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360 Capital Total Return Fund (ASX: TOT) settles Gladesville NSW apartment acquisition

14 November 2019

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360 Capital FM Limited as Responsible Entity for the 360 Capital Total Return Fund (**Fund** or **TOT**) is pleased to announce the settlement of the Gladesville, NSW apartment investment.

The project has recently been completed and comprises a combination of one, two and three bedroom apartments, which were purchased for \$16.5 million, with a current valuation of \$20.5 million and an original list price of \$24.3 million.

The purchase price reflects a -32% discount to the list price and a -20% discount to the current market value.

The Fund has settled the transaction with a new \$8.25 million facility with a major Australian bank at an all-in rate of approximately 2.9% per annum and from existing cash reserves.

More information on TOT can be found on the ASX's website at www.asx.com.au using ASX code "TOT", at our website www.360capital.com.au, by calling the TOT investor line: 1300 082 130 or by 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 Group, the manager of the Fund.

About 360 Capital Group (ASX: TGP)

360 Capital Group is an ASX-listed, investment and funds management group, focused on strategic and active investment management of alternative assets.

Led by a highly experienced team, the Group operates in Australian and global markets investing across real estate, public and private equity and credit strategies. We partner with our stakeholders to identify, invest and realise on opportunities.