

30 January 2017

360 Capital Group (TGP)

Earnings Update

The 360 Capital Group (ASX: TGP or Group) is pleased to announce its earnings guidance for the half year ended 31 December 2016. This guidance is provided to enable TGP to activate its on-market security buy-back prior to the release of the Group's Half Year Result on 23 February 2017.

2017 Half Year Result Guidance

Subject to completion of the review of the accounts by TGP's auditors and Board approval, TGP expects:

- Operating profit for the half year ending 31 December 2016 to be approximately \$9.7 million;
- Operating earnings per security (EPS) of approximately 4.1 cents for the half year to 31 December 2016;
- Net tangible assets (NTA) per security of approximately 92.6 cents representing a 34% increase compared to 30 June 2016.

The NTA above includes the impact of the Group's sale of the majority of its funds management platform and co-investments to Centuria Capital Group (ASX: CNI). The Operating earnings (statutory profit adjusted for specific non-cash and one-off items) above excludes the profit from the sale of the Group's funds management business. The Group has also recognised a corporate tax liability of approximately \$21.6 million following the sale of its management business.

The Group currently has over \$111.0 million in cash and is debt free. Assuming no redeployment of capital and based on the Group's remaining investments remaining unchanged, FY17 operating EPS guidance is 5.4 cents per security (cps) and previous distribution/dividend guidance is maintained for FY17 of 6.50 cps.

2017 Half Year Result

The Group will be releasing its FY17 Half Year Result on Thursday, 23 February 2017.

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 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.
