholders during the prior half year were as follows:

	31 December 2021 \$'000	31 December 2020 \$'000
1.0 cent per unit paid on 27 October 2020	-	2,295
1.0 cent per unit paid on 27 January 2021	-	2,295
Total	-	4,590

Note 3: Receivables

Receivables include:

	31 December 2021 \$'000	30 June 2021 \$'000
Current		
Trade receivables	33	33
Distribution receivable	20	697
	53	730

Note 4: Investments equity accounted

	31 December 2021 %	30 June 2021 %	31 December 2021 \$'000	30 June 2021 \$'000
Co-investment interest				
360 Capital Passive REIT	23.1	20.2	27,977	23,994
Global Data Centre Group	-	33.2	-	42,562
			27,977	66,556

360 Capital Passive REIT

The Trust holds a 23.1% (June 2021: 20.2%) interest in the stapled entity 360 Capital REIT (ASX:TOT), with the beneficial interest of 360 Capital Passive REIT units held by 360 Capital Diversified Property Fund and the beneficial interest of 360 Capital Active REIT units held by 360 Capital Property Limited.

Global Data Centre Group

On 7 September 2021 the Trust disposed of its 33.2% holding in Global Data Centre Group (ASX:GDC) on-market for total net consideration of \$41,916,000, representing \$1.93 per security. At 31 December 2021, Trust's holding in GDC is nil (June 2021: 33.2%).

360 Capital Investment Trust
Notes to the interim financial report
For the half year ended 31 December 2021

Note 4: Investments equity accounted (continued)

Reconciliation of movements in equity accounted investments for the half year are as follows:

	31 December 2021 \$'000	30 June 2021 \$'000
360 Capital Passive REIT		
Opening Balance - 1 July	23,994	25,531
Acquisitions of interest	3,256	-
Gain from acquisition	756	-
Equity accounted profit for the half year	(29)	130
Distributions	-	(1,667)
Closing Balance	27,977	23,994
Global Data Centre Group		
Opening Balance - 1 July	42,562	41,005
Equity accounted profit for the half year	387	2,846
Foreign currency translation reserve	558	(798)
Proceeds on disposal of interest	(41,916)	-
Loss on disposal	(949)	-
Foreign exchange loss	(798)	-
Brokerage cost on sale	(84)	-
Recycling of foreign exchange translation reserve	240	-
Distributions	-	(261)
Dilution loss on deemed disposal	-	(230)
Closing Balance	-	42,562
360 Capital Enhanced Income Fund		
Opening Balance - 1 July	-	-
Transfer in from financial assets at FVTPL	-	3,539
Equity accounted profit for the half year	-	64
Transfer out to financial assets at FVTPL	-	(3,603)
Closing Balance	-	-
	27,977	66,556

360 Capital Investment Trust
Notes to the interim financial report
For the half year ended 31 December 2021

Note 5: Equity

(a) Issued capital

	31 December	30 June
	2021	2021
	000's	000's
360 Capital Investment Trust - Ordinary units issued ¹	218,998	218,998
<small>1. Excluding ESP securities on issue and EIS rights issued</small>		
	\$'000	\$'000
360 Capital Investment Trust - Ordinary units issued ¹	195,395	195,395

(b) Movements in issued capital

Issued capital – number of units	000's	'000
Opening balance at 1 July	218,998	218,373
Securities issued	-	625
Closing balance	218,998	218,998
	\$'000	\$'000
Opening balance at 1 July	195,395	194,877
Securities issued - scrip	-	527
Transaction costs incurred in issuing capital	-	(9)
Closing balance	195,395	195,395

Under Australian Accounting Standards securities issued under the 360 Capital Group Employee Security Plans (ESP) are required to be accounted for as options and are excluded from total issued capital, until such time as the relevant employee loans are fully repaid or the employee leaves the Group. Total ordinary securities issued as detailed above is reconciled to securities issued on the ASX as follows:

	31 December	30 June
	2021	2021
	000's	000's
Total ordinary units disclosed	218,998	218,998
Issued capital – ESP issued in August 2017	-	11,050
Total units issued on the ASX	218,998	230,048

During the half year, the Group cancelled 11,050,000 units related to the Group's 2017 employee share plan at an average price of \$0.77 (December 2020: 1,350,000 at an average price of \$1.01).

360 Capital Investment Trust
Notes to the interim financial report
For the half year ended 31 December 2021

Risk

This section of the notes discusses the consolidated entity's exposure to various risks and shows how these could affect the consolidated entity's financial position and performance.

Note 6: Fair value measurement

Fair values

The fair value of receivables and trade and other payables approximate their carrying amounts largely due to the short-term maturities of these instruments.

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy, described as follows and based on the lowest level input that is significant to the fair value measurements as a whole:

- Level 1 – Quoted market prices in an active market (that are unadjusted) for identical assets or liabilities
- Level 2 – Valuation techniques (for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable)
- Level 3 – Valuation techniques (for which the lowest level input that is significant to the fair value measurement is unobservable)

For financial instruments that are recognised at fair value on a recurring basis, the consolidated entity determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

As at 31 December 2021, the consolidated entity held the following classes of financial instruments measured at fair value:

	Total	Level 1	Level 2	Level 3
	\$'000	\$'000	\$'000	\$'000
As at 31 December 2021:				
<i>Financial assets</i>				
Financial assets at fair value through profit or loss	3,962	3,962		
As at 30 June 2021:				
<i>Financial assets</i>				
Financial assets at fair value through profit or loss	3,964	3,964	-	-

There were no transfers between different levels of the fair value measurement hierarchy. Fair value hierarchy levels are reviewed on an annual basis unless there is a significant change in circumstances indicating that the classification may have changed.

Reconciliation of fair value measurements categorised within the Level 3 hierarchy for the half year is as follows:

	31 December	30 June
	2021	2021
	\$'000	\$'000
Balance at 1 July:	-	2,226
Financial assets acquired	-	-
Financial assets disposed	-	(2,226)
Fair value adjustment of financial assets	-	-
Closing balance	-	-

Note 6: Fair value measurement (continued)

Valuation techniques

Financial assets at fair value through profit or loss

The consolidated entity invests in listed and unlisted investments which carry at fair value through profit or loss. The value of the investments in the listed market is stated at unit price as quoted on the ASX at each statement of financial position date. As such, listed investments are categorised as Level 1 instruments. Unlisted investments are not traded in an active market and are categorised as Level 3 instruments. The Net Tangible Assets (NTA) of the underlying investments is used as a basis for valuation however may be amended as deemed appropriate (e.g. when the NTA of the underlying investment is negative).

The NTA of investments is driven by underlying investment properties which are carried at fair value based on valuations using the capitalisation rate, markets sale comparison and discounted cash flow approaches. The significant Level 3 inputs in relation to the underlying property valuations of the investments include capitalisation rates and discount rates. The Group uses its judgment to select a variety of methods and makes assumptions that are mainly based on market conditions existing at each statement of financial position date.

The fair value of financial assets that are not traded in an active market are determined using valuation techniques. These include the use of arm's length transactions, reference to the current fair value of substantially similar financial assets, discounted cash flow techniques, or other valuation techniques that provides a reliable estimate of prices obtained in actual market transactions.

Unrecognised Items

This section of the notes provides information about items that are not recognised in the financial statements as they do not (yet) satisfy the recognition criteria.

Note 7: Events subsequent to balance date

No circumstances have arisen since the end of the half year which have significantly affected or may significantly affect the operations of the consolidated entity, the results of those operations, or the state of affairs of the consolidated entity in future financial years.

360 Capital Investment Trust
Notes to the interim financial report
For the half year ended 31 December 2021

Other Information

This section of the notes includes information that must be disclosed to comply with prescribed accounting standards and other pronouncements.

Note 8: Related party transactions

Responsible Entity

The Responsible Entity of the Trust is 360 Capital FM Limited. The immediate parent entity of the Responsible Entity is 360 Capital Property Limited (ABN 46 146 484 433), and its ultimate parent entity is 360 Capital Group Limited (ABN 18 113 569 136).

The following significant transactions occurred with related parties during the half year:

Due to/from related entities

The Trust has a loan to 360 Capital Group Limited, which is the stapled entity to the Trust. The loan relates to the investment operation of the Stapled Group and is unsecured, non-interest bearing, and payable on demand.

	31 December 2021	30 June 2021
	\$	\$
Due from 360 Capital Group Limited	86,515,469	95,811,106

Responsible Entity's fees

Under the terms of the Constitution, the Responsible Entity is entitled to receive fees in accordance with the product disclosure statement.

	31 December 2021	31 December 2020
	\$	\$
Management fees paid/payable by the Trust	339,600	370,800

360 Capital Investment Trust
Notes to the interim financial report
For the half year ended 31 December 2021

Note 9: Earnings per unit

	31 December 2021 cents	31 December 2020 cents
Basic earnings per unit	(0.5)	0.3
Diluted earnings per unit	(0.5)	0.3
	\$'000	\$'000
Basic and diluted earnings		
(Loss)/Profit attributable to unitholders of the consolidated entity used in calculating earnings per unit	(1,036)	728
	000's	000's
Weighted average number of units used as a denominator		
Weighted average number of units - basic	218,998	218,373
Weighted average number of units - diluted	224,102	230,176

Dilution

During the year, there was 11,050,000 of the stapled securities that granted to employees of the Stapled Group under the 360 Capital Group Employee Security Plans (ESP) cancelled and the corresponding loans were repaid.

As at 31 December 2021, there are no ESP outstanding. These ESP securities had an associated loan to the employees and are therefore excluded from the calculation of basic securities on issue due to the non-recourse nature of the associated ESP loans.

Note 10: Basis of preparation

a) Reporting entity

The financial report of 360 Capital Investment Trust comprises the consolidated financial statements of 360 Capital Investment Trust (ARSN: 104 552 598) and its controlled entities. The consolidated entity forms part of the stapled entity, 360 Capital Group (Stapled Group) (ASX: TGP) comprising 360 Capital Group Limited and its controlled entities and 360 Capital Investment Trust and its controlled entities. A 360 Capital Group stapled security comprises one 360 Capital Group Limited share stapled to one 360 Capital Investment Trust unit to create a single listed entity traded on the ASX. The stapled security cannot be traded or dealt with separately.

The registered office and the principal place of business is Suite 3701, Level 37, 1 Macquarie Place, Sydney NSW 2000 Australia. The nature of operations and principal activities of the consolidated entity are disclosed in the Directors' report.

The financial report was approved for issue by the Board on 24 February 2022.

The principal accounting policies adopted in the preparation of the financial report are set out below.

360 Capital Investment Trust
Notes to the interim financial report
For the half year ended 31 December 2021

Note 10: Basis of preparation (continued)

b) Basis of preparation

These interim financial statements for the half year reporting period ended 31 December 2021 have been prepared in accordance with Australian Accounting Standard AASB 134 *Interim Financial Reporting* and the Corporations Act 2001, as appropriate for profit-oriented entities. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 *Interim Financial Reporting* as issued by the International Accounting Standards Board.

These interim financial statements do not include all the notes of the type normally included in annual financial statements. Accordingly, these financial statements are to be read in conjunction with the annual report for the year ended 30 June 2021 and any public announcements made by the Fund during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

The financial report is presented in Australian dollars.

The consolidated entity is an entity of the kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the financial report and Directors' report have been rounded to the nearest thousand dollars, unless otherwise stated.

The principal accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period.

c) Accounting standards issued but not yet effective

The Trust has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period. The following amendments to the Australian Accounting Standards (AAS) are applicable to this Financial Report.

- AASB 2020-5 *Amendments to AASs – Insurance Contracts*
- AASB 2020-8 *Amendments to AASs – Interest Rate Benchmark Reform – Phase 2*

These amendments have been deemed not to have a material impact on the consolidated financial statements of the Trust.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

360 Capital Investment Trust
Directors' declaration
For the half year ended 31 December 2021

In the opinion of the Directors of 360 Capital FM Limited, the Responsible Entity:

- 1) The attached consolidated financial statements and notes are in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the consolidated entity's financial position as at 31 December 2021 and of its performance for the half year ended on that date; and
 - (ii) complying with Australian Accounting Standard AASB 134 *Interim Financial Reporting and Corporations regulations 2001* and other mandatory professional reporting requirements; and
- 2) There are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Directors.



David van Anholt
Chairman

Sydney
24 February 2022



Tony Robert Pitt
Managing Director



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Independent auditor's review report to the unitholders of 360 Capital Investment Trust

Conclusion

We have reviewed the accompanying half-year financial report of 360 Capital Investment Trust (the Fund) and its subsidiaries (collectively the Group), which comprises the consolidated interim statement of financial position as at 31 December 2021, the consolidated interim statement of profit or loss and other comprehensive income, consolidated interim statement of changes in equity and consolidated interim statement of cash flows for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of the Group does not comply with the *Corporations Act 2001*, including:

- a. Giving a true and fair view of the consolidated financial position of the Group as at 31 December 2021 and of its consolidated financial performance for the half-year ended on that date; and
- b. Complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's responsibilities for the review of the half-year financial report* section of our report. We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Directors' responsibilities for the half-year financial report

The directors of the Responsible Entity are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the review of the half-year financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Group's financial position as at 31 December 2021 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is



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substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

A handwritten signature in black ink that reads "Ernst & Young".

Ernst & Young

A handwritten signature in black ink that reads "Douglas Bain".

Douglas Bain
Partner
Sydney
24 February 2022