

13 August 2014

360 CAPITAL GROUP (TGP)
OFFER TO 360 CAPITAL DIVERSIFIED PROPERTY FUND UNITHOLDERS

360 Capital Group (ASX code: TGP) ("Group") is pleased to announce it has made an cash offer to all unitholders in the 360 Capital Diversified Property Fund (Fund) to purchase all Units the Group does not own via a scheme of arrangement.

The Group currently owns 58.9% of Units in the Fund. The Fund was original set up by Becton as an open ended diversified fund with full liquidity for its Unitholders. Post the GFC, the Fund has been illiquid and many Unitholders have been seeking liquidity.

The Responsible Entity of the Fund has commissioned an independent expert report from BDO Corporate Finance (East Coast) Pty Limited who has concluded that the Group's cash offer for the Units it does not own in the Fund is fair and reasonable to, and in the best interests of Fund Unitholders not associated with the Group.

The cash offer by the Group is \$0.25 per Fund Unit, subject to the Group obtaining appropriate funding which it is in the process of obtaining. The total cash consideration for the Units the Group does not own is approximately \$21.2 million. The Group will continue with its "capital light" strategy and will not be raising equity to fund this proposed acquisition.

The notice of meeting has been sent to Unitholders in the Fund with the proposed acquisition (subject to Unitholder approval) scheduled to be completed by 30 September 2014.

Upon completion the Fund will become a wholly owned entity of the Group.

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

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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 Group's 21 full time staff have significant property, funds and investment management experience. 360 Capital manages nine investment vehicles holding assets valued at approximately \$1.0 billion on behalf of over 10,800 investors, has over \$100 million worth of co-investments across the 360 Capital platform and owns one direct assets valued at over \$34 million.

360 Capital Group

Incorporating 360 Capital Group Limited ABN 18 113 569 136 & 360 Capital Investment Trust ABN 78 307 043 667

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