

1 August 2014

**360 CAPITAL GROUP (TGP)
UNCONDITIONAL DISPOSAL OF GOULBURN PROPERTY,
HURSTVILLE LEASING UPDATE AND \$5 MILLION DEBT REDUCTION**

360 Capital Group (ASX code: TGP) ("Group") is pleased to announce the conditional contract to sell the Group's non-core property at 158 Hume Street, Goulburn, NSW for \$4.3 million announced on 24th December 2013 is now unconditional and is in line with book value.

Settlement of the transaction is expected to occur on 13 August 2014 with net sale proceeds to be used to reduce Group borrowings further.

Furthermore, the Group has a number of leasing proposals issued on the Group's Hurstville asset as a result of the ATO lease expiring in February 2015. The Group is currently investigating its various disposal options for this asset, one of which may include a disposal into a 360 Capital managed fund, subject to the various approvals required.

The sale of the Goulburn facility and eventual disposal of the Hurstville property are in line with the Group's stated strategy of becoming a pure real estate fund manager and co-investor with proceeds from the direct asset sales to be recycled into funds management activities.

The Group has today also used surplus cashflow to reduce its drawn debt by \$5.0 million to \$20.0 million.

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

For more information, please contact:

Tony Pitt
Managing Director
360 Capital Group
+61 2 8405 8860

Tim Spencer
Head of Investor Relations
360 Capital Group
+61 2 8405 8872

About 360 Capital Group (ASX code TGP)

360 Capital 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. The Group's 22 full time staff have significant property, funds and investment management experience. 360 Capital manages nine investment vehicles holding assets valued at approximately \$1.0 billion on behalf of over 10,000 investors, has over \$90 million worth of co-investments across the 360 Capital platform and owns two direct assets valued at almost \$40 million.

360 Capital Group

Incorporating 360 Capital Group Limited ABN 18 113 569 136 & 360 Capital Investment Trust ABN 78 307 043 667
Level 8, 56 Pitt Street Sydney NSW 2000 | GPO Box 5483, Sydney NSW 2001 Australia
T +61 2 8405 8860 | Fax +61 2 9238 0354 | E investor.relations@360capital.com.au | W www.360capital.com.au

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