

21 November 2017

**360 Capital Group
Asia Pacific Data Centre Group (ASX: AJD) Update**

360 Capital Group (ASX: TGP) advises that its unconditional all-cash offer of \$1.95 per security (360 Capital Offer) for Asia Pacific Data Centre Group (ASX: AJD or APDC) lapsed at 7.00pm (AEDT) 20 November 2017.

360 Capital Group now has a 67.31% interest in APDC securities. APDC has a further 380 securityholders who have not accepted 360 Capital's offer.

APDC's AGM is to be held on 23 November 2017, at which time it is expected that two of 360 Capital's nominated directors will be appointed to the Board of APDC. The current Board of APDC have also indicated that they will resign shortly after the AGM. It is also proposed that two independent directors will be appointed to the Board.

As outlined in the 360 Capital's bidders statement, the new APDC Board will undertake a strategic review of APDC including implementing the capital distribution, looking at opportunities to grow APDC in line with its mandate, and reinstate quarterly distributions.

The APDC Board will update the market on the progress of these initiatives as they occur.

Other matters

Ben James has been on extended leave for the past 6 months and has elected not to return to the Group.

Tony Pitt, the Group's Managing Director said, "Ben has been with the Group for the past 6 ½ years and was an integral part of the success in the turnaround of the Becton platform. I wish Ben all the best in his future endeavours".

Earnings and Distributions

The Group has deployed approximately \$142 million into APDC. As a result, the Group's earnings and distributions will now be higher than the current forecast of 3.0 cents per security for FY18. The upgraded earnings and distributions for the Group for FY18 will be determined upon the Board of APDC determining the level of distributions from APDC.

ASX Release

More information on the Group can be found on the ASX's website at www.asx.com.au using the Group's ASX code "TGP", on the Group's website www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1300 082 130 or emailing 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.

ASX Release