

15 February 2018

**360 Capital Group (TGP)  
Asia Pacific Data Centre Group (AJD) Sales Campaign Update**

360 Capital Group (ASX:TGP) notes Asia Pacific Data Centre Group's (ASX:AJD) announcement yesterday to update the market on its global sales process. AJD disclosed that it has entered into exclusivity with a preferred party to dispose of the entire portfolio of data centres at \$280 million, and note its intention to be wound up following a successful completion of the sale.

TGP has invested \$142.2 million into AJD and currently owns 77.4 million (67.3%) of the securities on issue at an average price of \$1.84 per security.

Whilst the Group notes that there is no guarantee that the sale will proceed, based on AJD's proforma NTA of \$2.20 per security, TGP will realise approximately \$27.9 million profit above cost on its investment (equating to approximately \$0.12 per TGP security).

If the sale proceeds and AJD is wound up, TGP will make a special distribution of \$0.12 per security. TGP will then have in excess of \$120 million in cash and will be debt-free to pursue other real estate opportunities.

TGP's 31 December 2017 proforma unaudited NTA per security will be approximately \$1.06 per security, up from 30 June 2017 NTA of \$0.95 per security.

Based on TGP's \$122.2 million equity invested and taking into account distributions received from AJD, TGP will realise an IRR of approximately 60% on its equity invested over expected 9 months investment period.

The Group will be releasing its HY2018 results on 28<sup>th</sup> February 2018.

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 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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