

360 Capital Total Return Fund

23 July 2018

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

360 Capital FM 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 and applies the Attribution Managed Investment Trust (AMIT) regime in respect of the financial year ending 30 June 2018.

The AMIT information presented below is relevant for non-resident investors and custodians of non-resident investors that are obliged to deduct withholding tax (WHT) on payments made to non-resident investors.

Set out below are the estimated taxable components of the June 2018 quarterly distribution to be made on or about 25 July 2018. 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 2018 will be advised in August 2018.

| Component | Cents per 360TOTP Unit | Component subject to fund payment WHT |
|---|---------------------------|--|
| Interest income | - | - |
| Other Australian Taxable Income | - | - |
| Capital Gains – Other (Non-TARP) | 0.790 | - |
| Other non-assessable amounts (incl. tax deferred) | 1.460 | - |
| Total distribution | 2.250 | - |

For the purposes of section 12-415 of Schedule 1 of the Taxation Administration Act 1953, this distribution includes a “fund payment” of Nil cents per unit in respect of the income year ending 30 June 2018.

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 2018.

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 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 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 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.