

25 June 2018

**360 Capital Group
FY18 Earnings & Distribution Update**

The Board of 360 Capital Group Limited (ASX: TGP) (Group) announces that following a review of the Group's FY18 operating earnings it expects FY18 earnings to be approximately 5.0 cents per security, slightly below the 5.5 cents per security guidance announced earlier in the year.

The reduction in guidance is because of a combination of items including lower returns from the Group's AJD investment and a delay in the recognition of fee revenue generated from the Group's non-bank lending business until the new financial year.

The Group will maintain the distribution for the June 2018 quarter at 2.0 cents per security, representing total distributions for FY18 of 5.5 cents per security.

During June 2018, the Group received \$10 million from the sale of part of its investment in the unlisted Centuria 111 St Georges Terrace Fund to Centuria in accordance with its the call option, with \$39.8 million of the Centuria call options remaining and expected to be settled by January 2019.

The Group will be releasing its FY18 annual financial results on 22 August 2018.

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 1300 082 130 or by emailing investor.relations@360capital.com.au

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About 360 Capital Group (ASX: 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, real estate debt and various corporate real estate investments within Australian real estate markets on a private and public equity basis.
