

9 September 2014

**360 CAPITAL GROUP (TGP)**  
**\$50.0-\$75.0 MILLION, 5 YEAR UNSECURED NOTE ISSUE**

360 Capital Group (ASX code: TGP) (Group) is pleased to announce it will undertake a senior unsecured note offering raising \$50.0 million, with the right to accept up to \$75.0 million (Offering).

Proceeds from the Offering will be used to fund the approved takeover of the 360 Capital Diversified Property Fund, provide underwriting capital and also further working capital as the Group continues to grow its funds management business.

In addition, the Group will repay the current drawn amount of \$15.8 million from its debt facility with NAB. It will, however, look to keep this \$25.0 million facility in place to give the Group funding flexibility going forward.

In accordance with the requirements of the Corporations Act 2001, the Offering will only be open to eligible professional and sophisticated investors. No prospectus or other disclosure document in relation to the Offering will be lodged with the Australian Securities and Investment Commission or any other regulatory body. The Lead Arranger for the transaction is FIIG Securities Limited.

Managing Director, Tony Pitt said, "In line with the Group's desire to maintain a "capital light" strategy and not issue further equity to fund the Group's growth, the Offering will provide the capital required to complete the takeover of the 360 Capital Diversified Fund, provide revolving capital to underwrite future unlisted fund offerings as well as provide working capital for other activities the Group may be investigating".

"The Group was contemplating this Offering when it recently announced its FY15 forecasts, and as a result, the Group's FY15 forecast remains unchanged. Post completion of the Offering, the Group will have significant capital to continue to expand while remaining focused on EPS and DPS growth" Mr Pitt said.

**Overview of the Offering**

Full terms and conditions in relation to the Notes will be available in an Information Memorandum expected to be lodged with the ASX once the terms have been finalised. This Information Memorandum will not be a prospectus or other disclosure document for the purposes of the Corporations Act 2001 and, as noted above, the Offering will only be open to eligible professional and sophisticated investors.

A summary of the proposed key terms are set out below:

<b>Issuer</b>	360 Capital Investment Management Limited as responsible entity of 360 Capital Investment Trust
<b>Issue Size</b>	\$50 million with the right to accept oversubscriptions of up to \$75 million
<b>Eligible Investors</b>	The Offering will only be available to investors who qualify as professional and sophisticated investors as prescribed in and in accordance with Part 6D.2 of the Corporations Act 2001. No prospectus or other disclosure document has been lodged with ASIC or any other regulatory body

**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

<b>Type</b>	Fixed rate Medium Term Notes (“the Notes”)
<b>Status and Ranking</b>	The Notes will be direct, senior, unsecured obligations of the Issuer, guaranteed by 360 Capital Group Limited and certain wholly owned subsidiaries
<b>Denominations</b>	The Notes will be issued with a denomination of \$1,000.00 subject to a minimum initial subscription parcel of \$50,000.00
<b>Maturity</b>	5 years from the date of issue
<b>Call Option</b>	The Issuer will have the option of redeeming the Notes on the date falling 3 years after the date of issue and on the date falling 4 years after the date of issue
<b>Unlisted</b>	The Notes will be unlisted securities
<b>Rating</b>	The Notes will not be rated by any rating agency
<b>Covenants</b>	There will be certain covenants imposed on 360 Capital Group, including Issuer and group financial indebtedness incurrence covenants

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.

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