

360 Capital Total Return Fund

5 May 2017

Results of Institutional Placement, accelerated Institutional Entitlement and Retail Entitlement Offer

360 Capital FM Limited as responsible entity for the 360 Capital Total Return Fund ("Fund" or ASX code: "TOT"), announces the results of the Fund's Retail Entitlement Offer which closed at 5pm on Tuesday 2 May 2017.

The final allocations of the Institutional Placement, accelerated Institutional Entitlement and Retail Entitlement Offer are as follows:

	Number of Units	Total value
New Units taken up under Institutional Placement and accelerated Institutional Entitlement	19,751,416	\$22,714,129
New Units taken up under Retail Entitlement Offer	1,260,781	\$1,449,898
New Units taken up under Underwriting arrangements	14,249,894	\$16,387,378
Total New Units available under the Offer	35,262,091	\$40,551,405

New Units taken up under the Retail Entitlement Offer will be issued on Tuesday, 9 May 2017.

The Retail Entitlement Offer, together with the Institutional Placement and accelerated Institutional Entitlement Offer (the results of which were announced to ASX on 13 April 2017), raised \$40.6 million.

More information 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 1300 082 130 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: 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.