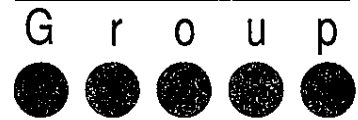


Facsimile

360 Capital



360 Capital Group Limited
ABN 18 113 569 136
Level 8
56 Pitt Street
Sydney NSW 2000

GPO Box 5483
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Phone: (02) 8405 8860
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Web: www.360capital.com.au

To: Company Announcements Office

Company: ASX Limited

Fax: 1300 135 638

From: 360 Capital

Date: 24 December 2013

Re: 360 Capital Group Limited (TGP)

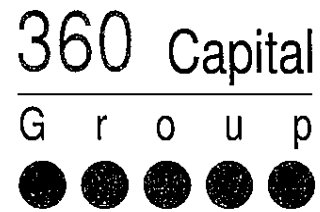
Pages: 2

Dear Sir/Madam,

Please find attached an ASX announcement for the disposal of the Goulburn facility.

Regards,

Tony Pitt
Director



24 December 2013

**360 CAPITAL GROUP (TGP)
CONDITIONAL DISPOSAL OF GOULBURN FACILITY**

360 Capital Group (360 Capital) is pleased to announce it has entered into a conditional contract for sale to dispose of 158 Hume Street, Goulburn for \$4.3 million.

The sale contract is conditional on the purchaser obtaining certain planning approvals by July 2014. The purchaser's proposed use of the property is within the property's permitted use, and it is anticipated required approvals will be obtained within the permitted period.

The property was one of the direct assets previously owned by Trafalgar and has been vacant since it was purchased by Trafalgar in July 2007.

Managing Director, Tony Pitt said "The sale of this property is in line with 360 Capital's strategy of disposing of its directly held property assets and recycling the capital into higher ROE activities."

For more information, please contact:

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Managing Director
360 Capital Group
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Ben James
Chief Investment Officer
360 Capital Group
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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 18 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 approximately 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.

360 Capital Group

Incorporating 360 Capital Group Limited ABN 18 113 569 136 & 360 Capital Investment Trust ARSN 104 552 598

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ASX Release