

23 December 2016

**360 Capital Group (TGP)
Reconvened 2016 AGM Chairman's Address**

Good morning Ladies and Gentleman it is 11.30am and as there is a quorum present, I declare this meeting re opened.

Welcome to the reconvened 2016 Annual General Meeting of 360 Capital Group Limited. My name is Tony Pitt and I am the Managing Director of your Group. David van Aanholt is unavailable today and sends his apologies. He has asked that I assume the role of chairman of this meeting.

On 28 November 2016, Securityholders met and approved four of the five resolutions as detailed in the Notice of Meeting for the Group's 2016 AGM mailed to all Securityholders 27 October 2016. The meeting was adjourned until today for the purposes of voting on Resolution 5.

The fifth and final Resolution relates to the retirement of 360 Capital Investment Management Limited as responsible entity of 360 Capital Investment Trust and the appointment of 360 Capital FM Limited as the new responsible entity of 360 Capital Investment Trust in its place.

The passing of Resolution 5 will facilitate the sale of the funds management platform to Centuria. As you are aware the sale remains conditional on certain matters, including unitholders in the 360 Capital Office Fund approving the sale of 28% of Office Fund units from the Group to Centuria at a meeting set for 30 December 2016.

The Group's AGM was adjourned until today to better align the timing of these resolutions and to facilitate an orderly completion of the transaction should the conditions be satisfied.

Please note any proxy forms lodged remain valid.

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.

Before we move on to the formal part of the meeting, I would be happy to now take any questions you may have in relation to the business of today's meeting and the resolution which will be put to the meeting. Please raise your hands if you have a question.

Prior to proceeding to vote on the Resolution, I would like to refer back to the broader transaction which has been announced to the market, being the sale of all of the shares in 360 Capital Investment Management Limited from 360 Capital Group to Centuria Capital Group. As you are aware, the change of responsible entity the subject of the Resolution is being proposed to ensure that after completion of that transaction, the role of responsible entity of the Fund remains within the management and control of the 360 Capital Group. If the transaction does not proceed for any reason, there is no reason for the responsible entity of the Fund to be changed. Furthermore, any change of the responsible entity will trigger an event of default under the Notes unless they are repaid. 360 Capital Group will only have the capacity to repay the Notes if the share sale to Centuria completes. In that context, I propose a motion that, if the Resolution is passed by the required majority, the Responsible Entity only take action to implement that resolution upon being reasonably satisfied that the share sale to Centuria will complete.

ASX Release

Do I have anyone to second that motion?

Does anyone have any further questions in relation to the matters before the Meeting?

We now move to the formal business to be undertaken today: Item E: Resolution 5: Approval of change of Responsible Entity

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.
