ASX Release | Media Release

360 Capital Total Return Fund

30 July 2015

Fund Update

Sale of Frenchs Forest properties

360 Capital Investment Management Limited as responsible entity for 360 Capital Total Return Fund ('Fund' or ASX:TOT) is pleased to announce the unconditional exchange of contracts for the sale of the Fund's Frenchs Forest properties for $26.0 million plus adjustments, in line with the book value at the time of the Fund's IPO.

360 Capital commenced discussions with the purchaser shortly after taking over the management of the Fund and negotiated the above terms along with settlement due on 30 September 2015.

As a result of the sale of the properties, the entitlements of the A Class units will be satisfied at settlement of the disposal and the A Class units will be redeemed resulting in the Fund having a simplified capital structure.

Capital Management

The Fund has approximately $12.0 million in cash. As well, the Fund has entered into a new short term $10.0 million debt facility to take advantage of other identified investment opportunities, including the potential mezzanine debt investment currently under review. This loan will be repaid upon the sale of the properties.

Mezzanine Debt Investment

The Fund continues to work towards completion of the mezzanine debt investment announced 16 June 2015 which has a 15% interest rate per annum and is secured to a loan to value ratio (LVR) of 80.0%. Documentation is well progressed.

The Fund will be releasing its FY15 results, in late August 2015, at which time it will be providing an update to the market, including FY16 financial forecasts.

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 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 10,300 investors and has $177 million worth of co-investments across the 360 Capital Group.