

28 August 2017

**360 Capital Group (TGP)
Update on TGP's Proposal for Asia Pacific Data Centre Group (AJD)**

On 24 July 2017, 360 Capital Group (ASX: TGP) made a proposal to Asia Pacific Data Centre Group (ASX: AJD) securityholders to purchase all of the securities it did not own for \$1.80 subject to certain conditions, including due diligence.

We have reviewed AJD's results and the Target Statement released on 25th August 2017.

AJD securityholders were informed on 23 August 2017 that the market rent review of the Sydney Facility had been determined at a 7.87% increase and consequently, the Board had reviewed its carrying value and has increased its value by \$5.3 million. Furthermore, TGP did not receive many key documents needed as part of due diligence until 21 August 2017, as the documents required Next DC's consent before being released to TGP.

TGP is the process of reviewing the remaining documents provided by AJD on 21 August 2017 and TGP is meeting with AJD's current financiers early this week. At this point, TGP is not seeking any further information from AJD.

Once TGP has completed due diligence (which is expected to happen later this week) TGP expects to be in a position to make a decision in respect of its holding, including whether it will revise its proposal by increasing its offer price. TGP expects to inform AJD securityholders of its position by the end of this week.

As stated previously, 360 Capital believes data centres as a real estate class are very exciting and that the facilities in AJD are world-class, leased to a proven operator in Next DC.

We note that as at the date of this announcement, the Takeover Offer by Next DC has received less than 0.8% acceptances off market and nil acceptances on market, with AJD continuing to trade above the Next DC Takeover Offer.

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.