

1 September 2016

## 360 Capital Group (TGP)

### Sale of Subiaco Square Shopping Centre

360 Capital Group (ASX code: TGP) (Group) is pleased to announce the 360 Capital Subiaco Square Shopping Centre Property Trust (Trust) has exchanged unconditional contracts to sell Subiaco Square Shopping Centre (Centre) for \$38.35 million to a private investor.

The sale price equated to an initial yield of 6.0% and is at a 20% premium to the last external valuation. The sale of the Centre is in line with the strategy approved by Trust unitholders who will receive approximately \$2.65 per unit back on their original \$1.00 invested.

The Group owns 39.8% of the Trust after purchasing its initial stake in 2011 at approximately \$1.09 per unit, as well as further acquisitions and the conversion of exit fees at between \$1.40 and \$1.75 per unit.

Following the wind up of the Trust in December 2016, the Group expects to receive a total of approximately \$9.5 million in cash for its share and further exit fees which will be redeployed into other funds management, co-investment or capital management initiatives.

The positive impact on Group earnings from reinvestment of the capital return from its investment in the Trust is not included in the Group's FY17 guidance of 6.8 – 7.0cps.

More information 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, emailing [investor.relations@360capital.com.au](mailto:investor.relations@360capital.com.au) or contacting:

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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 15 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.48 billion on behalf of over 12,000 investors and has over \$220 million worth of co-investments across the 360 Capital Group.

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