

10 December 2014

**360 CAPITAL GROUP TO REPOSITION CVC PROPERTY TRUST (ASX: CJT) INTO
360 CAPITAL TOTAL RETURN FUND**

360 Capital Group (ASX code: TGP) ('360 Capital' or 'Group') is pleased to announce it has committed to purchase units in CVC Property Trust (ASX: CJT) with a total value of \$5.0 million from CVC Limited (ASX: CVC).

CJT has released a Notice of Meeting to its unitholders setting out the details in relation to CJT's proposed new direction as the 360 Capital Total Return Fund (Fund). It is proposed that the Fund will be restructured into a stapled security to enable the Fund to not only invest, but take active positions in various opportunities.

Under the Fund's new mandate and structure, 360 Capital will seek to raise a minimum of \$10.0 million of new equity in March 2015 to reduce debt and position the Fund to take advantage of opportunistic investments as they arise.

The Fund will apply for relisting on the ASX post completion of the capital raising and have an investment mandate focussed on delivering total returns to Unitholders from property related investments. 360 Capital Investment Management Limited is proposed to be the responsible entity.

Unlike other 360 Capital managed funds that focus on portfolios of well leased properties providing regular and stable distributions and potential capital gains to investors, the Fund will seek to focus on a wider investment mandate with a performance hurdle of 12%+ total return p.a .

Like 360 Capital's other listed funds, it is proposed the Fund will have a dedicated fund manager with Kevin Low appointed as the Fund Manager. Kevin has been with 360 Capital since 2011 and has been involved in each of the Group's other IPO's as well as many of the other restructurings the Group has undertaken during this time.

The Group will seek to maintain a long term investment in CJT, continuing its strategy of aligning itself with unitholders in the funds and trusts it manages.

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 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 over \$950 million on behalf of over 8,200 investors and has \$134.5 million worth of key co-investments across the 360 Capital Group platform.

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

ASX Release