

17 October 2018

Distribution Reinvestment Plan - Issue Price September 2018 Quarter

The 360 Capital Total Return Fund (ASX: TOT) today announces the Distribution Reinvestment Plan (DRP) issue price for the quarter ended 30 September 2018 is \$1.2330 per stapled security.

The DRP price has been calculated in accordance with Rule 5 and the definition of Issue Price as per the DRP Policy. It incorporates the 1.5 per cent discount announced on 24 September 2018.

The DRP for the quarter ended 30 September 2018 will be underwritten by Moelis Australia Advisory Pty Ltd (ACN 142 008 446).

The DRP securities will be issued on the distribution payment date, being on or about 25 October 2018. They will rank equally with existing stapled securities from the date on which they are issued.

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 in 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.
