

1 June 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 \$8.2 million senior loan facility for the construction of an 8-level, 30 apartment complex in Sydney.

Construction of the project is well progressed substantially de-risking the project. The project is located 27 kilometres west of the Sydney CBD in the well-established suburb of Wentworthville.



Construction progress as at 21 May 2018



Artists impression

A summary of the loan investment is provided below:

Facility Amount:	\$8.2 million
Interest Rate Margin / Line Fee:	10.0%
Establishment Fee¹:	2.0%
Forecast Term:	Minimum interest term of 6 months
Security:	-Registered first mortgage -First ranking general security deed -Personal guarantees
Loan to Value Ratio:	49%

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

ASX Release

Capital Allocation

AMF Finance is now seeing significant, high quality deal flow as the major Australian banks continue to be impacted by ongoing regulatory pressures. The Fund has now committed approximately \$62.4 million to predominately first mortgage senior loans diversified across Australia and in various real estate sectors. The Fund has approximately \$16.0 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.
