

26 July 2017

Appendix 3F – April 2016 Final Share Buy-Back Notice

Attached is Appendix 3F – Final share buy-back notice of the April 2016 buy-back.

360 Capital Total Return (ASX code: TOT) confirms that 3,064,000 stapled units were bought back on market and cancelled in April 2016. There are currently 65,924,780 stapled units on issue.

More information on TOT can be found on the ASX's website at www.asx.com.au using the Fund's ASX code "TOT", on the Fund's website www.360capital.com.au, or by calling the 360 Capital Information Line on 1300 082 130 or emailing investor.relations@360capital.com.au

Alternatively, please contact:

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About 360 Capital Total Return Fund (ASX code TOT)

360 Capital Total Return Fund aims to provide total returns with a performance hurdle of 12% per annum to investors through a selective and disciplined investment philosophy, combined with access to real estate based investment opportunities available to the Fund through the 360 Capital platform. The Fund is externally managed by 360 Capital Group, a leading ASX-listed real estate investor and fund manager that operates under a transparent fee structure and is co-invested the Fund to ensure ongoing alignment of interests with Unitholders.

About 360 Capital Group (ASX: TGP)

360 Capital Group is an ASX-listed, property investment and funds management group concentrating on strategic investment and active investment management of property assets. The Group actively invests in direct property assets, property securities, real estate debt and various corporate real estate investments within Australian real estate markets on a private and public equity basis.

ASX Release

Appendix 3F

Final share buy-back notice (except minimum holding buy-back)

Introduced 1/9/99. Origin: Appendices 7D and 7E. Amended 30/9/2001, 11/01/10

Information and documents given to ASX become ASX's property and may be made public.

Name of entity

ABN/ARSN

360 Capital Total Return Fund (the stapled entity comprising the 360 Capital Total Return Active Fund (ARSN 602 303 613) and the 360 Capital Total Return Passive Fund (ARSN 602 304 432) (TOT)

We (the entity) give ASX the following information.

Description of buy-back

1 Type of buy-back

On market

Details of all shares/units bought back

2 Number of shares/units bought back

3,064,000

3 Total consideration paid or payable for the shares/units

\$3,523,500

4 If buy-back is an on-market buy-back - highest and lowest price paid

highest price: \$1.1500
date: 8, 11, 12, 13 April 2016

lowest price: \$1.1450
date: 14 April 2016

Compliance statement

1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.

or, for trusts only:

1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.
2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here:


Company secretary

.....Date: 26 July 2017

Print name: Jennifer Vercoe