

8 September 2014

**360 CAPITAL GROUP (TGP)  
360 CAPITAL DIVERSIFIED PROPERTY FUND UNITHOLDERS APPROVE  
360 CAPITAL GROUP'S TAKEOVER OFFER**

360 Capital Group (ASX: TGP)(Group) advises that 360 Capital Investment Management Limited, responsible entity for 360 Capital Diversified Property Fund (Fund), has announced that Fund Unitholders today overwhelmingly approved the Group's offer of \$0.25 per unit cash (\$21.2 million in total) for the units in the Fund the Group does not already own, thereby providing full liquidity to Fund Unitholders.

The implementation of the transaction remains subject to the Group obtaining appropriate funding, a process which is nearing completion. As outlined on 13 August 2014, the Group will continue its "capital light" strategy and will not raise equity to fund the transaction.

The transaction has a scheduled completion date of 30 September 2014 at which time the Fund will become a wholly owned entity of the Group.

Upon completion of the transaction, the Group will have a simplified corporate structure and directly own all of its co-investments, further aligning itself with the various fund investors through the increase in the value of its co-investments to over \$125.0 million across the platform.

Furthermore, the acquisition of the Fund is expected to provide the Group cost savings of approximately \$0.7 million p.a. through the consolidation of the Fund into the Group as outlined in the Group's FY14 results. The acquisition is also forecast to provide approximately \$3.9 million or 1.5cps in "Active Earnings" for FY15, in line with the Group's forecast "Operating EPS including Active Earnings" of 8.6-11.0cps.

Managing Director, Tony Pitt said "the 360 Capital Diversified Property Fund was the last fund in 360 Capital's fund platform where Unitholders were provided with a liquidity opportunity. 360 Capital has now provided all unitholders across its platform with the opportunity for liquidity, either through ASX listings or unitholders voting to either wind up the fund or extend the term of the fund. As a manager of unlisted funds, 360 Capital believes it is critical that unitholders be given the opportunity to exit their investment from time to time."

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

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**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 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. 360 Capital Group's 21 full time staff have significant property, funds and investment management experience. 360 Capital Group 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 Group platform and owns a direct asset valued at \$38.5 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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ASX Release