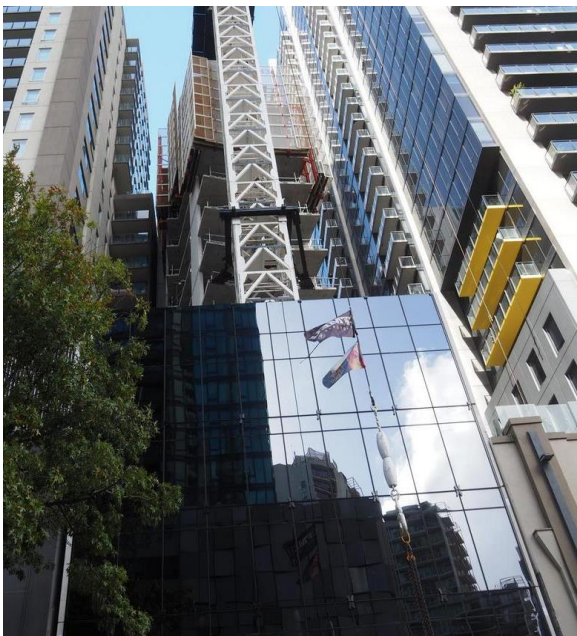


4 May 2018

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 the Fund has provided a \$36.25 million senior loan facility for the construction of a 15-level, 162 room 4-star hotel in the Melbourne Central Business District.

This project presented a unique opportunity for the Fund to provide short-term funding on a high-quality project with construction substantially underway, de-risked and due for practical completion on or around November 2018.



Construction progress as at 30 April 2018



Artists impression

A summary of the loan investment is provided below:

Facility Amount:	\$36.25 million
Interest Rate Margin / Line Fee:	11.0% / 2.0%
Establishment Fee¹:	2.0%
Forecast Term:	minimum interest term 9 months
Security:	-Registered first mortgage -First ranking general security deed -Personal guarantees
Loan to Value Ratio / Loan to Cost Ratio:	68% / 77%

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

ASX Release

Capital Allocation

Whilst capital allocation has been slower than forecast, the Fund has been focused on credit quality and project fundamentals rather than volume of transactions. The Fund has now committed approximately \$55.0 million to predominately first mortgage senior loans diversified across Australia and in various real estate sectors. The Fund has approximately \$24.0 million of available capital to invest into similar first and second mortgage loans.

Guidance

The Fund reaffirms distribution guidance of 9.0 cents per security for FY18.

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:

Tony Pitt

Managing Director
360 Capital Group
+61 2 8405 8860

James Storey

Fund Manager
360 Capital Group
+61 2 8405 8860

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.
