

2 October 2014

**360 CAPITAL GROUP (TGP)
360 CAPITAL SUBIACO SQUARE SHOPPING CENTRE PROPERTY TRUST
UNITHOLDERS EXTEND TRUST'S TERM AND
TGP CRYSTALLISES AND RESETS PERFORMANCE FEE**

360 Capital Group (ASX code: TGP)(Group) is pleased to announce Unitholders in the 360 Capital Subiaco Square Shopping Centre Property Trust (Trust) have approved a five year extension of the Trust's term to December 2020 in order to take advantage of the expected continuation of the Centre's strong performance.

In addition, Unitholders approved the crystallising and resetting of the performance fee payable by the Trust to its Responsible Entity. This allows TGP to realise a performance fee of \$0.75 million in the form of Units in the Trust and to receive distribution income on this crystallised performance fee going forward.

Reflecting a strong belief in the continued strong performance of the Trust, 92.5% of Unitholders voted in favour of the proposed extension and performance fee realisation. 360 Capital abstained from voting.

The Trust's forecast FY15 distributions of 10.00cpu represent a 25.0% increase over FY14. Further, the Trust's NTA has increased 23.2% over the 12 months to 30 June 2014.

The approval by Trust Unitholders today provides a template for TGP to look at crystallising (in the form units) some of the other performance fees within its unlisted trusts.

As at 30 June 2014, TGP had approximately \$5.1 million in accrued performance fees.

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, emailing investor.relations@360capital.com.au or contacting:

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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 eight investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 10,000 investors, has over \$126 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 ARSN 104 552 598

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