

25 September 2015

**360 Capital Group (TGP)
Settlement of Disposal of Final Direct Asset**

360 Capital Group (ASX code: TGP) ('360 Capital' or 'Group') advises, in accordance with its announcement on 30 October 2014, the Group has settled the sale of 20 Woniora Road, Hurstville, NSW (Property).

The Group achieved a gross sale price of \$47.0 million for the Property, a 22.1% premium to the 30 June 2014 carrying value of \$38.5 million.

The disposal of the Property completes the Group's transition into a pure real estate fund manager and investment group.

A portion of sale proceeds will be utilised to pay down the Group's remaining outstanding bank debt of \$11.0 million with the balance of the proceeds to be redeployed into the Groups funds management and co-investment activities in line with its stated strategy.

More information on the Fund 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 18 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.2 billion on behalf of over 10,500 investors and has over \$193 million worth of co-investments across the 360 Capital Group.
