ASX Release | Media Release

360 Capital Total Return Fund

22 October 2015

Managed Investment Trust Notice for Custodians and other Intermediary Investors in 360 Capital Total Return Passive Fund

360 Capital Investment Management Limited as responsible entity of the 360 Capital Total Return Passive Fund (360TOTP) considers the Fund is a managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 in respect of the financial year ending 30 June 2016.

Set out below are the estimated taxable components of the September 2015 quarterly distribution to be made on or about 23 October 2015. These components are provided solely for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 (Cth) and should not be used for any other purpose. The components are **estimates only** - the actual components for the income year ending 30 June 2016 will be advised in August 2016.

Component	Cents per 360TOTP Security
Other Australian Taxable Income	1.398
Interest income	0.236
Tax deferred	1.176
Total distribution	2.81

For the purposes of section 12-415 of Schedule 1 of the Taxation Administration Act 1953, this distribution includes "fund payments" in respect of the income year ending 30 June 2016 as follows:

360TOTP 1.398 cents per Unit

Australian resident Securityholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to Securityholders in August 2016.

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, by calling the 360 Capital investor enquiry 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 $177 million worth of co-investments across the 360 Capital Group.