



ASX Release

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360 Capital Total Return Fund (ASX: TOT)

3 September 2019

Acquisition of 23 completed apartments to drive TOT's active earnings

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360 Capital FM Limited as Responsible Entity for the 360 Capital Total Return Fund ("Fund" or "TOT") is pleased to announce that the Fund has exchanged contracts to acquire 23 brand new strata titled apartments in Gladesville, NSW approximately 12 kilometres north of Sydney CBD.

The project has recently been completed and comprises a combination of one, two- and three-bedroom apartments, which were purchased for \$16.5 million, with a current valuation of \$20.5 million and an original list price of \$24.3 million.

The purchase price reflects a -32% discount to the list price and a -20% discount to the current market value. The investment provides TOT with potential trading profits through the sale of inventory which, if marked to market, would reflect approximately 4.5cps uplift in TOT's proforma 30 June 2019 Core NTA to \$1.23 per security.

Head of Real Assets, James Storey, said "the residual stock acquisition is in line with TOT's strategy of opportunistically investing across the real estate capital stack. We have witnessed an increase in demand for quality, owner-occupier projects, and expect to realise trading profits from the investment over the coming 12 to 36 months".

More information on TOT can be found on the ASX's website at www.asx.com.au using ASX code "TOT", at our website www.360capital.com.au, by calling the TOT investor line: 1300 082 130 or by 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 Group, the manager of the Fund.

About 360 Capital Group (ASX: TGP)

360 Capital Group is an ASX-listed, investment and funds management group, focused on strategic and active investment management of alternative assets. Led by a highly experienced team, the Group operates in Australian and global markets investing across real estate, public and private equity and credit strategies. We partner with our stakeholders to identify, invest and realise on opportunities.