

9 January 2014

360 CAPITAL GROUP (TGP)

360 CAPITAL PROGRESSES PREPARATION OF 360 CAPITAL OFFICE FUND LISTING

Further to the announcement made on 20 December 2013 regarding the proposed listing of the 360 Capital Office Fund, 360 Capital Group (360 Capital) is pleased to announce that unitholders in the 360 Capital Development Income Fund (Income Fund) passed a resolution today effecting the Liquidity Proposal (as set out in the Notice of Meeting) which will enable the 360 Capital Office Fund (Office Fund) to restructure its debt and proceed with its ASX listing.

360 Capital's Managing Director, Tony Pitt said, "the restructuring of the Office Fund debt and proposed ASX listing as well as the Liquidity Proposal to Income Fund unitholders provides the best future strategy going forward, helping them achieve liquidity from their initial investment."

360 Capital Office Fund Manager, James Storey said "the passing of the resolution by the Income Fund unitholders is the final hurdle in the proposed IPO and ASX listing of the Office Fund".

Upon completion of the recently announced property acquisitions the Office Fund will have gross assets of approximately \$235 million across four assets, a WALE of 4.6 years, gearing for circa 36% and will provide unitholders with a stable 8.5% distribution paid on a quarterly basis.

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 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