

360 Capital Total Return Fund

5 May 2015

Repayment of Debt

360 Capital Investment Management Limited (CIML) as responsible entity for 360 Capital Total Return Fund ('Fund' or 'TOT') is pleased to announce full repayment of the Fund's debt facility.

As outlined in the PDS for its recent listing, the Fund has used part of the proceeds of the capital raise to become debt free.

The Fund now has \$24.3 million in cash available for investment plus the capacity to draw debt (if required).

TOT is currently investigating a number of opportunities in line with its investment mandate and will update the market in due course.

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 TOT Offer Information Line on 1800 182 257 or emailing investor.relations@360capital.com.au

Kevin Low

Fund Manager
360 Capital Total Return Fund
+61 2 8405 8864

Tim Spencer

Head of Investor Relations
360 Capital Group
+61 2 8405 8872

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, a leading ASX-listed real estate investor and fund manager that operates under a transparent fee structure and is co-invested the Fund to ensure ongoing alignment of interests with Unitholders.

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 \$177 million worth of co-investments across the 360 Capital Group.
