

10 May 2019

**360 Capital Total Return Fund (TOT)
167 City Road South Bank, Melbourne - Repaid**

360 Capital FM Limited as responsible entity for 360 Capital Total Return Fund (the Fund or TOT) is pleased to announce, the Fund's \$34.7m Melbourne loan investment has now been repaid, delivering a 16.8% Internal Rate of Return (IRR) per annum, including the Fund's share of AMF Finance fees.

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 an ASX-listed, alternative asset investment and funds management group concentrating on strategic investment and active investment management of alternative assets.

About 360 Capital Group (ASX: TGP)

360 Capital Group is an ASX-listed, alternative asset investment and funds management group concentrating on strategic investment and active investment management of alternative assets. The Group actively invests in real estate debt and equity and is expanding its investment universe into public and private equity as well as investing in credit strategies.