360 Capital Group

30 October 2013

360 CAPITAL GROUP (TGP)
MARKET UPDATE

In line with the stated application for recently raised funds, and following on from advancements in the proposed listing of the 360 Capital Office Fund (Office Fund), 360 Capital Group (Group) is pleased to announce it has exercised its option to acquire the external finance facility to the 360 Capital Developments Income Fund (Lawson Loan) for $22.5 million, a $5.0 million discount to loan principal.

The purchase of this loan is due to settle on 31 October 2013 and is a critical part of the proposed listing of the Office Fund. Subject to various approvals, the Group proposes to convert the Lawson Loan to equity at the time of the listing of the Office Fund scheduled for early in the New Year.

Over the past two months, the Group has progressed the Office Fund's proposed ASX listing, including discussions with key investors in its associated Funds and its financiers.

The Group has also entered into a new $25.0 million finance facility for the Group with National Australia Bank in line with the terms set out in the recent product disclosure statement (PDS) dated 21 August 2013.

Furthermore, the 360 Capital Diversified Fund's[1] external finance facility has been refinanced with the Group providing $4.25 million loan advancement to replace the previous facility on the same terms and conditions with the exception that the termination date of the facility has been extended from 4 December 2013 until October 2014.

The Group will provide further details on its activities at its AGM on 27 November 2013.

For more information, please contact:

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About 360 Capital Group (ASX code TGP)

360 Capital is an ASX-listed, property investment and funds management group concentrating on strategic investment and active investment management of property assets. The company actively invests in direct property assets, property securities and various corporate real estate acquisitions within Australian real estate markets on a private equity basis. The company's 17 full time staff located in Sydney have significant property, funds and investment management experience. 360 Capital manages 10 investment vehicles holding assets valued at more than $845 million on behalf of almost 9,000 investors, has over $90 million worth of co-investments across the 360 Capital platform and owns two direct assets valued at approximately $50 million.

[1] Group has a 58.9% interest

ASX Release