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360 Capital REIT (ASX: TOT)
Sale of AMF Finance Pty Limited for \$3 million

23 December 2020

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As part of the refinement of 360 Capital REIT's (the "Fund" or "TOT") strategy, TOT notes Velocity Property Group's (Velocity or ASX:VP7) announcement today that it will hold an Extraordinary General Meeting on 17 February 2021 to allow shareholders to vote on 360 Capital Group's (ASX:TGP) proposal to restructure VP7 into a real estate debt business (the "Proposal"). The Proposal includes, amongst other things, the acquisition (subject to VP7 shareholder approval) of AMF Finance Pty Limited ("AMF") for \$3 million.

TOT will also sell its equity interest in VP7 to TGP and is also expecting to be repaid its convertible note as part of the Proposal in line with TOT's real estate equity strategy.

Based on TOT's 50% ownership of AMF, TOT is expected to receive \$1.5 million for its interest which would be included in the FY21 result. The sale remains subject to the Proposal proceeding.

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 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 REIT (ASX: TOT)

The Fund has a diversified portfolio of investments across real estate equity 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.

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.