

17 February 2014

**360 CAPITAL GROUP (TGP)
HURSTVILLE VALUATION UPDATE,
FY14 OPERATING EARNINGS UPGRADE and
NOTIFICATION OF HY14 RESULTS RELEASE DATE AND WEBCAST**

360 Capital Group (ASX code: TGP) (Group) announces that the Group's property at 12-22 Woniora Road, Hurstville, Sydney has been independently valued as at 31 December 2013 following the decision by the property's major tenant (the ATO) to not renew its option to extend its lease beyond February 2015.

The independent valuation adopted by the Board for the property has reduced from \$44.0 million to \$38.5 million, representing an approximate \$0.02 per Security decrease to the Group's NTA per Security. Although the lease to the ATO does not expire until February 2015, the Group has commenced a repositioning and re-leasing strategy for the property. The Group has also written down the carrying value of the Goulburn facility to reflect the exchanged sale contract as announced to the market on 24 December 2013.

As outlined at the Group's 2013 AGM, the Group has a number of one-off positive items stemming from the acquisition of the 360 Capital Property Group in late 2013 which it expects will be accounted for in its Statement of Financial Performance for the six months ending 31 December 2013. These one-off positive items are expected to be in excess of the valuation adjustments on its direct assets outlined above. As a result, the Group expects its NTA per Security will be approximately \$0.60 per Security, reflecting a slight increase on the proforma NTA per Security of \$0.59 provided at the time of the Group's acquisition of 360 Capital Property Group.

The Group also expects its FY14 operating earnings will be approximately 5-10% above previous guidance of 5.9 cents per Security, skewed towards the first half of FY14.

The Group is scheduled to release its financial results for the six months ending 31 December 2013 on 27 February 2014 where it will provide a comprehensive update on the business, including the strategy for the Hurstville property.

An investor/analyst briefing teleconference call will be held on 27 February 2014 at 2:00pm Sydney time. To view the webcast of this teleconference on the day, please visit www.360capital.com.au and follow the links to register.

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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 company's 17 full time staff located in Sydney have significant property, funds and investment management experience. 360 Capital manages 10 investment vehicles holding assets valued at more than \$845 million on behalf of almost 9,000 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.

360 Capital Group

Incorporating 360 Capital Group Limited ABN 18 113 569 136 & 360 Capital Investment Trust ABN 78 307 043 667

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ASX Release