

12 June 2014

### 360 CAPITAL CREATES PROPERTY SECURITIES BUSINESS

In line with 360 Capital Group's (ASX:TGP) ("360 Capital" or "Group") strategy of creating income producing real estate products for its existing and new investors, 360 Capital is pleased to announce the launch of its new property securities investment business and the appointment of Damian Diamantopoulos as Head of Property Securities.

A natural extension of its product offer, 360 Capital has chosen to grow a property securities business organically by utilising Damian's experience and skills as a respected specialised property securities manager.

The new business will also capitalise on 360 Capital's 9,000-strong investor base and existing financial planning network by providing complementary products to generate an additional stable earnings stream for the Group.

As part of establishing the property securities business as a wholly owned subsidiary, 360 Capital has established a Melbourne office to be run by Damian.

Damian comes to 360 Capital after a distinguished 12 year career at APN Property Group, having presided over its highly favoured flagship property securities fund and managed various listed and unlisted property securities funds. He was an integral part of a successful team that managed \$1.0 billion in funds under management and a key component in the growth of that business.

360 Capital's inaugural property securities fund will be launched in early July 2014, as the 360 Capital AREIT Fund ("Fund"). The Fund will be an unlisted managed investment scheme available to both retail and institutional investors and will invest in a suitably selected portfolio of ASX listed property and property related securities.

The Fund will seek to offer a higher yield to investors than that achieved by the benchmark S&P/ASX 300 AREIT Index as well as outperform the Index on a total return basis.

Designed to meet the needs of investors seeking a consistent and relatively high distribution yield as well as some capital growth from their investment, the Fund will focus on producing sustainable and regular income as a fundamental part of its overall philosophy.

At its core, the Fund will have a value bias with a medium to long term time horizon. The Fund's bottom-up, income focused, Index unaware style will aim to support a strategy that is both active and decisive.

The dynamic nature of the Fund's investment style will allow it to respond to all market conditions with the objective of optimising the Fund's distributable income and overall total performance returns in a risk adjusted manner.

Investors will have the opportunity to invest in a Fund managed by a dedicated fund manager using a comprehensive investment process based on rigorous research and analysis. As part of 360 Capital's stable of managed funds, the Fund will capitalise on 360 Capital's real estate market knowledge garnered from its active and acquisitive investment approach across various direct real estate market sectors.

Further, this recently created Fund will not have any GFC-related legacy issues.

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ASX Release

Mr Diamantopoulos said “360 Capital has an impressive track record since its creation in establishing new investment vehicles whilst enhancing investor value across its platform. I look forward to working with the 360 Capital team in the next stage of its evolution to further cultivate new investor relationships, grow the new property securities business for the benefit of all stakeholders and deliver strong risk adjusted returns and a quality service to investors.”

360 Capital Managing Director Tony Pitt commented “I am extremely pleased that Damian has agreed to join 360 Capital. He has extensive experience in the funds management industry and a proven track record of success. The addition of a property securities business further enhances and compliments 360 Capital’s existing suite of managed funds and investment vehicles positioning the Group well for future growth.”

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**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 19 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 almost 8,800 investors, has over \$90 million worth of co-investments across the 360 Capital platform and owns two direct assets valued at more than \$40 million.

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**360 Capital Group**

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