



## ASX Release

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CREDIT

**360 Capital REIT (ASX: TOT)**  
**Executing on Strategy**

**1 July 2020**

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360 Capital REIT (**Fund** or **TOT**) is pleased to announce the full repayment of its Liverpool loan investment, which delivered the Fund a 15.4% Internal Rate of Return (**IRR**) per annum, including the Fund's share of AMF Finance fees.

The Fund has now also exchanged contracts for the sale of 13 of the 23 apartments at its Gladesville investment, with a combined sales value of approximately \$11 million reflecting an average premium of 23.5% to the Fund's purchase price in November 2019.

TOT now has a cash balance of approximately \$78.5 million (\$0.57 per security) and is debt free.

By the time TOT announces its results on the 26 August 2020, TOT's cash balance is forecast to increase to approximately \$102 million or \$0.74 per security (on an ex-30 June 2020 distribution basis).

Head of Real Assets, James Storey comments: *"The repayment provides further capacity to redeploy in line with the fund's investment strategy, which given volatility in capital markets will likely be into opportunistic direct and corporate real estate acquisitions."*

*Authorised for release by Tony Pitt, Managing Director, 360 Capital Group.*

More information on TOT can be found on the ASX's website at [www.asx.com.au](http://www.asx.com.au) using ASX code "TOT", at our website [www.360capital.com.au](http://www.360capital.com.au), by calling the TOT investor line: 1300 082 130 or by emailing [investor.relations@360capital.com.au](mailto:investor.relations@360capital.com.au).

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### About 360 Capital REIT (ASX: TOT)

The Fund has a diversified portfolio of investments across real estate equity, debt and real estate based operating businesses with a demonstrated track record of consistent quarterly distributions, averaging 9.8cps per annum over five years through a selective and disciplined investment philosophy, combined with access to real estate-based investment opportunities available to TOT through the 360 Capital Group, the manager of the Fund.

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### 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.