

8 March 2018

360 Capital Total Return Fund (TOT) Investment Update

360 Capital FM Limited as responsible entity for 360 Capital Total Return Fund (the Fund or TOT) is pleased to advise that in line with its strategy, the Fund has provided a \$8.0 million senior loan for an accommodation facility in Sydney's Eastern Suburbs.



A summary of the loan investment is provided below:

Facility Amount:	\$8.0m
Interest Rate Margin / Line Fee:	10.0% / 2.0%
Establishment Fee¹:	2.0%
Forecast Term:	13 months
Security:	-Registered first mortgage -First ranking general security deed -Personal guarantee
Loan to Value Ratio / Loan to Cost Ratio:	68% / 80%

1. Establishment Fee is payable to AMF Finance (50% owned by TOT)

Post the funding of this transaction, the Fund will have approximately \$40m of available capital to deploy and is forecast to be fully allocated by 31 March 2018.

ASX Release

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

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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