



ASX Release

REAL ASSETS
PRIVATE EQUITY
PUBLIC EQUITY
CREDIT

360 Capital REIT (ASX: TOT)

27 October 2020

Fund Update

Page 1 of 1

Please find attached a Fund operational update letter to securityholders that is being sent today with the distribution statement for the period ending 30 September 2020.

Authorised for release by, Kimberley Child, Company Secretary.

More information on TOT can be found on the ASX's website at www.asx.com.au using the Group's ASX code "TOT", on 360 Capital's website www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1300 082 130 or by emailing investor.relations@360capital.com.au.

Alternatively, TOT investors can contact:

James Storey
Head of Real Assets
360 Capital Group

+61 2 8405 8860

Tony Pitt
Managing Director
360 Capital Group

T: (02) 8405 8860

About 360 Capital REIT (ASX: 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 TOT through the 360 Capital Group (ASX: TGP), 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.



REAL ASSETS
PRIVATE EQUITY
PUBLIC EQUITY
CREDIT

27 October 2020

Dear fellow TOT Investor,

Please find attached your distribution statement for the period ending 30 September 2020.

During the September quarter, TOT continued to execute on its strategy of equity investing in real estate assets and businesses and exiting TOT's debt investments. TOT has continued to build a significant cash balance to take advantage of potential opportunities. During the quarter, TOT:

- Exchanged contracts for the non-core Penrith shopping centre asset on 6 July 2020 in line with book value, with settlement due in October 2020
- Received \$28.8 million of loan repayments, including the repayment of the \$23.1 million childcare loan
- Exchanged one contract at TOT's Gladesville investment and settled seven contracts for a total value of \$5.73 million, averaging a 20.3% premium to purchase price;
- TOT commenced deploying cash reserves acquiring 19,248,105 shares in PEET Limited at an average price of \$1.00; and

TOT has a current cash balance of approximately \$91 million and a further \$31 million in secured loan investments and contracted sales, in total equivalent to \$0.88 per stapled Unit.

Given the cash backing of TOT and the current discount to the 30 June 2020 audited Net Tangible Assets of \$1.13 per security, TOT has commenced the on-market buyback, buying 177,024 securities in the period to 30 September 2020 and a further 70,500 in the period to 19 October 2020, totalling 247,524 at an average price of \$0.886.

For the September quarter TOT declared a 1.50cpu distribution, equivalent to an annualised return of 6.9% p.a. based on the 30 September 2020 closing price of \$0.87 per security.

Whilst the recent trading performance of TOT is disappointing, TOT remains disciplined and is well positioned to take advantage of market volatility arising from a tapering of government stimulus and ending of the moratorium on interest payments.

If you have any queries on TOT, please call the investor line: 1300 082 130 or email investor.relations@360capital.com.au.

Your sincerely

James Storey
Head of Real Assets
360 Capital Group