

360 Capital Total Return Fund

23 June 2015

June 2015 Quarter Estimated Distribution

360 Capital Total Return Fund (ASX:TOT) advises in accordance with Listing Rule 3.20 and Appendices 3A (1) and 6A (1):

1. It is estimated that TOT's distribution for the quarter ending 30 June 2015 will be 2.81 cents per stapled unit, consistent with TOT's March 2015 PDS.
2. The actual distribution amount will be confirmed on the date the distribution is paid to stapled unitholders, scheduled to be on or about Friday 24 July 2015.
3. The record date to determine TOT stapled unitholders' entitlement to the distribution for the quarter ending 30 June 2015 will be 7.00pm on Tuesday 30 June 2015.
4. TOT stapled units will be quoted ex-distribution on Friday 26 June 2015.

Summary of proposed distribution:

Quarterly distribution rate	2.81 cents per stapled unit
Record date	Tuesday 30 June 2015 (7:00pm)
Stapled units trade ex-distribution	Friday 26 June 2015
Payment date	On or about Friday 24 July 2015

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

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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 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 Securityholders.

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 \$1.2 billion on behalf of over 10,300 investors and has \$175 million worth of co-investments across the 360 Capital Group.