

2 April 2015

**360 Capital Total Return Fund
Capital Raising Significantly Oversubscribed**

360 Capital Investment Management Limited as responsible entity of 360 Capital Total Return Fund ('Fund') announces that it has fully allocated the entire \$40.0 million raising well ahead of the scheduled close on 16 April 2015.

The Fund received strong institutional support from 360 Capital's existing institutional investors with strong demand by retail investors and the 360 Capital platform resulting in significant oversubscription. As a result of the strong demand, the Fund will not undertake the general offer as originally planned.

In line with 360 Capital Group (Group) philosophy of co-investing alongside fellow investors, the Group will purchase \$5.0 million of securities from the existing Fund investors at the same price as the issue price under the capital raise.

Morgans Corporate Limited and Moelis Australia Advisory Pty Ltd were appointed as Joint Lead Managers on the raising.

Normal trading on the ASX is expected to commence on 24 April 2015 under the ASX code "TOT".

Upon completion of the capital raising and listing, the Fund will have a market capitalisation of approximately \$50.0 million and will be debt free.

The Fund is currently investigating certain transactions in line with its mandate in order to deploy part of the proceeds from the capital raising.

The Fund's dedicated fund manager, Mr Kevin Low said "It is great to have the ongoing support of 360 Capital investors, which no doubt reflects their positive experience from the 360 Capital team's performance in delivering on the strategies for the listed entities TIX, TOF and TGP over the last few years."

The product disclosure statement is available at www.360capital.com.au

For more information, please contact:

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About 360 Capital Group (ASX code 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 company actively invests in direct property assets, property securities and various corporate real estate acquisitions within Australian real estate markets on a private equity basis. 360 Capital Group's 21 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.1 billion on behalf of over 8,300 investors and has over \$177 million worth of co-investments across the 360 Capital Group platform.

360 Capital Group

Incorporating 360 Capital Group Limited ABN 18 113 569 136 & 360 Capital Investment Trust ABN 78 307 043 667

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