

13 September 2017

360 Capital Group
\$1.95 unconditional all-cash takeover offer for Asia Pacific Data Centre Group

360 Capital Group announces today a proposal to make an unconditional all-cash off-market takeover offer to acquire all the securities of AJD not otherwise owned by the 360 Capital Group (**Offer**).

The offer price is \$1.95 cash per security (**Offer Price**) with payment made within seven Business Days of acceptance by AJD securityholders. The terms of the Offer will otherwise be similar to those applying to the takeover offer by NEXTDC dated 14 August 2017 (**NEXTDC Offer**) as at the time of this letter. This includes that the Offer Price will be reduced by any dividends or distributions declared after the date of this announcement.

The Offer Price of \$1.95 per security represents:

- 24.6% premium to the \$1.565 closing price for AJD Securities on 1 May 2017, the day before 360 Capital Group announced its acquisition of a 19.99% stake in AJD;
- 18.2% premium to AJD's net tangible assets per AJD security as at 30 June 2017; and
- 3.7% premium to the NEXTDC Offer of \$1.87 per AJD security.

360 Capital Group believes that the Offer represents a compelling opportunity for the AJD board to secure for AJD securityholders a substantial premium to the NEXTDC Offer. Importantly, the Offer is unconditional, giving certainty to AJD securityholders.

360 Capital Group intends to fund the Offer through existing cash reserves and borrowings.

360 Capital believes data centres as a real estate class are very exciting and that the facilities in AJD are world-class, leased to a proven operator in NEXTDC.

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 1300 082 130 or emailing investor.relations@360capital.com.au

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About 360 Capital Group (ASX: 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 Group actively invests in direct property assets, property securities, real estate debt and various corporate real estate investments within Australian real estate markets on a private and public equity basis.
