

6 May 2015

**360 Capital Group (TGP)
TIX Offer Declared Unconditional
TGP Intends to Accept TIX Offer**

360 Capital Group (ASX code: TGP) ('Group') notes today's ASX release by 360 Capital Industrial Fund's (ASX code: TIX) whereby TIX has declared its off-market takeover bid (TIX Offer) unconditional.

TGP has decided to accept the TIX Offer in respect of the interest in ANI which it controls.

As an accepting ANI Unitholder TGP will, by 19 May 2015, receive 0.90 TIX Units and 4.5 cents cash for each ANI Unit it holds.

All accepting ANI Unitholders will also be entitled to receive an additional 10 cents per ANI Unit if 360 Capital ANI Management Limited (360 CAML) is appointed responsible entity of ANI at the ANI Unitholder meeting scheduled for 25 May 2015 or if acceptances into the TIX Offer reach 50%.

Further details are set out in the announcement lodged with the ASX by TIX today.

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, or by calling the TIX Offer Information Line on 1800 247 697 (callers in Australia) or +61 2 8024 1189 (callers outside Australia) between 8.30am and 5.30pm (Sydney time) on Business Days.

Alternatively, please contact:

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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 over \$1.1 billion on behalf of over 8,300 investors and has over \$177 million worth of co-investments across the 360 Capital Group platform.

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