

11 December 2014

### 360 CAPITAL GROUP (TGP)

#### 360 CAPITAL 111 ST GEORGE'S TERRACE PROPERTY TRUST UNITHOLDERS EXTEND TRUST TERM TGP CRYSTALLISES AND RESETS PERFORMANCE FEE

360 Capital Group (ASX code: TGP) (Group) announces that Unitholders in the 360 Capital 111 St George's Terrace Property Trust (Trust) yesterday approved a five year extension of the term of the Trust to January 2022.

Trust Unitholders have endorsed the Group's strategy and active management experience in order to take advantage of the potentially significant earnings and valuation growth from re-leasing currently under-rented tenancies due to expire across 27.3% of the building in 2016. The Group believes the new leases will have the potential to increase annual Trust distributions by up to 10.00 cents per Unit (cpu) from the 32.00cpu forecast for FY15.

In addition, Trust Unitholders approved the crystallisation and resetting of the performance fee payable by the Trust to its Responsible Entity. This allows the Group to realise a performance fee of \$3.4 million in the form of new Units in the Trust.

The Group will then hold 44.2% of the Trust as part of its co-investment portfolio.

Since the Group took over management of the Trust in December 2010, it has increased distributions from 18.00cpu p.a. to 32.00cpu p.a. (with potential to increase a further 10.00cpu), increased the NTA of the Trust from \$2.88 to \$3.76 per Unit and increased the WALE of the Trust from 3.0 to 5.0 years.

As at 30 June 2014, the Group had recorded approximately \$5.1 million of accrued performance fees in its five unlisted Trusts. Since then, the Group has crystallised \$4.2 million of these fees and reset the exit fee.

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, emailing [investor.relations@360capital.com.au](mailto: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 over \$950 million on behalf of over 8,300 investors and has \$134.5 million worth of co-investments across the 360 Capital Group platform.

#### 360 Capital Group

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