

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme URB INVESTMENTS LIMITED (ASX: URB)

ACN/ARSN 615 320 262

1. Details of substantial holder (1)

Name 360 Capital FM Limited as responsible entity for 360 Capital Total Return Active Fund
(stapled to 360 Capital Total Return Passive Fund - ASX: TOT)

ACN/ARSN (if applicable)
360 Capital FM Limited ACN 090 664 396
360 Capital Total Return Active Fund ARSN 602 303 613

The holder became a substantial holder on 28/06/2019

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Shares	4,895,512	4,895,512	6.67%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
See Annexure A	See Annexure A	See Annexure A

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
See Annexure A	See Annexure A	See Annexure A	See Annexure A

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See Annexure A	See Annexure A	See Annexure A		See Annexure A

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

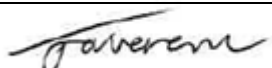
Name and ACN/ARSN (if applicable)	Nature of association
n/a	n/a

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
See Annexure A	See Annexure A

Signature

print name	Jennifer Vercoe	capacity	Company Secretary
sign here		date	2/07/2019

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown."
- (9) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

This is Annexure A referred to in the Form 603 Notice of Initial Substantial Holder signed by me.

Signed by:



Jennifer Vercoe
Company Secretary

Date 2 July 2019

URB INVESTMENTS LIMITED (ASX: URB)

Paragraphs 3 and 4 – Details of relevant interests and present registered holders

Holder of Relevant Interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and Number of Securities
360 Capital FM Limited as responsible entity for 360 Capital Total Return Active Fund	360 Capital FM Limited	360 Capital FM Limited	Relevant interest in securities under s608(1)(a) of the Corporations Act 2001 (Cth) being relevant interest arising from being the holder of securities	4,895,512 ordinary shares

Paragraph 5 - Consideration

Date of acquisition	Holder of relevant interest	Nature of change	Consideration per share	Class and Number of Securities	Consideration
27 May 19	360 Capital FM Limited	On market acquisition	\$0.9432 per share	231,755	\$218,591.32
28 May 19	360 Capital FM Limited	On market acquisition	\$0.9469 per share	54,000	\$51,132.60
29 May 19	360 Capital FM Limited	On market acquisition	\$0.9500 per share	30,345	\$28,827.75
30 May 19	360 Capital FM Limited	On market acquisition	\$0.9374 per share	678,520	\$636,044.65
31 May 19	360 Capital FM Limited	On market acquisition	\$0.9526 per share	135,818	\$129,380.23
3 Jun 19	360 Capital FM Limited	On market acquisition	\$0.9500 per share	11,000	\$10,450.00
4 Jun 19	360 Capital FM Limited	On market acquisition	\$0.9989 per share	268,256	\$267,960.92
5 Jun 19	360 Capital FM Limited	On market acquisition	\$0.9999 per share	120,320	\$120,307.97
6 Jun 19	360 Capital FM Limited	On market acquisition	\$1.0000 per share	187,957	\$187,957.00
7 Jun 19	360 Capital FM Limited	On market acquisition	\$0.9837 per share	106,940	\$105,196.88
11 Jun 19	360 Capital FM Limited	On market acquisition	\$1.0000 per share	83,500	\$83,500.00
12 Jun 19	360 Capital FM Limited	On market acquisition	\$1.0000 per share	25,039	\$25,039.00
14 Jun 19	360 Capital FM Limited	On market acquisition	\$1.0000 per share	112,000	\$112,000.00
17 Jun 19	360 Capital FM Limited	On market acquisition	\$0.9945 per share	77,755	\$77,327.35
18 Jun 19	360 Capital FM Limited	On market acquisition	\$1.0000 per share	20,000	\$20,000.00
27 Jun 19	360 Capital FM Limited	On market acquisition	\$0.9730 per share	354,677	\$345,100.72
28 Jun 19	360 Capital FM Limited	On market acquisition	\$1.0186 per share	2,091,817	\$2,130,724.80
1 Jul 19	360 Capital FM Limited	On market acquisition	\$1.0172 per share	301,160	\$306,339.95
2 Jul 19	360 Capital FM Limited	On market acquisition	\$1.0200 per share	4,653	\$4,746.06

Paragraph 7 - Addresses

The address of persons named in the Form 603 is as follows:

Name	Address
360 Capital FM Limited as responsible entity for 360 Capital Total Return Active Fund	Level 8, 56 Pitt Street Sydney NSW 2000