

27 June 2017

**360 Capital Group (TGP)  
FY17 Earning Upgrade & FY18 Guidance**

The Board of 360 Capital Group Limited (ASX: TGP) (Group) is pleased to announce that following a review of the Group's investment income and operating costs, the Group is now forecasting FY17 operating earnings to be approximately 6.1 cents per security, representing an increase of 13.0% on previous guidance.

As announced, total distributions for FY17 will be 6.5 cents per security.

**FY18 Forecasts**

FY18 operating earnings will be 3.0 cents per security based on no further deployment of capital and the Group's current investments remaining fully invested. The Group currently has approximately \$97 million in cash.

**Group Distribution Policy**

Commencing from FY18, the Group will distribute 100% of its operating earnings. Therefore, FY18 distributions are currently forecast to be 3.0 cents per security, in-line with forecast FY18 earnings, assuming no further redeployment of capital, and will continue to be paid on a quarterly basis.

Going forward, any realised trading profits from TGP's activities will be also be distributed to securityholders.

The Group will be releasing its financial results on 17 August 2017.

More information on the Group 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 1300 082 130 or by emailing [investor.relations@360capital.com.au](mailto: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.

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