

28 November 2016

360 Capital Group (TGP) 2016 AGM Chairman's Address and Presentation

Good morning Ladies and Gentleman it is 10:00am and as there is a quorum present, I declare this meeting open.

Welcome to the 2016 Annual General Meeting of 360 Capital Group Limited.

My name is David van Aanholt and I am the Independent Chairman of your Group.

To help the meeting run smoothly can I ask that you turn your mobile phones off during this Meeting? Thank you!

I would like to start by introducing my fellow Directors:

- Mr. Andrew Moffat an Independent Director who chairs the Remuneration and Nominations Committee and is a member of the Audit and Risk Committee;
- Mr John Ballhausen an Independent Director who is a member of the Audit and Risk Committee;
- Mr. Graham Lenzner an Independent Director who chairs the Audit and Risk Committee and is a member of the Remuneration and Nominations Committee; and.
- Mr. Tony Pitt the Managing Director of the Group.

Also present today are:

- Charisse Nortje our Company Secretary,
- Ben James, our Chief Investment Officer,
- Glenn Butterworth our Chief Financial Officer,
- I also welcome other members of the 360 Capital team, and our auditors EY

Shortly I will hand to Tony, who will go through the Group's 2016 Financial Year performance. Tony will also provide an update on 360 Capital's activities.

We will then move to the formal business of meeting and the five Resolutions for your approval as detailed in the Notice of Meeting mailed to all Securityholders on 27 October 2016.

As the Notice of Meeting has been in the hands of Securityholders for the statutory period, I shall take the Notice of Meeting as read.

Securityholders holding a YELLOW card are permitted to vote and ask questions at the appropriate time.

Those with an ORANGE card are not permitted to vote but are permitted to ask questions.

If you're holding a GREEN card you are a visitor and are not permitted to ask questions.

Chairman's Address

As can be seen in the graph on the screen which shows total Securityholder return, the 2016 financial year was another year of significant and positive achievements for the Group.

Over the past 12 months the Group has gone through a consolidation phase post the takeover of Australian Industrial REIT (ANI) and as management investigated strategies for the Group's next growth phase. The total Securityholder return for FY16 was -3.4%%, underperforming the 300 AREIT Index and the ASX Small Cap Index.

ASX Release



In line with its stated intentions, over FY16, 360 Capital completed its transition to a pure fund manager and co-investor with the settlement of the Group's remaining direct asset during the year.

At 30 June 2016, the Group now had two major assets:

- 1. Over \$220 million in co-investments in its managed funds.
- 2. Management rights to the \$1.48 billion of funds the Group manages on behalf of 12,000 investors.

The Group has benefited significantly over the past three years through co-investing in its managed funds as commercial property values escalated on the back of the interest rate cycle and the demand for property investments increased once again.

Furthermore, the Group's funds management revenue, which is based on assets under management, has also grown significantly over this time, increasing the value of the Group's funds management platform.

Over the past three years the 360 Capital team has achieved much, however, over the past 12 months, the team has remained disciplined in its acquisition strategy and although investigating and attempting many acquisition opportunities, the Group found property pricing not aligned to long term property investment fundamentals.

Your Board has significant experience in real estate funds management, with many of us having been through various investment cycles. It also has strong and practical experience in dealing with matters of corporate governance. Indeed, 4 of the 5 Directors are Independent, including myself as Chairman.

You may be aware of the proposed sale of the majority of the Group's funds management platform and co-investments to Centuria Capital Group for \$290.7 million. A proposed transaction such as this has not been taken lightly. Management and the Board have spent a significant amount of time looking at growth opportunities, the current business, the current market (including micro and macro trends) as well as opportunities available to 360 Capital going forward.

The majority of Board members have worked with this management team for the past 6 years. I think you will agree that the team has achieved great results since buying a distressed platform for \$2 million in December 2010. From listing four entities to restructuring funds, acquiring over \$500m of direct assets disposing a similar amount and completing a complex takeover, the team has demonstrated its capability to execute transactions and generate great returns for the various stakeholders

Furthermore, the Group has raised over \$500 million in equity, and a similar amount in debt, to refinance, stabilise and grow the business and create a \$1.48 billion stabilised platform.

Tony will outline the future strategy for the Group shortly; however, I can say that the executive team and the Board are excited about the future for the Group post completion of the Centuria Transaction.

For Investors in the 360 Capital managed funds, the Centuria Transaction will provide opportunities for some funds to potentially merge, with others continuing to provide stable returns for unitholders under the proven stewardship of the Centuria team.

I would like to thank the management team for all their hard work throughout the year and congratulate them on their achievements. I would also like to thank my fellow Directors for their input and dedicated service over the period. For those team members who will be moving on post the Centuria Transaction, I wish them all the best with their future endeavours.

ASX Release



I will now hand over to Tony who will provide a summary of 360 Capital's FY16 performance and its future strategy following the sale of the platform and co-investments to Centuria. Tony.

More information on the Group can be found on the ASX's website at www.asx.com.au using the Group's ASX code "TGP", on the Group's website www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1800 182 257 or emailing investor.relations@360capital.com.au

Alternatively, please contact:

Tony Pitt

Managing Director 360 Capital Group +61 2 8405 8860

Ben James

Chief Investment Officer 360 Capital Group +61 2 8405 8871

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 and various corporate real estate acquisitions within Australian real estate markets on a private equity basis. 360 Capital Group's 15 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.48 billion on behalf of over 12,000 investors and has over \$220 million worth of co-investments across the 360 Capital Group.



2016 ANNUAL GENERAL MEETING

28 November 2016

Important information



This presentation has been prepared by 360 Capital Group Limited (ABN 18 113 569 136) and 360 Capital Investment Trust (ARSN 104 552 598) together the 'Group' or 'TGP'.

All information in this presentation is current as at 28 November 2016 unless otherwise specified. It contains selected information and does not purport to be all-inclusive or to contain all of the information that may be relevant to any particular transaction. It should be read in conjunction with TGP's other periodic and continuous disclosure announcements lodged with the Australian Securities Exchange, which are available at www.asx.com.au. The recipient acknowledges that circumstances may change and that this presentation may become outdated as a result. This presentation and the information in it are subject to change without notice.

This presentation is provided for general information purposes only, without taking into account the recipient's investment objectives, financial situation or needs. It is not a product disclosure statement, pathfinder document or any other disclosure document for the purposes of the Corporations Act 2001 (Cth) and has not been, and is not required to be, lodged with the Australian Securities & Investments Commission. It should not be relied upon by the recipient in considering the merits of TGP or the acquisition of securities in TGP. Nothing in this presentation constitutes investment, legal, tax, accounting or other advice. TGP is not licensed to provide financial product advice (including personal financial product advice) and the information contained in this presentation does not constitute financial product advice. The recipient should consider its own financial situation, objectives and needs, and conduct its own independent investigation and assessment of the contents of this presentation, including obtaining investment, legal, tax, accounting and such other advice as it considers necessary or appropriate. It is not an offer to buy or sell, or a solicitation to invest in or refrain from investing in, securities in TGP or any other investment product.

TGP and its related bodies corporate and other affiliates and their respective directors, employees, consultants and agents ('TGP Group') make no representation or warranty as to the accuracy, completeness, timeliness or reliability of the contents of this presentation. To the maximum extent permitted by law, no member of the TGP Group accepts any liability (including, without limitation, any liability arising from fault or negligence on the part of any of them) for any loss whatsoever arising from the use of this presentation or its contents or otherwise arising in connection with it.

This presentation may contain forward-looking statements, forecasts, estimates and projections ('Forward Statements'). Forward Statements include those containing such words as "anticipate", "estimates", "will", "should", "could", "may", "expects", "plans" or similar expressions. Indications of and guidance or outlook on future revenues, distributions or financial position and performance or return or growth in underlying investments included in this presentation are also Forward Statements. No independent third party has reviewed the reasonableness of any such statements or assumptions. No member of the TGP Group represents or warrants that such Forward Statements will be achieved or will prove to be correct or gives any warranty as to the accuracy, completeness, likelihood of achievement or reasonableness of any Forward Statement, forecasts, projections, prospects, returns, or statements in relation to future matters contained in the information provided in this document. Except as required by law or regulation, TGP assumes no obligation to update Forward Statements. Such guidance, forecasts, projections, prospects, returns or statements are by their nature subject to significant unknown risk, uncertainties and contingencies, many of which are outside the control of TGP Group, that may cause actual future results to differ materially from those expressed or implied in such statements. There can be no assurance that actual outcomes will not differ materially from these statements. Similarly, no representation or warranty is made that the assumptions on which the Forward Statements are based may be reasonable. No audit, review or verification has been undertaken by the TGP Group. Past performance is not an indicator of future performance.

Please refer to the Notice of Meeting and Explanatory Memorandum dated 28 November 2016 for further information on the resolutions.





3	Chairman's Welcome
4	Board of Directors
6	Managing Director's Address
7	FY16 results
12	Sale of FM platform and Co-investment stakes
21	Questions ?
22	Business of the Meeting

Board of Directors





DAVID VAN AANHOLT, CHAIRMAN & INDEPENDENT DIRECTOR



ANDREW MOFFAT, INDEPENDENT NON EXECUTIVE DICRECTOR



JOHN BALLHAUSEN, INDEPENDENT NON EXECUTIVE DIRECTOR



GRAHAM LENZNER, INDEPENDENT NON EXECUTIVE DIRECTOR



TONY PITT, MANAGING DIRECTOR

ASX performance



Relative total securityholder returns since 360 Capital acquisition by TGP





360 Capital FY16 at a glance \$1.48bn \$16.0m \$224.4m \$24.1m Co-investment **FUM** Statutory profit **1** 9.1% **15.6% 22.6%** 6.25cps **7.0cps** 10.6 cps 95% Operating earnings **9.4% 8.7** %

360 Capital G r o u p

FY16 key Group achievements

- 95% of operating revenue from recurring sources (base management fees and co-investment income)
- Disposal of direct assets for \$47.0m completed transition to pure fund manager and co-investor
- Repaid all bank debt at Group level
- 15.0% total return on \$224.4m of co-investments driven by redeployment of \$15.5m into TIX, \$1.6m into Havelock House, \$3.9m into TOT
- Increased FUM by 22.6% to \$1.48bn after TIX's compulsory acquisition of the \$331.3m ANI
- Generated efficiencies from reduced staffing/operating costs following business transition
- Excess cash deployed to buyback 9.1m (3.7%) of TGP securities
- Lengthened terms on unlisted trusts & agreed terms to sell Subiaco Square (39.8% TGP owned)
- Commenced discussions on potential JV/Partnering opportunities with wholesale capital
- Post period, conditionally sold majority of FM platform and co-investments to Centuria Capital Group for \$290.7m

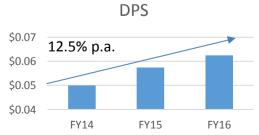




- Co-investment revenue continued to grow from increased underlying distributions and increased coinvestment capital
- Funds management revenue increased mainly due to ANI acquisition by TIX and performance fees from unlisted funds/ TOT
- Increased operating expenses included residual property security business costs. FY17 operating costs forecast to be approximately 25% lower
- Tax expense increased due to funds management fees increasing and FM business now profitable

Segment operating profit	FY16 (\$m)	FY15 (\$m)	FY14 (\$m)	Change FY15/FY16
Co-investment revenue	17.5	12.0	3.9	45.0%
Net property income	1.2	6.1	6.8	(80.2%)
Funds management revenue	10.2	7.2	5.2	41.0%
Finance & other revenue	-	0.1	2.9	-
Total revenue	28.9	25.4	18.9	13.7%
Operating expenses	6.1	5.7	5.7	8.4%
Operating EBIT	22.8	19.7	13.2	15.2%
Net interest expense	5.6	4.5	0.6	25.0%
Operating profit before tax	17.2	15.2	12.6	12.3%
Net tax expense	1.2	0.6	0.4	86.1%
Operating profit after tax	16.0	14.6	12.2	9.1%
Specific non cash and MTM	8.1	9.5	10.8	(14.7%)
Statutory profit after tax	24.1	24.1	23.0	(0.3)%



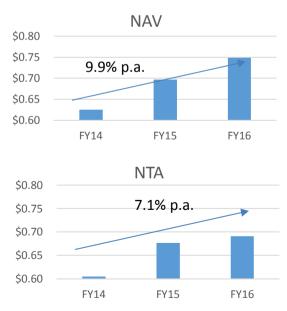




Balance sheet composition

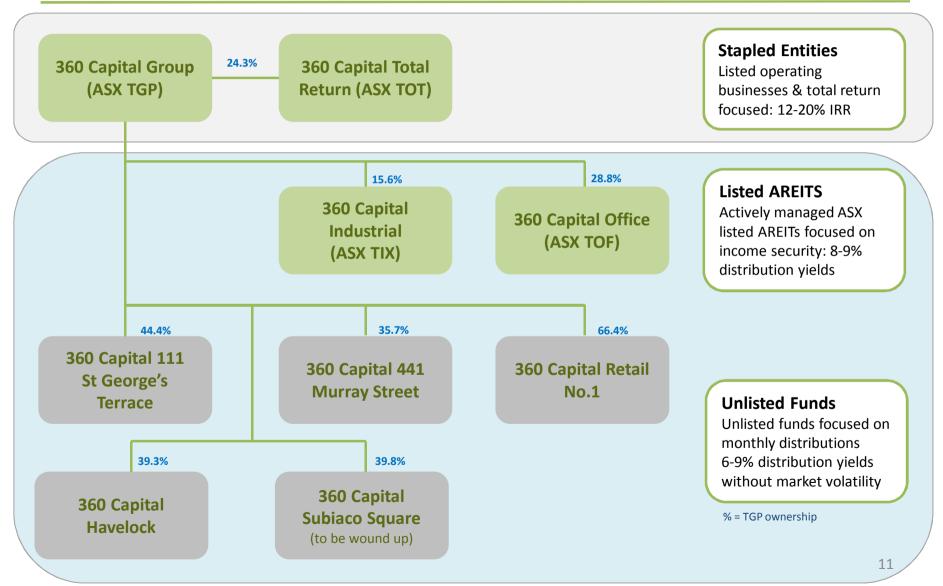
Balance Sheet	30 Jun 16 (\$m)	30 Jun 15 (\$m)	30 Jun 14 (\$m)	Change FY15/FY16
Cash	11.3	11.7	14.4	(3.4%)
Receivables	4.6	5.7	8.1	(19.3%)
Listed co-investments	146.8	113.0	38.0	29.9%
Total core investments	162.7	130.4	60.5	24.8%
Direct assets	-	47.0	42.8	(100.0%)
Seed capital – Retail Fund No.1	28.5	34.0	-	(16.2%)
Other 360 Capital unlisted funds	49.1	47.1	62.3	4.2%
Total non-core co-investments & seed capital	77.6	128.1	165.6	(39.4%)
Other assets	14.1	5.9	10.3	139.0%
Total assets	254.4	264.4	175.9	(3.8%)
Bank borrowings	-	11.0	25.0	(100.0%)
Corporate bond issue	76.8	74.7	-	2.8%
Other	9.1	16.4	8.3	(44.5%)
Total liabilities	85.9	102.1	33.3	(15.9%)
Net assets	168.5	162.3	142.6	3.8%
Securities on Issue	239.6	248.7	248.7	(3.7%)
NAV	74.8	70.6	62.5	5.9%
NTA	69.0	67.7	60.5	1.9%

- In line with our strategy, listed investments continued to grow up 29.9% to \$146.8m while unlisted and direct asset exposures reduced 39.4% to \$77.6m
- TGP continues to reinvest excess earnings into the business
- Excess cash was used to buyback 9.1m securities reducing securities on issue to 239.6m
- Both NAV and NTA continue to increase from performance of underlying co-investments



360 Capital FM platform







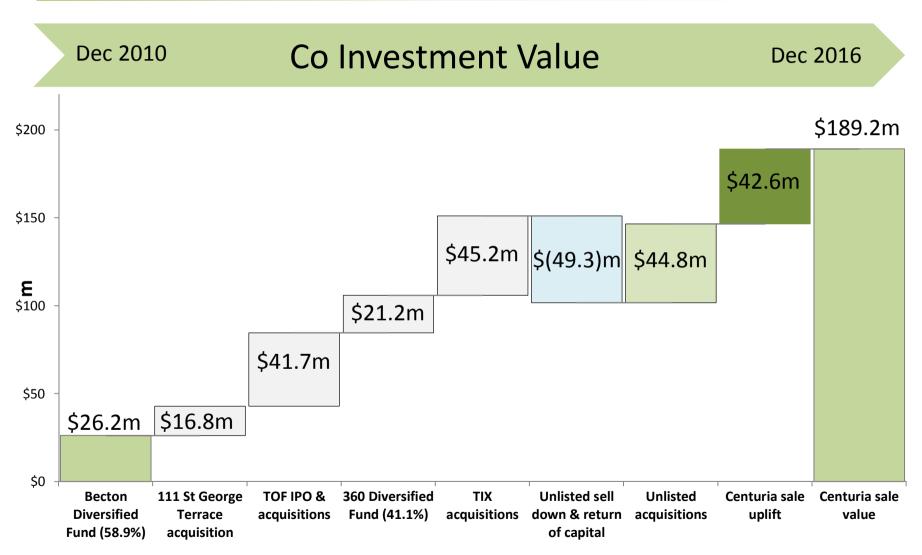
360 Capital G r o u p

Proposed sale of 360CIML & Co-investments

- 360 Capital Group has entered into various contracts for \$290.7m with Centuria Capital Group (ASX: CNI) to dispose of its:
 - FM platform, 360 Capital Investment Management Limited (360CIML), for \$91.5m (plus the NTA of 360CIML c\$10m)
 - Co-investments totaling \$189.2m comprising
 - TIX: 33,148,945 units for \$82.8m
 - TOF: 21,071,706 units for \$47.4m
 - Majority of Unlisted Co-investments for \$59.0 (two year put and call agreement)
- Transaction subject to TGP bondholder approval; TOF unitholder approval on 28.8% stake; and change of responsible entity in TGP to 360 Capital FM Limited
- TGP to provide a \$50.0 million vendor loan for up to 18 months at a 5% interest rate
- Unlisted co-investments contracted on two year delayed settlement (put and call) with 7.5% guaranteed return on capital
- Potential for CMA and TOF to come together in the future
- TIX expected to be run as separate fund continuing its mandate of Australian industrial properties
- TGP will now focus on three business lines in Australian real estate:
 - 1. Continuing to manage and grow 360 Capital Total Return Fund (ASX:TOT) including increasing its capital and asset base and maintaining TGP's 24.8% co-investment interest
 - 2. Within 6-18 months enter into a partnership/s to invest in Australian property and potential funds management platform with overseas capital partners
 - 3. Start an unlisted Private Equity real estate fund targeting private equity commitments to be drawn in 1-2 years with TGP using its capital to sponsor the fund and maintain a long term c.5% co-investment

Real estate investment is cyclical

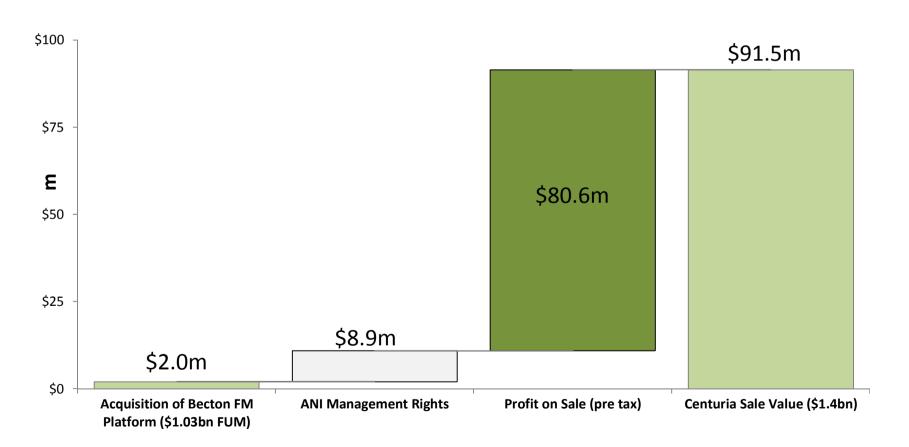








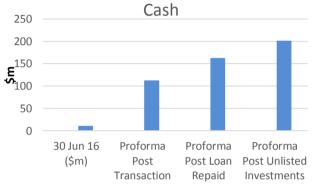


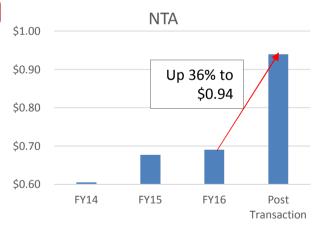


Unaudited pro forma balance sheet composition



Balance Sheet	30 Jun 16 (\$m) audited	Pro forma post Transaction (\$m)	Pro forma post loan repaid (\$m)	Pro forma post unlisted investments (\$m)
Cash	11.3	113.0	163.0	202.0
Receivables	4.6	3.6	3.6	3.6
Listed co-investments	146.8	8.6	8.6	8.6
Total core investments	162.7	125.2	175.2	214.2
360 Capital unlisted funds	77.6	65.0	65.4	6.5
Vendor Loan	-	50.0	-	-
Total non-core co-investments & seed capital	77.6	115.4	65.4	6.5
Other assets	14.1	10.8	10.8	10.8
Total assets	254.4	251.5	251.5	231.6
Corporate bond issue	76.8	-	-	-
Other (including tax liability)	9.1	27.1	27.1	7.3
Total liabilities	85.9	27.1	27.1	7.3
Net assets	168.5	224.4	224.4	224.3
Securities on Issue	239.6	239.6	239.6	239.6
NAV (diluted) cps	74.8	93.6	93.6	93.6
NTA (diluted) cps	69.0	93.6	93.6	93.6





Unaudited proforma balance sheet based on 360 Capital Group 30 June 2016 segment balance sheet adjusted for the forecast impact of the Transaction (net of associated tax liability), the sale of Subiaco Square Shopping Centre and the recognition of the Group ESP loan receivable.

Business plan



TGP Opportunistic Investing

\$200 - \$300m equity

Potential debt investment 1-2 years (capital preservation)













Partnering

6-18 months

Overseas capital seeking local

Examples: Becton + Trafalgar

FM partnering platform

5 year business cycle

Defined exit multiples

platforms

Mandate

TOT

- Target \$200m equity
- Remain listed to provide assess for ordinary investors
- Debt/equity investment on opportunistic basis
- Total return focused

Private Equity

1-2 years

- Target \$1bn plus of limited partner capital (LP)
- Counter cyclical potential
- M+A activity potential
- Carry fee returns (on equity)
 - 20% over 9% total return
 - 60% profit to GP over 20% IRR thereafter
- Up to 70% fund leverage

Operating capital

Low capital risk

Public capital markets

Moderate capital risk

Private capital markets

Medium – high capital risk

Key focuses for FY17



- Complete sale of FM business to Centuria Capital Group
- Communicate to securityholders TGP's new business plan and
 - commence marketing of the opportunity arising from realisation strategy
- Undertake buyback of up to 48m TGP securities
- Restore value for TOT securityholders, grow TOT's capital base and maximise its 11.0% stake in Industria REIT (IDR)
- Continue discussions with overseas groups with view of concluding one or more JV's/ partners within 6-18 months
- Commence structuring and marketing unlisted private equity fund for potential counter cyclical opportunities in 1-2 years.
- Be patient with TGP's capital, continue to monitor opportunities, manage the exposures with CNI, look at growing revenue streams without using TGP capital, and continue to be opportunistic in our approach to creating value for our investors

Key management team





TONY PITT, MANAGING DIRECTOR



BEN JAMES, CHIEF INVESTMENT OFFICER



GLENN BUTTERWORTH, CHIEF FINANCIAL OFFICER



JAMES STOREY, FUND MANAGER TOT



AINSLIE McFARLAND, FINANCE MANAGER

FY17 outlook and guidance - revised

360 Capital G r o u p

MARKET

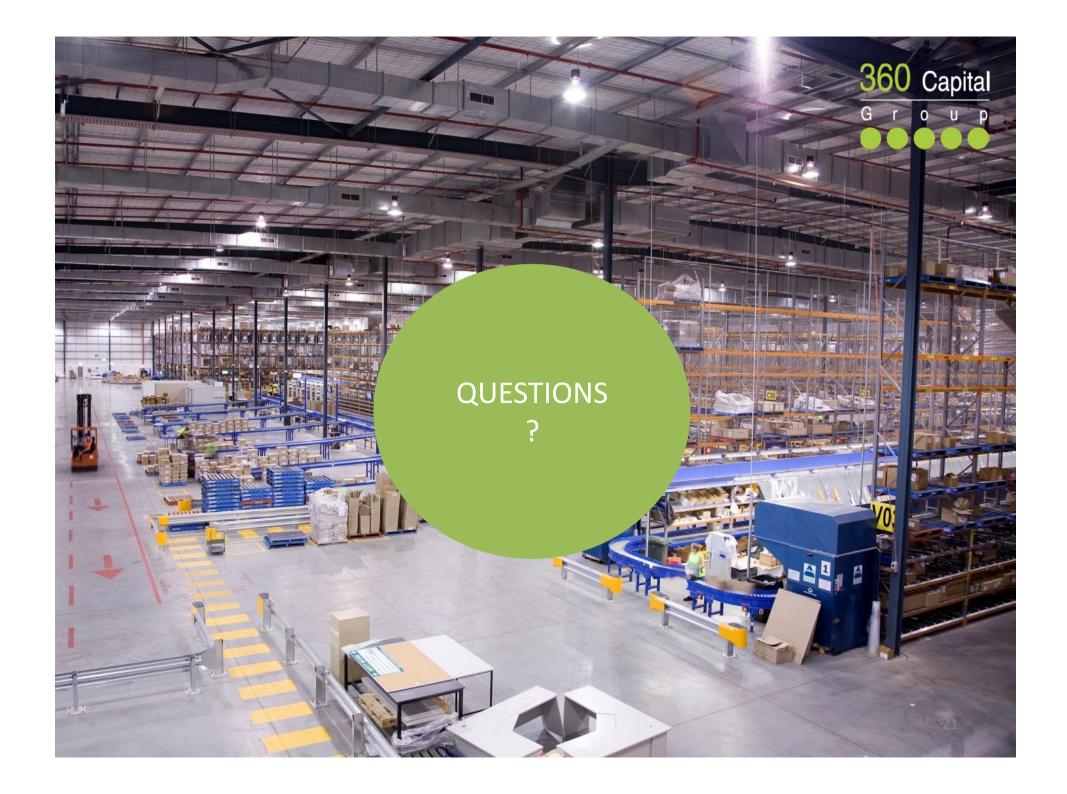
- Australian commercial real estate markets at historic low yields
- Interest rates have now risen sharply at back end of yield curve; market no longer expecting further cuts; margins increasing from Australian Banks, US expected to raise rates December 2016
- Overseas investors capital flows continuing to increase into Australia with lower cost of capital to AREITs, however transaction activity very low

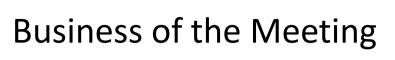
OPERATING

- Ensure management of funds are smoothly transitioned to Centuria
- Reduce staff down to 5-6 and minimise operating costs
- Commence strategy to grow TOT asset base
- Continue our "capital light" strategy and undertake buyback of TGP securities
- Key focus over next 6-12 months to establish and execute JV opportunities
- Maintain strategic business approach
- Revised operating EPS guidance of circa 5.0cps and maintain 6.5cps DPS guidance for FY17
- NTA expected to increase from 69cps to 94cps due to crystallisation of FM rights into cash











А	FY16 Financial Statements and Report
В	Resolution 1: Approval of the Fiscal 2016 Remuneration Report
С	Resolution 2 and 3: Re-election of Directors
D	Resolution 4: On market buy back of Stapled Securities
Е	Resolution 5: Change of Responsible Entity



FY16 Financial Statements and Report



To receive the Company's Annual Report 2016, including the Directors' Report and Financial Statements for the Company together with the Independent Auditor's Report for the year ended 30 June 2016.

360 Capital Group
Consolidated statement of profit or loss and other comprehensive income
For the year ended 30 June 2016

		30 June	30 June
		2016	2015
	Note	\$1000	\$'000
Revenue from continuing operations			
Rental from investment properties	5	29,352	24,454
Funds management fees	5	8,069	5,259
Distributions from property funds	5	11,273	9,183
Finance revenue		384	651
Total revenue from continuing operations		49,078	39,547
Other income			
Gain on bargain purchase		-	287
Net gain on fair value of financial assets	6	14,417	7,654
Net gain on disposal of financial assets		750	
Net gain on fair value of investment properties	19	-	11,410
Other income		205	133
Total other income		15,372	19,484
Total revenue from continuing operations and other income		64,450	59,031
Investment property expenses	7	10,552	7,585
Employee benefit expenses	8	5,708	5,457
Administration expenses		1,828	1,843
Depreciation expenses		15	15
Finance expenses	9	11,935	9,437
Net loss on fair value of investment properties	19	860	
Net loss on fair value of derivative financial instruments		2,433	2,551
Net loss on sale of investment properties		279	
Profit from continuing operations before income tax		30,840	32,143
Income tax expense	10	1,196	1,294
Profit for the year		29,644	30,849

		30 June	30 June
		2016	2015
	Note	\$'000	\$'000
Current assets			
Cash and cash equivalents	13	13,732	14,967
Receivables	14	3,993	5,242
Assets held for sale	16	38,350	47,000
Other current assets	17	654	897
Total current assets		56,729	68,106
Non-current assets			
Receivables	14	-	297
Financial assets at fair value through profit or loss	15	146,806	117,421
Investment properties	19	258,700	271,800
Intangible assets	20	13,879	5,000
Property, plant and equipment	21	54	69
Deferred tax assets	22	144	486
Total non-current assets		419,583	395,073
Total assets		476,312	463,179
Current liabilities			
Trade and other payables	23	4.814	6,896
Borrowings	24	10,841	21,525
Distribution payable		3,744	3,680
Provisions	26	984	1,569
Other current liabilities	27	1,676	9,093
Total current liabilities		22,059	42,763
Non-current liabilities			
Borrowings	24	207,258	191,401
Derivative financial instruments	25	2,190	1,347
Deferred tax liabilities	22	2,130	127
Provisions	26	66	127
Total non-current liabilities	20	209,514	192,875
Total liabilities		231,573	235,638
Net assets		244,739	227,541



Resolution 1: Approval of the Fiscal 2016 Remuneration Report



To consider and, if thought fit, to pass the following resolution as an ordinary resolution of the Company:

"That the remuneration report of the Company for the financial year ended 30 June 2016 as contained in the director's report for the Company be approved."

The vote on this resolution is advisory only and does not bind the Directors of the Company

		<u>Fo</u>	<u>or</u>	Aga	<u>inst</u>	<u>Op</u>	<u>en</u>	<u>Total</u>	<u>Exclusions</u>	<u>Abstain</u>
Proxy Voting	Туре	Votes (m)	%	Votes (m)	%	Votes (m)	%	Votes (m)	Votes (m)	Votes (m)
Resolution 1	Ordinary	97.0	81.5	6.1	5.1	15.9	13.4	118.9	63.2	0.0

Voting exclusions

In accordance with the Corporations Act a vote must not be cast on the non-binding Remuneration Report resolution (Resolution 1) by or on behalf of a Securityholder of the Key Management Personnel (whose remuneration details are contained in the Remuneration Report) or their closely related parties whether as a Securityholder or as a proxy. However, a vote may be cast on Resolution 1 by a Key Management Personnel or a closely related party of a Key Management Personnel if:

- the vote is cast by a person as a proxy for a person who is entitled to vote (i.e. is not a Key Management Personnel or a closely related party of a Key Management Personnel), in accordance with the directions on the proxy form; or
- a Key Management Personnel is the Chairman of the meeting and the appointment of the Chairman as proxy does not specify the way the proxy is to vote on the resolution and expressly authorises the Chairman to exercise the proxy even if the resolution is connected directly or indirectly with the remuneration of the Key Management Personnel.



Resolution 2: Re-election of Directors



RE-ELECTION OF DIRECTOR: MR. DAVID M VAN AANHOLT

The meeting is therefore asked to consider and if thought fit, to pass the following resolution as an ordinary resolution of the Company:

"That Mr. David M Van Aanholt, being a Director of the Company who retires from office in accordance with the Constitution of the Company and Listing Rules and being eligible and having offered himself for re-election, is re-appointed as a Director of the Company."

		<u>Fc</u>	<u>or</u>	Aga	<u>inst</u>	<u>Op</u>	<u>en</u>	<u>Total</u>	<u>Exclusions</u>	<u>Abstain</u>
Proxy Voting	Туре	Votes (m)	%	Votes (m)	%	Votes (m)	%	Votes (m)	Votes (m)	Votes (m)
Resolution 2	Ordinary	166.2	91.2	0.0	0.0	15.9	8.7	182.1	0.0	0.1

Voting exclusions
None



Resolution 3: Re-election of Directors



RE-ELECTION OF DIRECTOR: MR. GRAHAM E LENZNER

The meeting is therefore asked to consider and if thought fit, to pass the following resolution as an ordinary resolution of the Company:

"That Mr. Graham E Lenzner, being a Director of the Company who retires from office in accordance with the Constitution of the Company and Listing Rules and being eligible and having offered himself for re-election, is re-appointed as a Director of the Company."

		<u>F</u>	<u>or</u>	Aga	<u>inst</u>	<u>Op</u>	<u>en</u>	<u>Total</u>	Exclusions	<u>Abstain</u>
Proxy Votin	g Type	Votes (m)	%	Votes (m)	%	Votes (m)	%	Votes (m)	Votes (m)	Votes (m)
Resolution	3 Ordinar	y 165.1	90.8	0.9	0.5	15.9	8.7	181.9	0.0	0.3

Voting exclusions

None



Resolution 4: Proposed Buyback



ON MARKET BUYBACK OF STAPLED SECURITIES

The meeting is therefore asked to consider and if thought fit, to pass the following resolution as an ordinary resolution of the Company and Trust:

"That the Company and the responsible entity of the Trust be authorised to undertake an on market buy back of up to 48,000,000 Stapled Securities in the Group (it being noted that each Stapled Security comprises one share in 360 Capital Group Limited ABN 18 113 569 136 stapled to one unit in 360 Capital Investment Trust ARSN 104 552 598) on the terms set out in the Explanatory Memorandum and be approved for all purposes (including the purposes of section 601KH(8) of the Corporations Act)."

		Fo	<u>or</u>	Aga	<u>inst</u>	<u>Op</u>	<u>en</u>	<u>Total</u>	<u>Exclusions</u>	<u>Abstain</u>
Proxy Voting	Туре	Votes (m)	%	Votes (m)	%	Votes (m)	%	Votes (m)	Votes (m)	Votes (m)
Resolution 4	Ordinary	166.2	91.2	0.2	0.1	15.8	8.7	182.1	0.0	0.1

Voting exclusions
None



Resolution 5: Change of Responsible Entity



CHANGE OF RESPONSIBLE ENTITY

The meeting is therefore asked to consider and if thought fit, to pass the following resolution as an ordinary resolution of the Trust:

"That, upon the retirement of 360 Capital Investment Management Limited ACN 133 363 185 as responsible entity of 360 Capital Investment Trust (ARSN 104 552 598) in accordance with Section 601FL(1) of the Corporations Act 2001 (Cth), 360 Capital FM Limited ACN 130 077 735 be appointed as the new responsible entity in its place."

	Proxy Voting	Туре	<u>For</u>		<u>Against</u>		<u>Open</u>		<u>Total</u>	<u>Exclusions</u>	<u>Abstain</u>
			Votes (m)	%	Votes (m)	%	Votes (m)	%	Votes (m)	Votes (m)	Votes (m)
	Resolution 4	Ordinary	166.2	91.2	0.1	0.0	15.9	8.7	182.1	0.0	0.1

Voting exclusions
None

