

8 October 2014

PRESENTATION TO MORGANS QUEENSLAND CONFERENCE

360 Capital Group (ASX code: TGP) (“360 Capital” or “Group”) is pleased to provide the attached presentation made by the Group at today’s Morgans Queensland Conference.

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 or emailing 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 eight investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 10,000 investors, has \$125.9 million worth of co-investments across the 360 Capital Group platform and owns a direct asset valued at \$38.5 million.

360 Capital Group

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ASX Release



360 Capital Group (TGP)
360 Capital Industrial Fund (TIX)
360 Capital Office Fund (TOF)

Morgans Queensland Conference | 8 October 2014



360 Capital's ASX listed Funds

360 Capital Group ASX:TGP	
Market Cap ¹	\$223.8m
Price ¹	\$0.90
FY15 EPS range/EPS yield range ²	8.6-11.0cps / 9.6-12.2%
FY15 DPU/DPU yield	5.25cpu/5.8%
Strategy	Fund manager and investor

12% co-investment

360 Capital Industrial Fund ASX:TIX	
Market Cap ¹	\$263.5m
Price ¹	\$2.20
NTA ³	\$2.13
FY15 EPU yield	9.2%
FY15 DPU yield	8.7%
FY14 tax deferred	45%
Strategy	AREIT

25% co-investment

360 Capital Office Fund ASX:TOF	
Market Cap ¹	\$154.6m
Price ¹	\$1.99
NTA ⁴	\$2.14
FY15 EPU yield	>8.5%
FY15 DPU yield	8.5%
FY14 tax deferred	87%
Strategy	AREIT

1. Closing ASX price on 7 October 2014
2. Active operating earnings basis

3. 30 June 2014 NTA per Unit pro-forma post the acquisitions of Warnervale and Townsville in July 2014 and Carole Park in September 2014
4. 30 June 2014 NTA per Unit

Who is TGP?



- 360 Capital Group is an Australian property investment and funds management group listed on the ASX (TGP)
 - market cap approx. \$224m
- 360 Capital manages nine investment vehicles (both ASX listed and unlisted funds) holding 33 industrial, office and retail assets across Australia valued at more than \$1.0bn on behalf of almost 10,000 investors
- 360 Capital has \$125.9m in co-investments in its managed funds and a direct asset valued at \$38.5m
- 360 Capital is the largest unitholder in each fund it manages ensuring alignment of interest with Fund investors
- Co-investment philosophy extends through group with staff and directors own approximately 27% of TGP
- Funds management
 - utilise management expertise to generate fee revenue via creation and management of real estate funds
 - well diversified across Australia with high occupancy levels of 99% and long WALE of 4.8 years
- Co-investments
 - aligning interests of the Group with underlying investors
 - providing income through distributions and capital growth in equity values
- Direct asset
 - historic asset from merger in 2013 – non core with value add opportunity
 - significant progress in capital recycling into higher ROE activities

TGP: objective & strategy

- **Objective:**
 - generate strong risk-adjusted total returns for stakeholders via strategic investment in, and active investment management of, real estate and real estate related assets
- **Strategy:**
 - be a pure real estate fund manager and co-investor
 - remain well capitalised and will continue to maintain a “capital light” strategy to grow EPS and DPS
 - in excess of peers
 - without increasing the Group’s risk profile
 - maintain strategic business approach and recognise position in the cycle
 - take advantage of growing “Active Earnings”
 - reinvest excess earnings back into business investment
 - grow ASX listed Funds, 360 Capital AREIT Fund and roll out new unlisted Trusts

Forecast FY15 Operating
EPS

5.5-6.9c

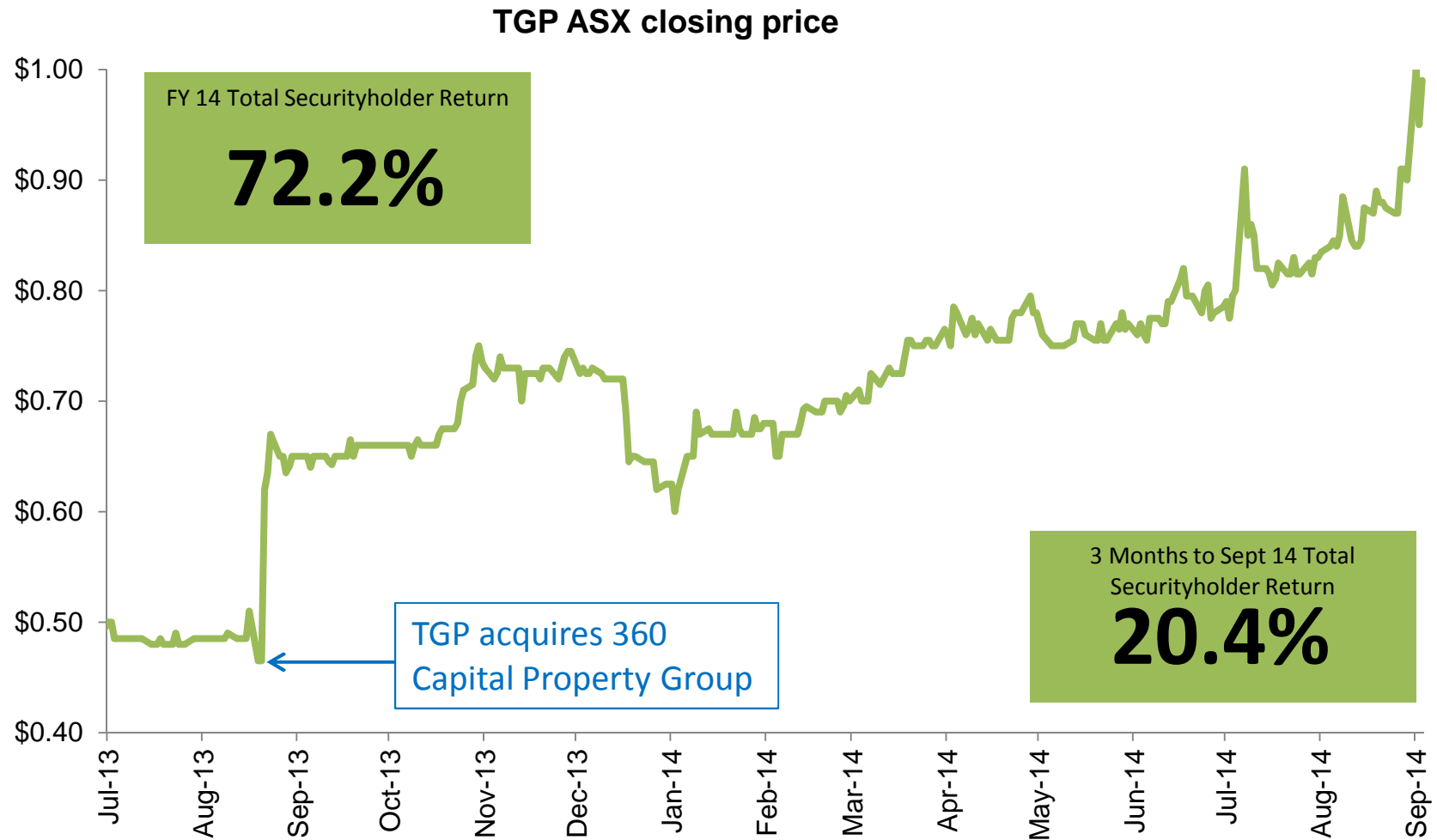
Forecast FY15 Operating
EPS (incl. Active Earnings)

8.6-11.0c

Forecast FY15 DPS

5.25c

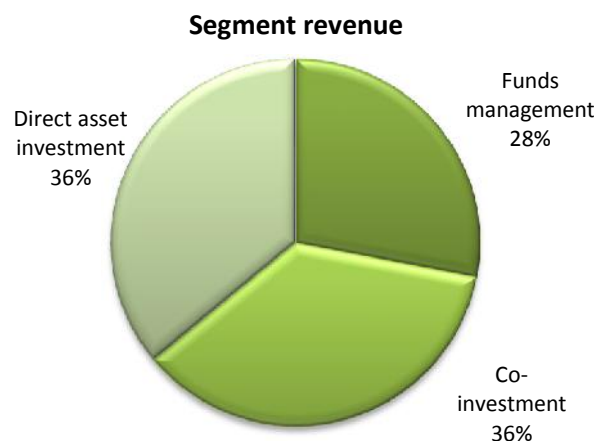
TGP: ASX trading performance



TGP: FY14 results overview

Profit growth

- Segment results driven by contribution from co-investment and management fee revenue delivered through 360 Capital Property Group acquisition
- Scalable business with fixed cost base from which to grow
- Direct investment segment to be recycled into higher ROE activities such as funds management



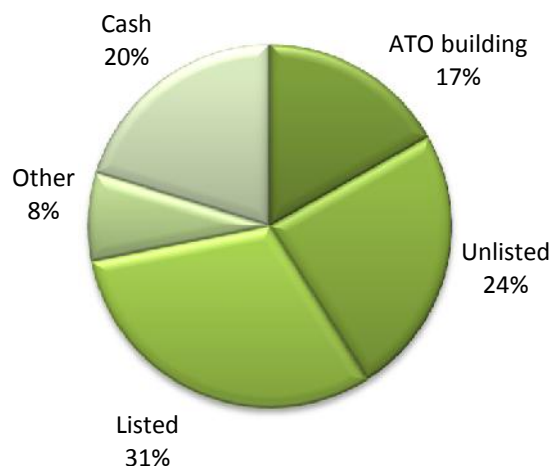
Segment Operating profit	FY14 (\$m)	FY13 (\$m)	Change (\$m)
Co-investment funds ¹	3.95	-	3.95
Direct asset - net rental	6.82	7.83	(1.01)
Funds management ¹	5.20	0.51	4.69
Finance revenue	2.80	-	2.80
Other revenue	0.11	0.04	0.07
Total revenue	18.88	8.38	10.50
Operating expenses	5.67	2.63	3.04
Operating EBIT	13.21	5.75	7.46
Net interest expense	0.64	1.34	(0.70)
Operating profit before tax	12.57	4.41	8.16
Net tax expense	0.36	-	0.36
Operating profit after tax	12.21	4.41	7.80

1. Nine months from acquisition of 360 Capital Property Group (2 October 2013) to 30 June 2014

TGP: strong balance sheet

- Strong balance sheet supported by co-investment activities
- Capital redeployment from disposal of direct investments and proceeds of note issue expected to allow Group to grow without the need to raise further equity

Total assets breakdown

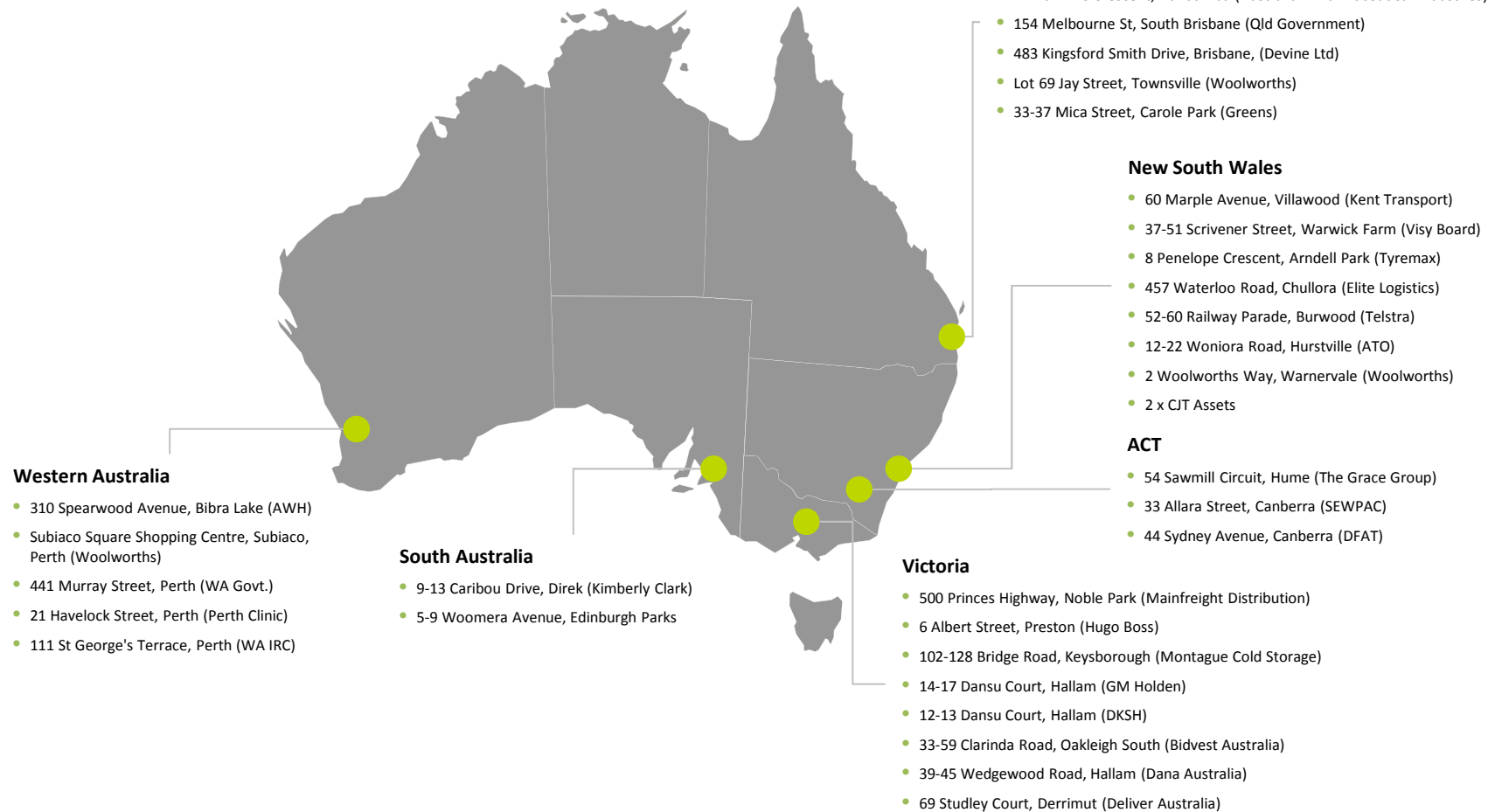


Core Balance Sheet	Pro forma Sep 14 (\$m)
Cash	46.3
Unlisted co-investments	55.3
Listed co-investments	70.6
Total co-investments	125.9
12-22 Woniora Road, Hurstville, NSW	38.5
Total direct investments	38.5
Intangible (management rights)	5.0
Other assets	13.0
Total Assets	228.7
Borrowings - note issue	75.0
Other	7.2
Total liabilities	82.2
Net assets	146.5

Note the September 2014 unaudited pro forma balance sheet is merely indicative and has been provided for the purposes of demonstrating the Core Balance Sheet of the 360 Capital Group adjusted for the settlement of Goulburn, repayment of NAB facility and the \$75.0m issue of Unsecured Notes.

TGP: portfolio details

Well diversified \$1,034m¹ portfolio



Notes

- 100% interest basis including properties in new funds (CJT) under contract (33-37 Mica St, Carole Park) and excluding assets held for sale or repositioning (5-9 Woomera Ave and 44 Sydney Ave)
- Conditionally exchanged

TGP: operations: funds management

ASX Listed funds \$757.0²m FUM



360 Capital Industrial Fund (TIX)
\$469.1m total assets



360 Capital Office Fund
\$258.9m total assets



CVC Property Fund (CJT)
\$29.0m total assets¹

Unlisted Funds and Trusts \$319.5m FUM



**360 Capital
Diversified
Property Fund**
\$62.9m total
assets



**360 Capital
AREIT Fund**
\$0.6m total
assets



**360 Capital
111 St George's
Terrace
Property Trust**
\$138.9m total assets



**360 Capital Subiaco Square
Shopping Centre Property Trust**
\$29.6m total assets



360 Capital Canberra Trust
\$36.2m total assets



360 Capital Havelock House
\$23.4m total assets



360 Capital 441 Murray St
\$27.9m total assets

1. Estimated as at 30 June 2014

2. As at 27 August 2014

TGP: operations: co-investments

True alignment of interest with our 10,000 investors

- The Group is largest unitholder in each of the Funds it manages

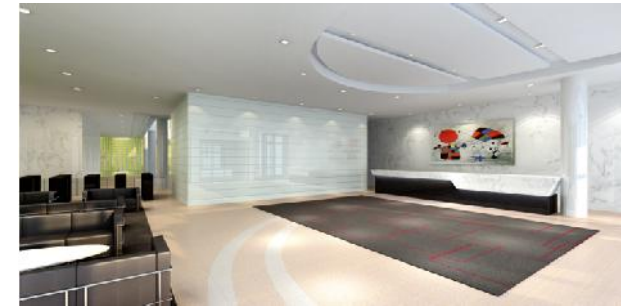
Key co-investments	Investment value (\$m)	Ownership interest	FY15 distribution income (\$m)
Industrial Fund (ASX: TIX)	32.1	12.0%	2.8
Office Fund (ASX: TOF)	38.5	25.0%	3.3
111 St Georges Terrace	27.1	41.3%	2.3
441 Murray Street	5.9	35.7%	0.6
Subiaco Square Shopping Centre	3.5	24.1%	0.3
Havelock House	3.1	26.7%	0.2
Canberra Trust (In wind-up)	3.4	21.7%	-
Co-investments (360 Capital managed funds)	113.6		9.5
Centuria Diversified Direct Property Fund (Non-core)	11.9	19.9%	0.5
Centuria Office Funds No.2 (Non-core)	0.4	1.2%	-
Co-investments (externally managed funds)	12.3		0.5
Total co-investments	125.9		10.0

TGP: non-core operations: direct assets

Hurstville property repositioning and disposal strategy

Leasing campaign

- Colliers International appointed as sole agents
- Leasing campaign progressing, numerous inspections occurred
- Property generating strong leasing enquiry from government and private sector tenants
- Leasing proposals have been issued over various area configurations
- Sydney metro leasing markets remain tight with limited contiguous space options



12-22 Woniara Road, Hurstville, NSW - interior

Repositioning and disposal

- Formalised capex upgrade strategy
 - estimated cost \$5.0m-\$5.5m
- Target rents \$320-\$350psm p.a. net
- Strategy to divest the asset during FY15
- Exploring disposal scenarios including disposal on a structured basis



12-22 Woniara Road, Hurstville, NSW - exterior

TGP: outlook

Market

- Australian commercial real estate markets are becoming fully priced
- Group prepared to stand still and/or opportunistically sell assets where mispricing occurs in the market
- Maintain active approach to transactions to ensuring we continue to get an opportunity to participate in majority of transactions in Australian commercial real estate marketplace

Objectives

- Remain well capitalised and maintain a “capital light” strategy to grow EPS and DPS in excess of peers without increasing the Group’s risk profile
- Maintain strategic business approach and recognise position in the cycle
- Continue our business plan of being a pure real estate fund manager and co-investor
- Take advantage of growing our “Active Earnings” and reinvesting earnings excess back into business investment

Forecast FY15 Operating
EPS

5.5-6.9c

Forecast FY15 Operating
EPS (incl. Active Earnings)

8.6-11.0c

DPS

5.25c



360 CAPITAL INDUSTRIAL FUND

ARSN 099 680 252

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TIX: overview

P	Total FY14 Unitholder return of 17.3% pa and 27.6% pa since listing ¹
P	Distribution yield of 8.73% ² (FY15 guidance of 19.20 cpu)
P	Distributions paid quarterly with high tax deferred component (FY14 was 45%)
P	Pro-forma gearing of 43.3% ³ with a targeted gearing range of 35% to 50%
P	Portfolio value of \$461.6 million ³ and pro-forma NTA per unit of \$2.13 ³
P	FY15 guidance of EPU of 20.2 cents and DPU of 19.2 cents

Notes

1. The Fund listed on 12 December 2012
2. Based on a unit price of \$2.20 as at 7 October 2014
3. 30 June 2014 pro-forma post the acquisitions of Warnervale and Townsville in July 2014 and Carole Park in September 2014

TIX: investment strategy

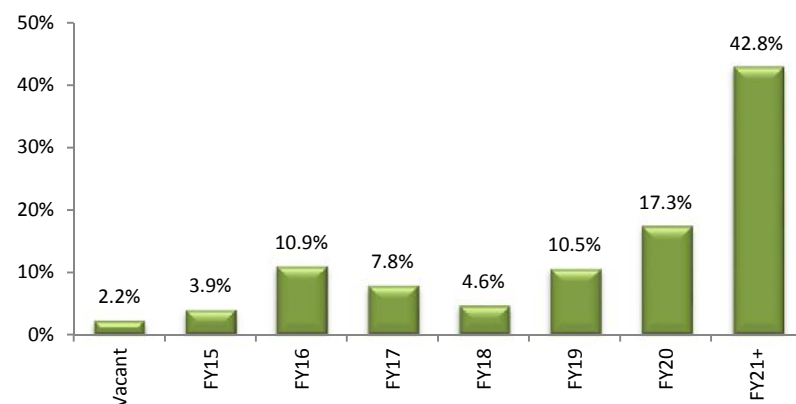
- To provide consistent and growing income returns with an opportunity for capital growth from industrial assets in core industrial locations across Australia
- Key investment criteria:
 - securely leased assets with high occupancy
 - passive and generic industrial facilities with long leases
 - \$10m+ value range
 - strong tenant covenants
 - focus on providing consistent and secure income through fixed rental increases
 - low ongoing capital expenditure
 - no development risk
 - no offshore investment
- Key Fund metrics:
 - target gearing range of 35-50%
 - target payout ratio of approximately 90% - 95%
 - 360 Capital to maintain a significant co-investment in the Fund

TIX: portfolio metrics¹

Portfolio Snapshot

Number of Assets	21
Net Building Area (sqm)	411,935
Property Value (\$m)	461.6
WACR (by income)	8.5%
Occupancy (by area)	96.9%
WALE (by income)	6.1 years

Lease expiry profile (by income)



- Long portfolio WALE and high occupancy ensure stable and predictable cashflows
- Portfolio well diversified by geographic location and tenant
- Manageable lease expiry profile with no year greater than 11% of the portfolio until FY20

Top 10 Tenants	Rent (\$m)	% total
Woolworths	6.6	16.8
The Reject Shop	2.9	7.6
API	2.9	7.6
AWH	2.8	7.3
Visy Industries	2.1	5.4
Greens Biscuits	1.9	4.9
Elite Logistics	1.6	4.2
Deliver Logistics	1.6	4.1
Kent Transport	1.5	3.7
Tyremax	1.3	3.3
Total	25.3	64.9

Notes

1. Pro-forma metrics as at 30 June 2014 including acquisitions of Warnervale, Townsville and Carole Park assets

TIX: portfolio metrics¹ (cont.)

	Property	State	Valuation (\$m)	Last Valued (date)	WACR ² (%)	Area (sqm)	Occupancy ³ (%)	WALE ² (years)
1	33-37 Mica Street, Carole Park	QLD	23.9	Jul 14	8.00	17,916	100.0	15.0
2	2 Woolworths Way, Warnervale	NSW	69.8	May 14	8.25	54,533	100.0	7.1
3	Lot 69 Jay Street, Mount St John, Townsville	QLD	9.6	May 14	8.75	4,726	100.0	10.5
4	457 Waterloo Road, Chullora	NSW	20.3	Apr 14	8.00	16,051	100.0	13.7
5	69 Studley Court, Derrimut	VIC	21.0	Apr 14	7.75	20,731	100.0	9.3
6	22 Hawkins Crescent, Bundamba	QLD	36.2	Apr 14	8.00	18,956	100.0	10.4
7	1 Ashburn Road, Bundamba	QLD	33.0	Apr 14	8.25	26,628	100.0	5.6
8	54 Sawmill Circuit, Hume	ACT	13.8	Apr 14	8.00	8,689	100.0	7.7
9	9-13 Caribou Drive, Direk	SA	9.5	Apr 14	8.50	7,023	100.0	5.3
	Sub-Total (acquired since 360 Capital became manager)		237.1		8.14	175,253	100.0	9.0
10	60 Marple Avenue, Villawood	NSW	20.0	Apr 14	8.75	18,493	100.0	2.2
11	37-51 Scrivener Street, Warwick Farm	NSW	21.8	Apr 14	9.25	27,599	100.0	4.0
12	8 Penelope Crescent, Arndell Park	NSW	14.5	Apr 14	8.50	11,420	100.0	1.9
13	5-9 Woomera Avenue, Edinburgh Parks ⁴	SA	4.5	Jun 13	10.50	10,580	-	0.0
14	102-128 Bridge Road, Keysborough	VIC	26.5	Apr 14	8.75	24,617	96.7	3.1
15	500 Princes Highway, Noble Park	VIC	20.0	Apr 14	8.75	13,789	96.9	1.6
16	6 Albert Street, Preston	VIC	23.0	Apr 14	8.75	20,531	94.9	4.6
17	14-17 Dansu Court, Hallam	VIC	15.5	Apr 14	8.25	17,070	100.0	4.7
18	12-13 Dansu Court, Hallam	VIC	11.9	Apr 14	8.25	11,542	100.0	3.6
19	33-59 Clarinda Road, Oakleigh South	VIC	10.1	Jun 14	9.25	10,903	100.0	1.5
20	39-45 Wedgewood Road, Hallam	VIC	8.5	Apr 14	8.25	10,631	100.0	0.9
21	310 Spearwood Avenue, Bibra Lake	WA	48.2	Apr 14	8.90	59,508	100.0	4.4
	Sub-Total (pre-existing portfolio)		224.5		8.80	236,682	94.6	3.3
	Total		461.6		8.46	411,935	96.9	6.1

Notes

1. Pro-forma metrics as at 30 June 2014 including acquisitions of Warnervale, Townsville and Carole Park assets
2. By income
3. By area
4. Held for Sale

TIX: fund metrics

- Market capitalisation of \$263.5¹m and inclusion in the S&P/ASX300 AREIT Index
- Multi-option debt facility of \$230.0m with existing debt capacity for further acquisitions
 - debt facility expires July 2017
- \$185.0m interest rate hedge at 2.95% plus margin
- Externally managed vehicle with a management fee 60bp of GAV + 22bp of recoveries
- No acquisition, disposal, leasing or performance fees
- Distribution Reinvestment Plan (DRP) currently active
- \$150.3m of equity raised since Mar 13 for recapitalisation upon listing and fund acquisitions
- Significant co-investment by 360 Capital of 12.0%

Fund Metrics	
FY15 forecast Operating EPU	20.2cpu
FY15 forecast DPU	19.2cpu
Payout ratio	95%
Drawn debt ²	\$206.5m
All in debt cost	~4.5%
Total assets ²	\$469.1m
Units on issue	119.8m
Market capitalisation ²	\$263.5m
NTA per unit ²	\$2.13
Gearing ²	43.3%
LVR Covenant	55.0%
Interest cover ratio	3.9 times
Interest cover ratio covenant	1.6 times

Notes

1. Based on a unit price of \$2.20 as at 7 October 2014
2. 30 June 2014 pro-forma post the acquisitions of Warnervale and Townsville in July 2014 and Carole Park in September 2014

TIX: outlook

Market

- Capitalisation rates to firm continuing to drive TIX's NTA per Unit growth
- More acquisition opportunities expected in FY15 albeit competition has increased
- Increase in pre-commitment activity may provide fund-through opportunities

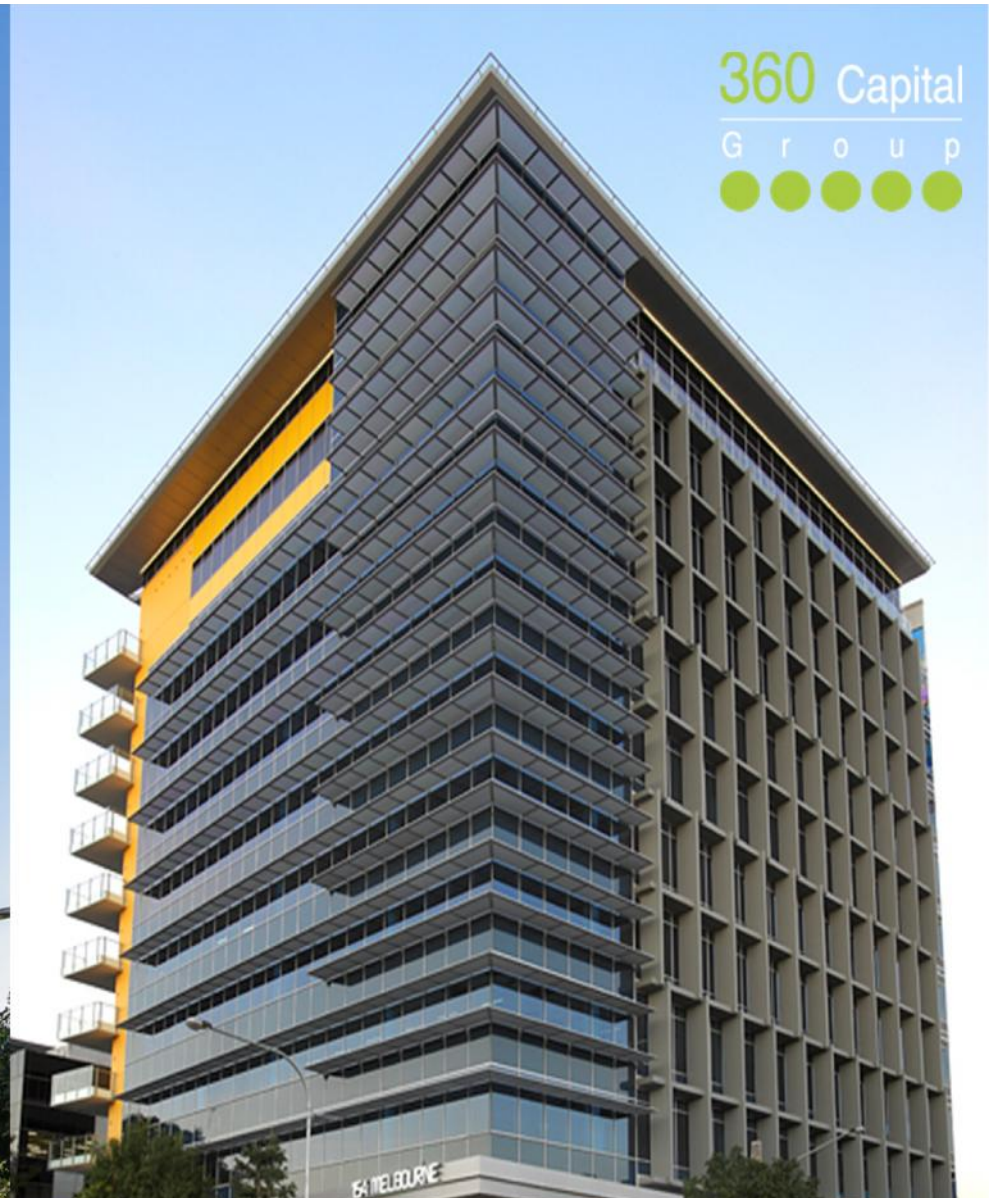
Operational

- Opportunistic disposal of smaller assets meeting demand by more market players seeking industrial assets
- Address medium term lease expiries to further strengthen the Fund's cashflows

Objectives

- Deliver further value for Unitholders via sustainable distributions from solid and predictable cashflows
- Remain appropriately capitalised to continue to grow the Fund's asset base in a responsible manner
- Maximise Unitholder returns by remaining well capitalised and nimble to secure suitable opportunities

FY15 operating EPU guidance of 20.2cpu
FY15 DPU guidance of 19.2cpu



360 CAPITAL OFFICE FUND

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ARSN 106 453 196

TOF: overview

P	Apr 14 recapitalisation and listing of the unlisted 360 Capital Office Fund via \$155.0m IPO
P	Acquisitions of \$135.5m as part of the IPO
P	Disposal of Railway Parade, Burwood for \$80.0m a 23.1% premium above the Apr 14 IPO book value of \$65.0m
P	Core Portfolio revalued at Jun 14 resulting in a \$3.5m or 2.0% increase since listing
P	NTA increased by 23cpu or 12.0% to \$2.14 since listing
P	Debt capacity of ~\$90.0m post the settlement of Burwood to pursue earnings accretive acquisitions in line with stated strategy

TOF: investment strategy

- To provide consistent and growing income returns with an opportunity for capital growth from office assets in suburban and CBD locations across Australia
- Key investment criteria:
 - securely leased assets with high and consistent occupancy
 - suburban A grade and CBD B grade assets
 - \$30-\$100 million value range
 - strong tenant quality with a focus on government to provide secure income
 - modern or refurbished assets requiring low ongoing capital expenditure
 - no development risk
 - no offshore investment
- Key Fund metrics:
 - target gearing range of 30-45%
 - target payout ratio of approximately 90%
 - ongoing WALE of greater than 3.5 years
 - 360 Capital to maintain a significant co-investment in the Fund

TOF: portfolio overview

- Quality office portfolio with three assets, valued at \$173.5m
- Located on the Australian east coast: Queensland (2) and ACT (1)



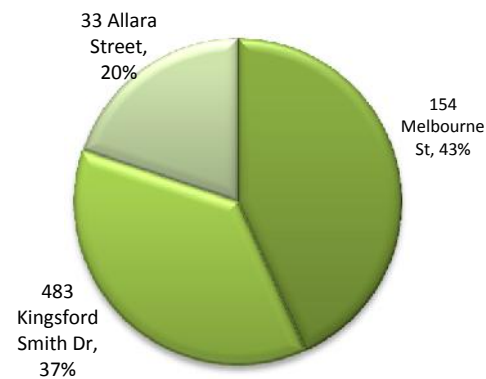
- A. 154 Melbourne Street, South Brisbane, QLD
B. 438-517 Kingsford Smith Drive, Hamilton Harbour, Brisbane, QLD
C. 33 Allara Street, Canberra City, ACT

1. By area
2. By income

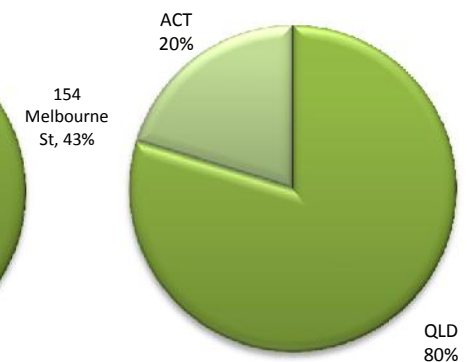
Portfolio metrics as at 30 Jun 14 (excluding Burwood)

Number of assets	3
Portfolio value	\$173.5m
Net lettable area	30,494sqm
WACR	8.4%
Weighted average initial yield	9.1%
Occupancy ¹	100.0%
Fixed & CPI rent review weighting	96.0%
WALE ²	4.6 years

Value by Property

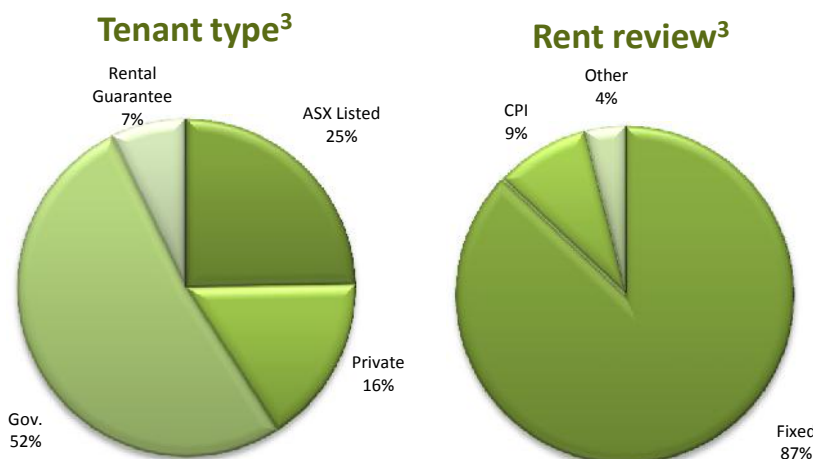


Value by Geography



TOF: portfolio metrics

- Diversified, quality tenant base across ASX- listed, private and government sectors
 - top 5 tenants (67%³ of portfolio) made up of Government and ASX Listed tenants
 - 100% portfolio occupancy
- 96%³ contracted rental increases (fixed and /or CPI) embedded in lease agreements



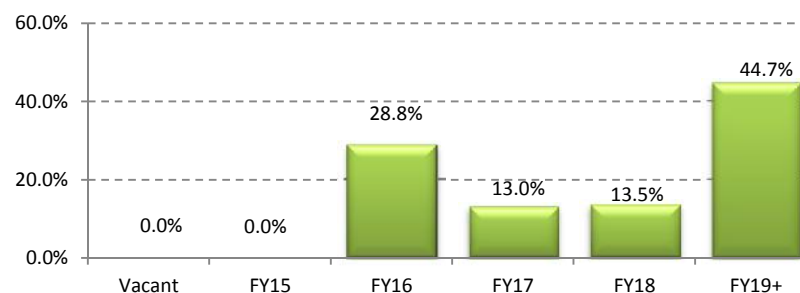
Notes:

- Department of Environment
- 5 year gross vendor rental guarantee over vacancy at 438 – 517 Kingsford Smith Drive
- By gross passing rental

Top 10 tenants as at 30 Jun 14³

Company	Rent (\$m).	% total
Commonwealth of Australia ¹	4.6	27.8
QLD State Government (Qld Studies)	2.2	13.0
QLD State Government (Justice Dep.)	1.6	9.8
Dominos	1.4	8.4
Devine Limited	1.4	8.4
Snowy Mountains Engineering Corp.	1.2	7.5
Rental Guarantee ²	1.2	7.2
Australand	0.6	3.9
Woolworths	0.6	3.7
Pradella Developments	0.3	1.7
	15.3	91.4

Lease expiry profile ³



TOF: fund metrics

- Market capitalisation of \$154.6m
- Syndicated debt facility of \$100.0m with ~\$90.0m debt capacity for further acquisitions
- Trading at a discount to 30 June 2014 NTA of \$2.14 per Unit
- Interest costs fixed with \$86.5m hedged for 3 years
- Debt facility expires April 2017 with an all-in debt cost of ~4.7%
- Externally managed vehicle with a management fee 60bp of GAV
- No acquisition, disposal, leasing or performance fees
- Significant co-investment by 360 Capital of ~25%

Fund metrics

FY15 forecast operating EPU	>17.0cpu
FY15 forecast DPU	17.0cpu
Payout ratio	TBA
Drawn debt ¹	\$8.5m
All in debt cost	4.7%
Portfolio valuation ¹	\$173.5m
Units on issue	77.7m
Market capitalisation	\$155m
LVR ¹	4.9%
LVR Covenant	50.0%

Notes

1. Post the settlement of 52-56 Railway Parade, Burwood on 2 October 2014

TOF: outlook

Market

- Leasing markets appear to be improving in line with the broader economy
- Demand for institutional grade office property investments expected to continue to remain strong, resulting in further cap rate compression and capital growth over the medium term

Operational

- At the portfolio level, the Fund is focused on:
 - Executing its leasing strategy at 33 Allara Street, Canberra and securing an early renewal of the Department of Environment
 - Reinvesting Burwood disposal proceeds in accretive acquisition(s)
 - Growing the Fund, diversifying the asset base and driving earnings and distributions

Objectives

- Continue to market the Fund and close the trading price discount to NTA per Unit
- Achieve S&P/ASX300 AREIT Index inclusion in FY15
- Maximise Unitholder returns by remaining well capitalised and nimble to secure suitable opportunities

- Forecast FY15 operating EPU guidance of >17.0cpu
(Revised EPU guidance to be given post the reinvestment of Burwood proceeds)
 - Forecast FY15 DPU guidance of 17.0cpu

Questions ?

Disclaimer

This presentation has been prepared by 360 Capital Group, comprising 360 Capital Group Limited (ACN 113 569 136) and 360 Capital Investment Management Limited (ACN 133 363 185, AFSL 340304) as responsible entity of the 360 Capital Investment Trust (ARSN 104 552 598) ('360 Capital' or the 'Group').

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