

360 Capital Total Return Fund

20 April 2017

Company Announcement

360 Capital Total Return Fund – Notice under Paragraph 1012DA(5)(e) of the Corporations Act 2001 (Cth)

This notice is given by 360 Capital FM Limited ACN 090 664 396 (**360 Capital**) as the responsible entity of 360 Capital Total Return Fund, the stapled entity comprising 360 Capital Total Return Active Fund ARSN 602 303 613 and 360 Capital Total Return Passive Fund ARSN 602 304 432 (**Fund**) under paragraph 1012DA(5)(e) of the *Corporations Act 2001 (Cth)* (**Corporations Act**).

360 Capital advises that it has today issued 4,599,403 new fully paid ordinary stapled units in the Fund (**New Stapled Units**) pursuant to the institutional placement announced by the Fund on 11 April 2017 at an issue price of \$1.15 per New Stapled Unit.

360 Capital advises that:

- (a) the New Stapled Units will be offered for issue without disclosure under Part 7.9 of the Corporations Act and without a product disclosure statement for the New Stapled Units being prepared;
- (b) this notice is being given under paragraph 1012DA(5)(e) of the Corporations Act;
- (c) as a disclosing entity the Fund is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, 360 Capital has complied with:
 - I. the provisions of Chapter 2M of the Corporations Act as they apply to the Fund; and
 - II. section 674 of the Corporations Act as it applies to the Fund; and
- (e) as at the date of this notice, there is no excluded information of the type referred to in subsections 1012DA(7) and 1012DA(8) of the Corporations Act.

Yours faithfully

360 Capital FM Limited
as Responsible Entity for 360 Capital Total Return Fund



Tony Pitt
Managing Director

For more information, please contact

Tony Pitt	James Storey
Managing Director	Fund Manager, TOT
360 Capital Group	360 Capital Group
+61 2 8405 8860	+61 2 8405 8860

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: 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 Group actively invests in direct property assets, property securities, real estate debt and various corporate real estate investments within Australian real estate markets on a private and public equity basis.
