2016 Annual Results Presentation

ASX: TGP

24 August 2016

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360 Capital Group

1 At a glance

$24.1m
Statutory profit

$16.0m
Operating profit
↑ 9.1%

$224.4m
Co-investment
↑ 15.6%

$1.48bn
FUM
↑ 22.6%

10.6 cps
Statutory profit

7.0cps
Operating earnings
↑ 9.4%

95%
Recurring
operating revenue

6.25cps
Distributions
↑ 8.7 %

2 Key Group achievements

- 95% of operating revenue from recurring sources (base management fees and co-investment income)
- Disposal of direct assets for $47.0m completed transition to pure fund manager and co-investor
- Repaid all bank debt at Group level
- 15.0% total return on $224.4m of co-investments driven by redeployment of $15.5m into TIX, $1.6m into Havelock House, $3.9m into TOT
- Increased FUM by 22.6% to $1.48bn after TIX's compulsory acquisition of the $331.3m ANI
- Generated efficiencies from reduced staffing/operating costs following business transition
- Excess cash deployed to buyback 9.1m (3.7%) of TGP securities
- Lengthened terms on unlisted trusts & agreed terms to sell Subiaco Square (39.8% TGP owned)
- Commenced discussions on potential JV/Partnering opportunities with wholesale capital
- Simplified business - two revenue streams being funds management fees and co-investment income

2 Key achievements within Funds

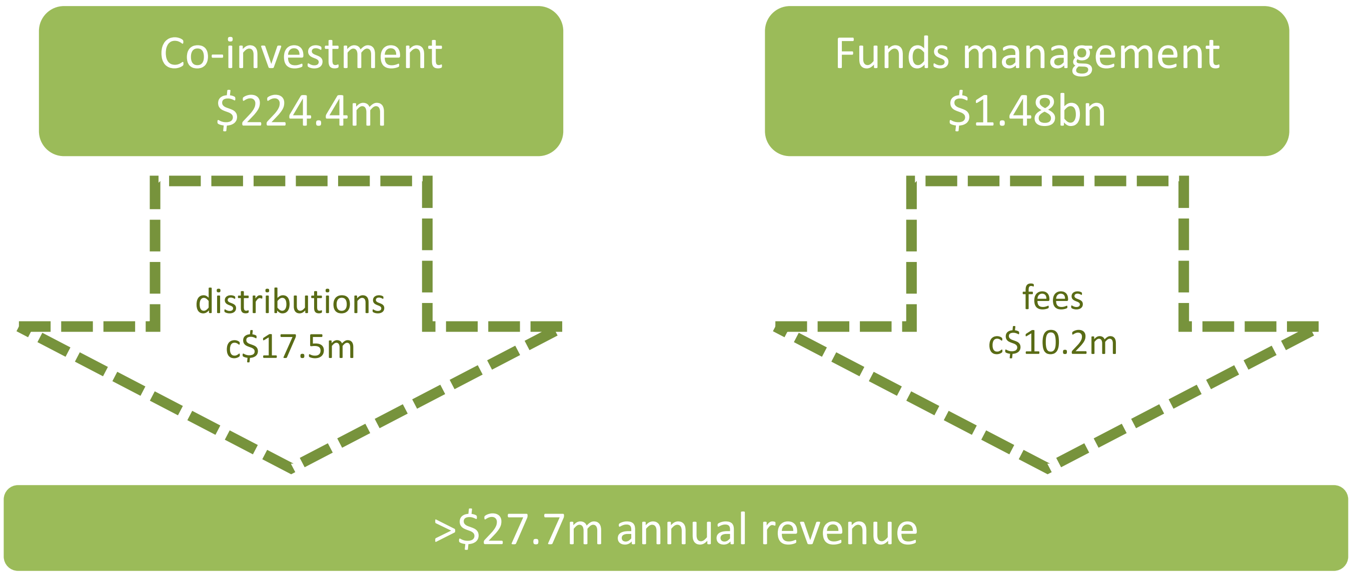
Fund	FY16 key fund achievements
TIX	• Completed compulsory acquisition of the $331.3m ANI • Revalued entire portfolio increasing gross assets to $923.3m • Completed non core asset sales of $10.5m and identified further FY17 as non core sales • Received indicative terms over new $330.0m, 10-year debt facility • Released >68,000sqm representing >10% of portfolio • Reconfirmed FY17 distribution guidance of 21.6cpu
TOF	• Disposed of 33 Allara Street for $29.0m eliminating significate portfolio leasing risk • Released >9,000sqm representing 25% of portfolio • $60.0m balance sheet capacity to provide further FUM growth • Confirmed 1HFY17 distribution guidance of 8.5cpu
TOT	• Disposed of direct assets for $26.0m • Increased investment in IDR to 14.7% • Bought back 22.7% of securities (9.0m units) at 14% average discount to NTA per Security • Market conditions favourable for TOT's growth strategy

UNLISTED	• Continued to sell down Retail Fund No.1
	• Secured Unitholder approval for
	    • extending the term on two unlisted trusts
	    • disposal of Subiaco Square for 20% above book value
	• Commenced discussion on potential JV opportunities with overseas mandates/wholesale funds

FY16 financial results

3 Simple business model

Predictable & transparent revenue streams

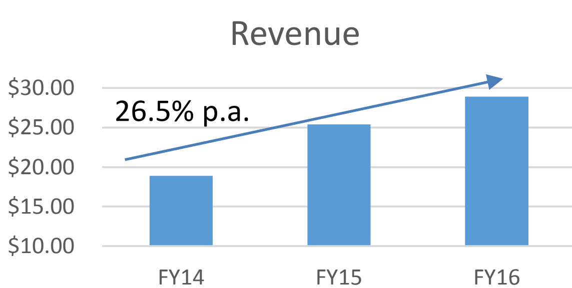


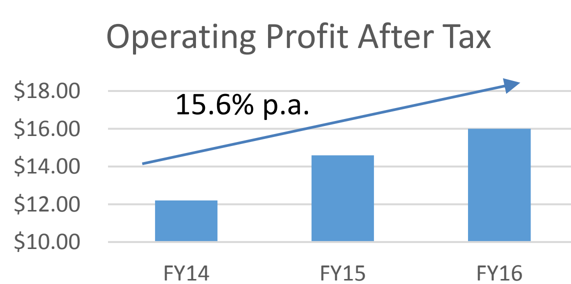
- Simple business model: fund manager & co-investor
- Significant co-investment = alignment with investors
- Cash available through recycling of assets
- Enhanced returns from funds management fees

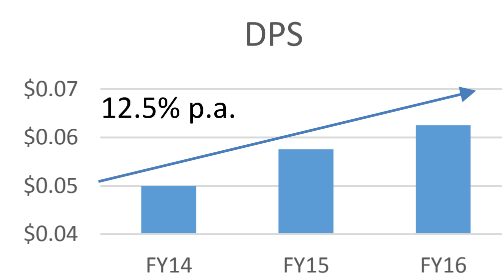
4 FY16 profit and loss analysis

- Co-investment revenue continued to grow from increased underlying distributions and increased co-investment capital
- Funds management revenue increased mainly due to ANI acquisition by TIX and performance fees from unlisted funds/ TOT
- Operating expenses in FY16 increased included residual property security business costs; FY17 operating costs forecast to be approximately a 25% lower
- Tax expense increased due to funds management fees increasing and FM business now profitable

Segment operating profit	FY16 ($m)	FY15 ($m)	FY14 ($m)	Change FY15/FY16
Co-investment revenue	17.5	12.0	3.9	45.0%
Net property income	1.2	6.1	6.8	(80.2%)
Funds management revenue	10.2	7.2	5.2	41.0%
Finance & other revenue	-	0.1	2.9	-
Total revenue	**28.9**	**25.4**	**18.9**	13.7%
Operating expenses	6.1	5.7	5.7	8.4%
Operating EBIT	**22.8**	**19.7**	**13.2**	15.2%
Net interest expense	5.6	4.5	0.6	25.0%
Operating profit before tax	**17.2**	**15.2**	**12.6**	12.3%
Net tax expense	1.2	0.6	0.4	86.1%
Operating profit after tax	**16.0**	**14.6**	**12.2**	9.1%
Specific non cash and MTM	8.1	9.5	10.8	(14.7%)
Statutory profit after tax	**24.1**	**24.1**	**23.0**	(0.3)%



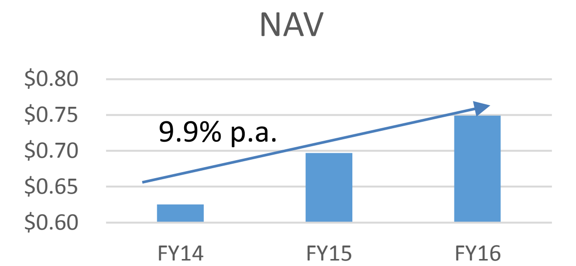


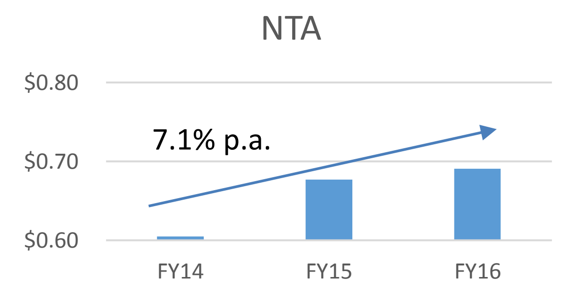


4 Balance sheet composition

Balance Sheet	30 Jun 16 ($m)	30 Jun 15 ($m)	30 Jun 14 ($m)	Change FY15/FY16
Cash	11.3	11.7	14.4	(3.4%)
Receivables	4.6	5.7	8.1	(19.3%)
Listed co-investments	146.8	113.0	38.0	29.9%
Total core investments	**162.7**	**130.4**	**60.5**	**24.8%**
Direct assets	-	47.0	42.8	(100.0%)
Seed capital – Retail Fund No.1	28.5	34.0	-	(16.2%)
Other 360 Capital unlisted funds	49.1	47.1	62.3	4.2%
Total non-core co-investments & seed capital	**77.6**	**128.1**	**165.6**	**(39.4%)**
Other assets	14.1	5.9	10.3	139.0%
Total assets	**254.4**	**264.4**	**175.9**	**(3.8%)**
Bank borrowings	-	11.0	25.0	(100.0%)
Corporate bond issue	76.8	74.7	-	2.8%
Other	9.1	16.4	8.3	(44.5%)
Total liabilities	**85.9**	**102.1**	**33.3**	**(15.9%)**
Net assets	**168.5**	**162.3**	**142.6**	**3.8%**
Securities on Issue	**239.6**	**248.7**	**248.7**	**(3.7%)**
NAV	**74.8**	**70.6**	**62.5**	**5.9%**
NTA	**69.0**	**67.7**	**60.5**	**1.9%**

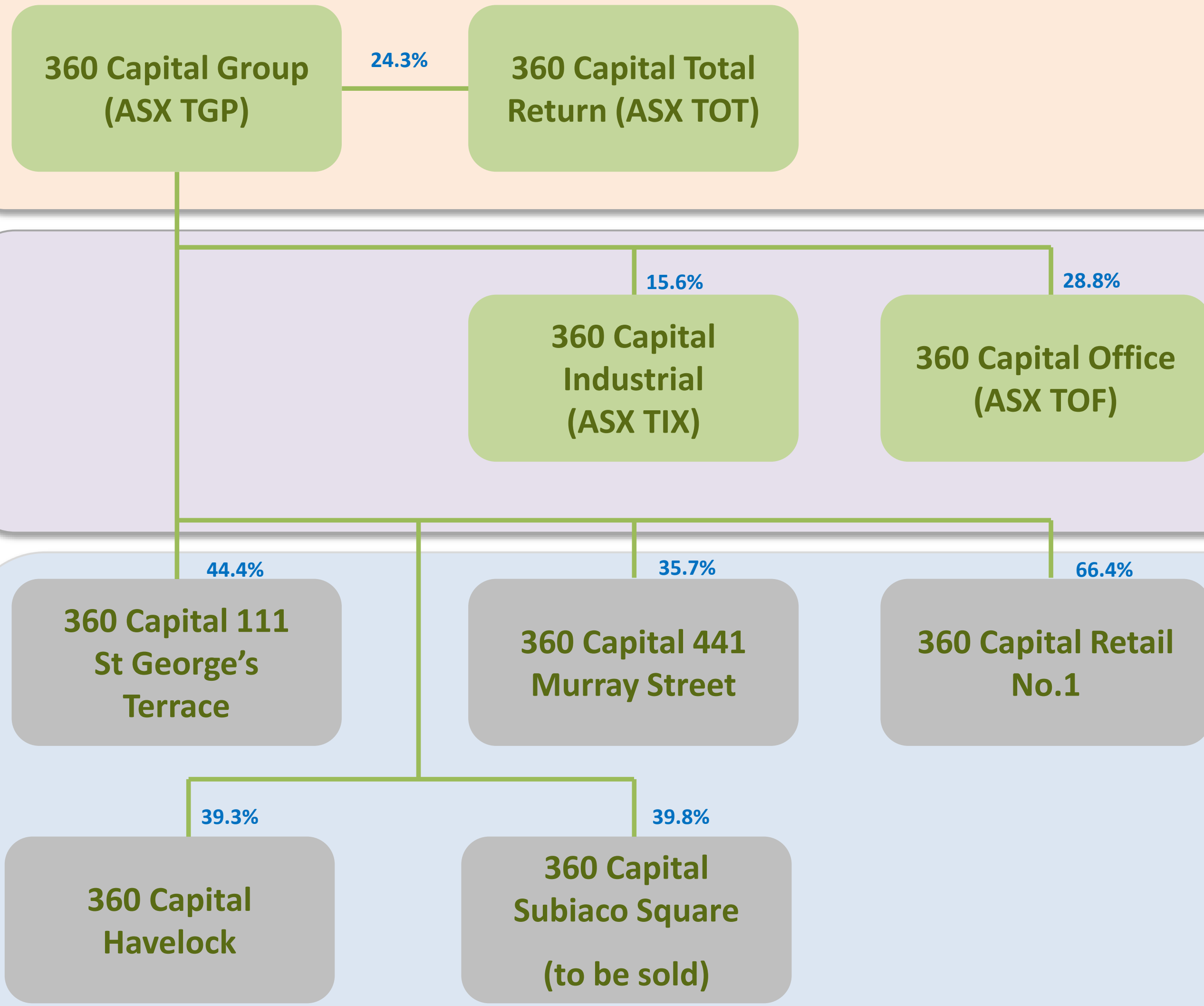
- In line with our strategy, listed investments continued to grow up 29.9% to $146.8m while unlisted and direct asset exposures reduced 39.4% to $77.6m
- TGP continues to reinvest excess earnings into the business
- Excess cash was used to buyback 9.1m securities reducing securities on issue to 239.6m
- Both NAV and NTA continue to increase from performance of underlying co-investments





Funds Management

360 Capital managed funds platform



Stapled Entities
Listed operating businesses & total return focused: 12-20% IRR

Listed AREITS
Actively managed ASX listed AREITs focused on income security: 8-9% distribution yields

Unlisted Funds
Unlisted funds focused on monthly distributions
6-9% distribution yields without market volatility

% = TGP ownership

5

FUM growth and FY17 FM fee forecasts

Managed Funds and fees

- Recurring funds management fees grew 38.7% in FY16 to $8.7m
- Total funds management fees of $10.2m equating to *85.3% of funds management revenue is from recurring management fees*
- Overall FUM up 22.6% primarily driven by ANI acquisition
- Listed funds continue as Group's growth area with fees up 47.7% on pcp
- Retail Fund No.1 unrecognised underwriting and acquisition fees of $2m to be recognised in future period

Managed Funds	Total assets 30 Jun 16 ($m)	Total assets 30 Jun 15 ($m)	Change in total assets FY15/16	FY16 recurring fees ($m)	FY15 recurring fees ($m)	Change in recurring fees FY15/16	Forecast FY17 recurring fees ($m)
TIX	923.3	622.4	48.3%	5.4	3.3	62.7%	6.0
TOF	211.0	230.4	(8.4%)	1.4	1.4	-	1.4
TOT	41.3	50.7	(18.5%)	0.3	0.1	417.8%	0.2
Total listed funds	**1,175.6**	**903.5**	**30.1%**	**7.1**	**4.8**	**47.7%**	**7.6**
111 St George's Terrace PT	142.0	140.5	1.1%	0.9	0.9	2.8%	0.9
441 Murray Street PT	22.4	26.2	(14.5%)	0.2	0.2	1.1%	0.1
Subiaco Square SC PT	38.9	32.9	18.2%	0.2	0.2	-5.1%	-
Havelock House PT	25.3	25.1	0.8%	0.2	0.2	1.4%	0.2
Retail Fund No.1	72.5	75.5	(4.0%)	0.1	-	100%	0.5
Other	-	0.8	-	-	-	-	-
Total unlisted	**301.1**	**301.0**	**-**	**1.6**	**1.5**	**8.5%**	**1.7**
Total	**1,476.7**	**1,204.5**	**22.6%**	**8.7**	**6.3**	**38.7%**	**9.3**
Underwriting & other fees				1.5	0.9	62.9%	2.0
Total FM revenue				**10.2**	**7.2**	**41.8%**	**11.3**

360 Capital Group

Co-investments

6 Co-investment performance

- Forecast $16.5m co-investment revenue for FY17, impacted by 441 Murray Street releasing, sale of Subiaco Square
  - provides solid, sustainable and predictable Group earnings
- Recycling unlisted co-investments will continue to provide Group with capital flexibility going forward

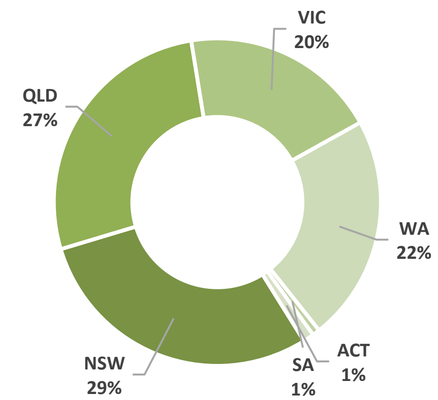
Co-investments	30 Jun 16 co-investment values ($m)	30 Jun 15 co-investment values ($m)	30 Jun 16 360 Capital ownership (%)	FY16 distribution income ($m)	FY15 distribution income ($m)	Change in distribution income FY15/FY16	Forecast FY17 distribution Income ($m)	Forecast FY17 distribution income ROE
TIX	90.8	63.9	15.6%	6.9	4.3	60.5%	7.2	7.9%
TOF	47.4	44.5	28.8%	3.6	3.6	-	3.6	7.6%
TOT	8.6	4.6	24.3%	0.6	0.1	459.8%	0.5	6.1%
Total listed funds	**146.8**	**113.0**		**11.1**	**7.9**	**39.6%**	**11.3**	**7.7%**
111 St George's Terrace PT	30.6	30.3	44.4%	2.6	2.5	4.5%	2.6	8.5%
441 Murray Street PT	3.8	5.1	35.7%	0.6	0.4	50.0%	-	-
Subiaco Square SC PT	9.6	7.3	39.8%	0.4	0.3	46.1%	0.1	0.8%
Havelock House PT	5.1	3.5	39.3%	0.3	0.2	44.2%	0.4	7.4%
Retail Fund No.1	28.5	34.0	66.4%	2.5	-	100%	2.1	7.4%
Other	-	0.9	-	-	0.9	(100.0%)	-	-
Total unlisted	**77.6**	**81.1**		**6.4**	**4.1**	**57.1%**	**5.2**	**6.7%**
Total co-investment	**224.4**	**194.1**		**17.5**	**12.0**	**45.0%**	**16.5**	**7.3%**

6 Stable platform assets driving FM Fees & co-investment returns

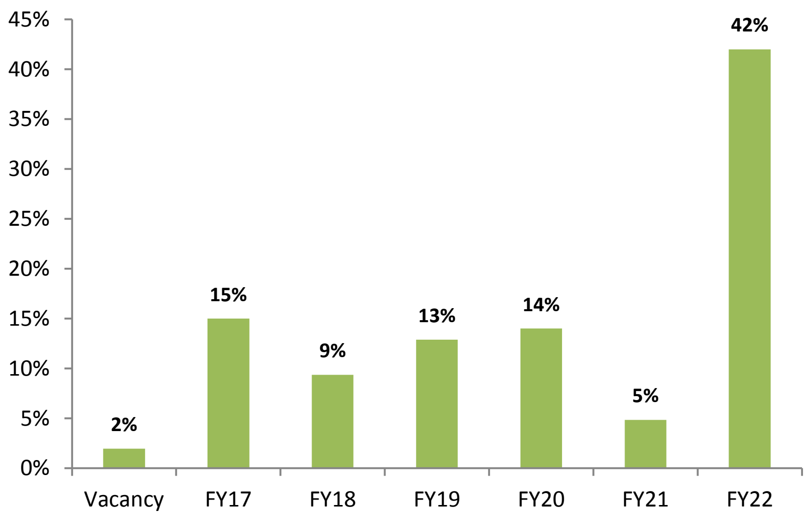
Managed funds snapshot

Fund platform	
Number of assets	46
Net lettable area	771,086sqm
Portfolio value	$1,410.5m
WACR (by value)	7.4%
Occupancy rate (by area)	97.3%
WALE (by income)	4.8 years
Number of tenants	180

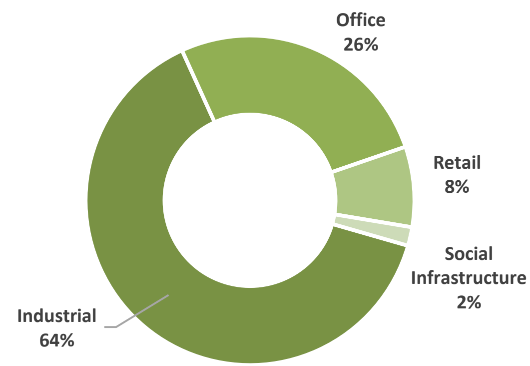
Geographic diversification



Lease expiry profile by income



Sector diversification



FY17 focuses, outlook & guidance

7

Evolving capital sources and strategy

- 360 Capital funds have been recapitalised with listed institutional equity over the past five years
- Expect further consolidation in the AREIT sector as smaller funds continue to become less relevant and unable to compete for capital and assets
- Wholesale, private equity and private mandates growing
    - Private equity and mandates, especially from overseas investors, continued to feature prominently in direct market in 2015 and 2016
    - 360 Capital expects this trend to continue - attractive yields relative to other countries, relatively stable economy, accepting of higher leverage than AREITs and wholesale capital
    - We will be patient in selecting the right partner(s) from overseas investors seeking local expertise
- Key focus is still to grow our listed funds and make them more relevant, thus partnering will not be at the cost of our listed platform, maybe potential partnering between listed funds and overseas capital

7

Key focuses for FY17

360 Capital Group

- Complete sell down of underwriting equity in Retail Fund No.1 ($28.5m) - updated PDS due September 2016
- TOF use its excess debt capacity to grow its asset base and increase its relevance
- TOT restore value its unitholders and maximise its 14.7% stake in Industria REIT (IDR)
- Advance the discussions to explore private institutional mandates to grow TGP’s revenue streams
- Complete the disposal of Subiaco Square and recycle capital into listed funds
- Continue the Group’s strategy of reducing exposure to unlisted retail funds
- Optimise all 360 Capital-managed fund debt facility tenures
- Be mindful of where we are in the cycle, continuing to focus on our business plan of building recurring revenue streams and be opportunistic in our approach to creating value for our investors

7 FY17 outlook and guidance

360 Capital Group

MARKET

- Australian commercial real estate markets at historic low yields
- Interest rates at all time low – expect base rates to continue to fall and margins to increase from Australian Banks, alternative term funding now freely available
- Overseas investors capital flows continuing to increase into Australia with lower cost of capital to AREITs which is changing the risk/return parameters

OPERATING

- Continue our business plan of being a pure real estate fund manager and co-investor
- Maximise value for our fund investors, maintaining existing unlisted platform and look to continue to grow listed platform
- Continue our "capital light" strategy and where appropriate buyback TGP securities if we believe TGP is undervalued
- Strong asset base and history has enabled the Group to start investigating the alternative capital sources as way to continue to grow the business
- Maintain strategic business approach and recognise position in the cycle
- "Business as usual" will generate DPS and EPS guidance of 6.5 cents and 6.8-7.0 cents for FY17

6.8 -7.0c
forecast operating EPS

6.50 c
DPS

Questions

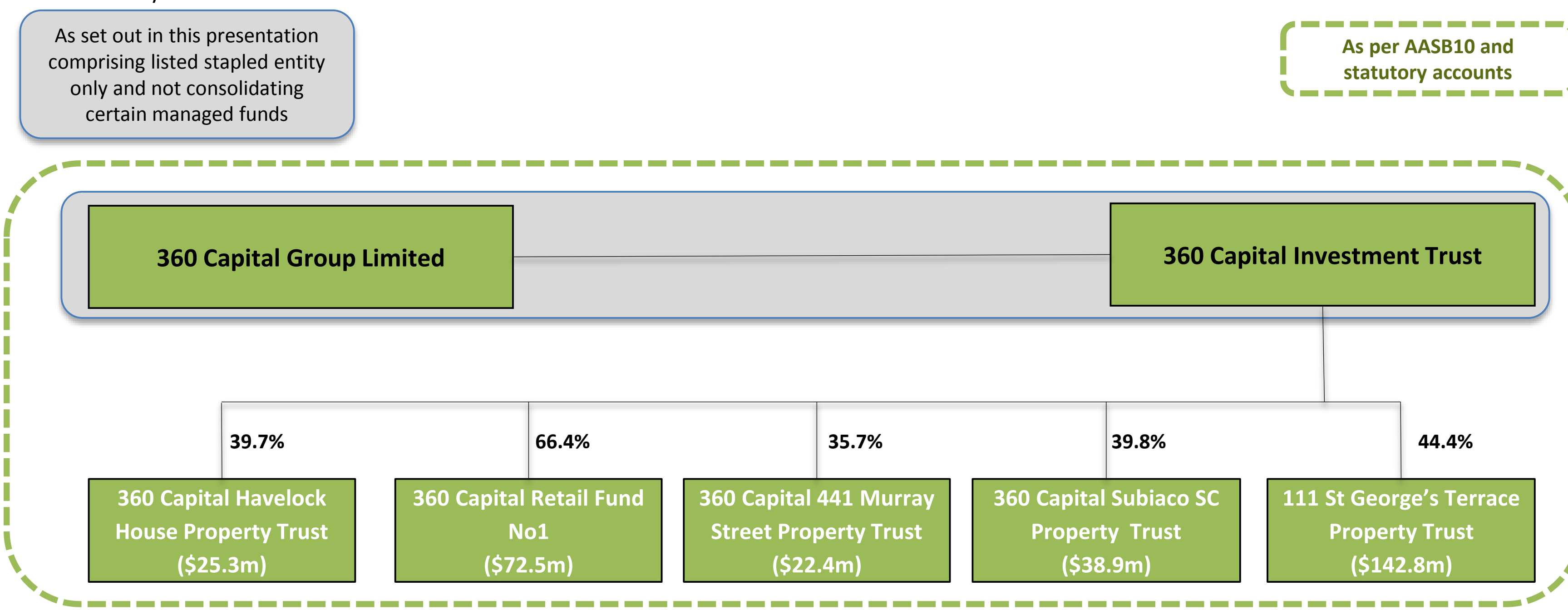
Appendices

Appendices

A	Segmental earnings analysis
B	Operating earnings to statutory profit & loss reconciliation
C	Segmental assets analysis
D	Portfolio summary at 30 June 2016
E	Board of Directors
F	Key management team

Presentation qualification

- Under AASB10 the Group's statutory financial accounts are presented on a consolidated basis including a number of the Group's managed funds namely:
  - 360 Capital 111 St George's Terrace Property Trust
  - 360 Capital 441 Murray Street Property Trust
  - 360 Capital Subiaco Shopping Centre Property Trust
  - 360 Capital Retail Fund No1
  - 360 Capital Havelock House Property Trust
- For the purposes of this presentation, financial information is presented on the consolidation of the 360 Capital Group head entities comprising the stapled group (360 Capital Group Limited and 360 Capital Investment Trust) and wholly owned subsidiaries and does not consolidate any of the Group's managed funds.
- A full reconciliation between the statutory accounts and the deconsolidated accounts for the Group are set out in the Group Financial Report for the financial year ended 30 June 2016.



A FY16 segmental earnings analysis

Financial Year ended 30 June 16 ($'000)	Co-investment Funds	Direct asset Investment	Funds management	Corporate	Total core
Management fee revenue	-	-	10,120	-	10,120
Net property income	-	1,198	-	-	1,198
Co-investment revenue	17,496	-	-	-	17,496
Other income	-	-	43	-	43
Total revenue and other income	**17,496**	**1,198**	**10,163**	**-**	**28,857**
Operating expenses	134	5	4,940	1,036	6,115
Earnings before interest and tax (EBIT)	**17,362**	**1,193**	**5,223**	**(1,036)**	**22,742**
Net interest expense	-	210	(245)	5,653	5,618
Operating profit before tax	**17,362**	**983**	**5,468**	**(6,689)**	**17,124**
Income tax expense	-	-	-	1,161	1,161
Operating profit (before specific non-cash and significant items)	**17,362**	**983**	**5,468**	**(7,850)**	**15,963**
Interest on Group ESP					1,339
Operating earnings used in calculating - diluted operating EPS					**17,302**
Weighted average number of securities - diluted ('000)					246,760
Operating profit per security (before specific non-cash and significant items) (EPS) cents					**7.0**
Number of securities for distribution per security ('000)					239,603
Distributions per security (DPS) cents					**6.25**

A FY15 segmental earnings analysis

Financial Year ended 30 June 15 ($'000)	Co-investment Funds	Direct asset Investment	Funds management	Corporate	Total core
Management fee revenue	-	-	7,208	-	7,208
Net property income	-	6,054	-	-	6,054
Co-investment revenue	12,064	-	-	-	12,064
Finance revenue	27	-	-	-	27
Other income	-	-	31	-	31
Total revenue and other income	**12,091**	**6,054**	**7,239**	**-**	**25,384**
Operating expenses	111	73	4,540	917	5,641
Earnings before interest and tax (EBIT)	**11,980**	**5,981**	**2,699**	**(917)**	**19,743**
Net interest expense	-	358	(266)	4,401	4,493
Operating profit before tax	**11,980**	**5,623**	**2,965**	**(5,318)**	**15,250**
Income tax expense	-	-	-	624	624
Operating profit (before specific non-cash and significant items)	**11,980**	**5,623**	**2,965**	**(5,942)**	**14,626**
Interest on Group ESP					1,263
Operating earnings used in calculating - diluted operating EPS					**15,889**
Weighted average number of securities - diluted ('000)					248,703
Operating profit per security (before specific non-cash and significant items) (EPS) cents					**6.4**
Number of securities for distribution per security ('000)					248,703
Distributions per security (DPS) cents					**5.75**

B Operating earnings to statutory profit & loss reconciliation

Reconciliation of profit/(loss) to operating profit/(loss) for the year ($'000)	Total Core FY16	Total Core FY15
Statutory profit/(loss) after tax attributable to stapled securityholders	**24,074**	**24,138**
Specific non-cash items		
Net loss on fair value of investment properties	1,607	1,608
Net (gain) on fair value of financial assets	(11,588)	(6,506)
Net (gain) on disposal of financial assets	(750)	-
Net loss on disposal of investment properties	279	-
Net (gain) on fair value of investment properties	-	(9,110)
Reversal of impairment of investments accounted for using the equity method	(162)	(100)
Security based payments expense	624	691
Straight-lining of lease revenue and incentives	-	474
Significant items		
(Gain) on bargain purchase	-	(287)
Acquisition and underwrite fees	283	645
Other items	301	545
Rent receivable adjustment	1,260	1,859
Tax effect		
Tax effect of specific non-cash items and significant items	35	670
Operating profit (before specific non-cash items and significant items)	**15,963**	**14,627**

C Segmental assets analysis

Segmental assets analysis ($'000)	Co-investment funds	Direct asset investment	Funds management	Corporate	Total core
As at 30 June 2016					
Cash and cash equivalents	292	-	10,774	200	11,266
Financial assets at fair value through the profit or loss	224,383	-	-	-	224,383
Other assets	3,012	-	15,494	204	18,710
Total assets	**227,687**	**-**	**26,268**	**404**	**254,359**
Borrowings	-	-	-	76,812	76,812
Other liabilities	75	-	2,737	6,263	9,075
Total liabilities	**75**	**-**	**2,737**	**83,075**	**85,887**
Net assets	**227,612**	**-**	**23,531**	**(82,671)**	**168,472**
As at 30 June 2015					
Cash and cash equivalents	2,894	-	8,528	269	11,691
Assets held for sale	-	47,000	-	-	47,000
Financial assets at fair value through the profit or loss	194,156	-	-	-	194,156
Other assets	3,745	161	6,617	1,029	11,552
Total assets	**200,795**	**47,161**	**15,145**	**1,298**	**264,399**
Borrowings	-	-	-	85,713	85,713
Other liabilities	139	8,145	1,120	7,025	16,429
Total liabilities	**139**	**8,145**	**1,120**	**92,738**	**102,142**
Net assets	**200,656**	**39,016**	**14,025**	**(91,440)**	**162,257**

360 Capital Industrial Fund (ASX: TIX)

D

360 Capital Group

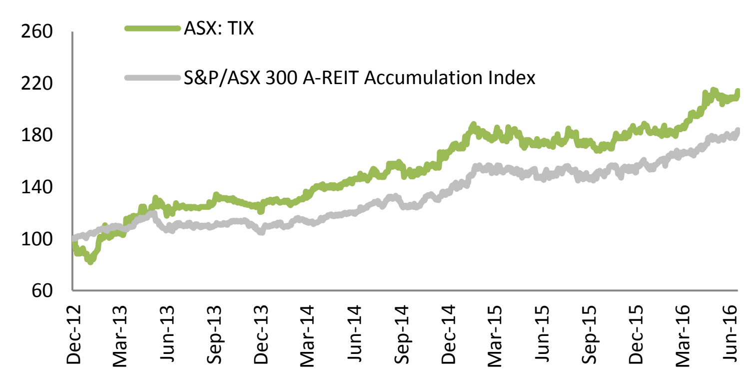
TIX overview

- Completed integration of $331.3m ANI portfolio
- Largest pure rent collecting industrial AREIT on ASX with total market capitalisation of $580.8m
- Achieved revaluation gains of $38.2m
- Weighted average cap rate of 7.5% attractive verses prime industrial market yield between 6.0% to 7.0%
- Minimal vacancy and has maintained portfolio WALE around 5 years since listing in 2012
- Current yield of 7.9%[1] based on distribution guidance of 21.6 cents

Portfolio metrics

	FY16	FY15
Total assets	37	22
Portfolio value ($m)	905.2	623
Building area (sqm)	686,411	423,259
Occupancy (by area)	99.4%	99.7%
WALE (by income)	4.7 years	5.3 years
WACR	7.5%	8.0%

Total return	Since listing (Dec '12)
Absolute	114.1%
Annualised	23.9%



360 Capital Group fees & distributions

Forecast income to Group	FY17
Co-investment ($m)	90.8
Co-investment income ($m)	7.2
Management fees ($m)	6.0
Total income ($m)	13.2
ROE from co-investment	**14.5%**

1.Based on 30 June 2016 closing price of $2.74

360 Capital Office Fund (ASX:TOF)

D

TOF overview

- First AREIT solely focused on suburban A and CBD B grade rent collecting Australian properties
- Two of the funds assets or 62.7% of portfolio by value were revalued resulting in a gain of $11.8m from December book value.
- Market capitalization of $164.9m and weighted average cap rate of 7.11%
- Current trading price and yield attractive given comparable corporate transactions in the sector
- Conservative gearing of 17.8% with $60.0m of balance sheet capacity
- Group willing to patient in finding the right asset given current point of the cycle

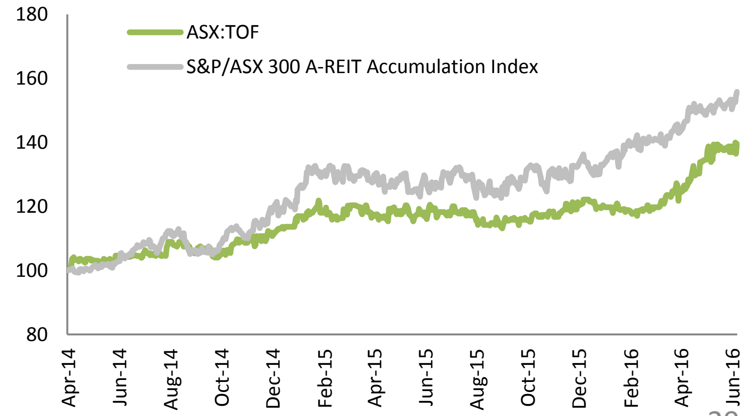
360 Capital Group fees & distributions

Forecast income to Group	FY17
Co-investment ($m)	47.4
Co-investment income ($m)	3.6
Management fees ($m)	1.4
Total income ($m)	5.0
ROE from co-investment	**10.5%**

Portfolio metrics

	FY16	FY15
Total assets	3	4
Portfolio value ($m)	207.9	226.1
Building area (sqm)	28,954	38,825
Occupancy (by area)	99.2%	98.5%
WALE (by income)	4.7 years	4.6 years
WACR	7.1%	7.8%

Total return	Since listing (Apr '14)
Absolute	39.6%
Annualised	16.5%



1.Based on 30 June 2016 closing price of $2.25

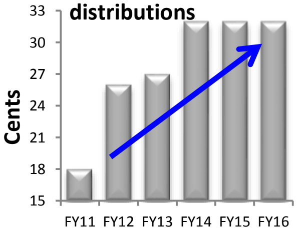
360 Capital Group

D Unlisted Trusts continue to perform

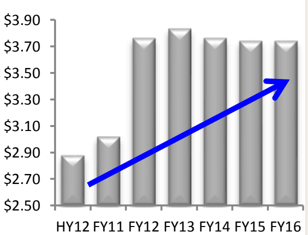
111 St Georges Terrace Property Trust

14.3% p.a.
Total Return
(under 360 management)

78% Increase in distributions



NTA increased from $2.88 to $3.74 per Unit

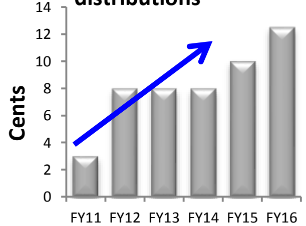


44.4%
Co-investment

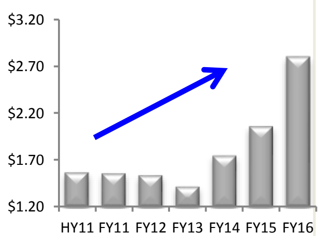
Subiaco Square SC Property Trust

15.7% p.a.
Total Return
(under 360 management)

316% Increase in distributions



NTA increased from $1.57 to $2.80 per Unit

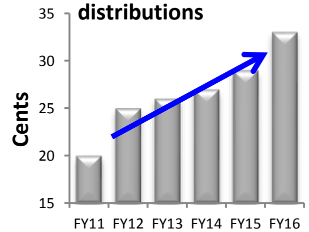


39.8%
Co-investment

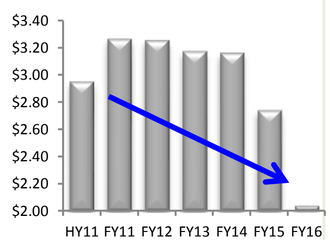
441 Murray St Property Trust

4.5% p.a.
Total Return
(under 360 management)

65% Increase in distributions



NTA impacted by pending lease expiry

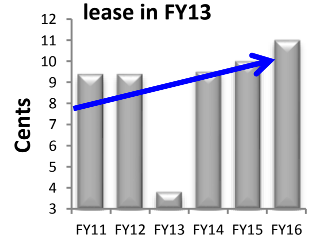


35.7%
Co-investment

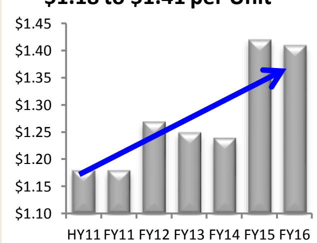
Havelock House Property Trust

10.6% p.a.
Total Return
(under 360 management)

New 15 year lease in FY13



NTA increased from $1.18 to $1.41 per Unit

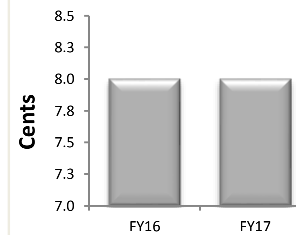


39.3%
Co-investment

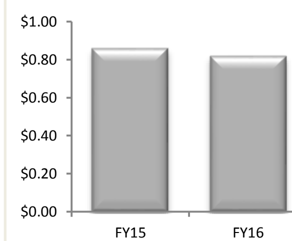
360 Capital Retail Fund

NTA per Unit $0.82 cents

Attractive 8.0% yield



Positive revaluation since purchase



66.4%
Co-investment

Portfolio details at 30 June 2016

D

360 Capital Group

Well diversified $1410.2m portfolio

Queensland

- 1 Ashburn Road, Bundamba (The Reject Shop)
- 22 Hawkins Crescent, Bundamba (Australian Pharmaceutical Industries)
- 154 Melbourne St, South Brisbane (Qld Government)
- 483 Kingsford Smith Drive, Brisbane, (Domino's)
- 21 Jay Street, Townsville (Woolworths)
- 33-37 Mica Street, Carole Park (Greens)
- 136 Zillmere Road, Boondall (Bradnam Windows)
- 69 Rivergate Place, Murrarie (Yamaha)
- City Centre Plaza, Rockhampton (Coles)

New South Wales

- 60 Marple Avenue, Villawood (Kent Transport)
- 37-51 Scrivener Street, Warwick Farm (Visy Board)
- 8 Penelope Crescent, Arndell Park (Tyremax)
- 457 Waterloo Road, Chullora (Elite Logistics)
- 2 Woolworths Way, Warnervale (Woolworths)
- Windsor Marketplace, Windsor (Woolworths)
- 92-98 Cosgrove Road, Enfield (K&S Freighters)
- 10 Williamson Road, Ingleburn (Visy)
- 29 Glendenning Road, Glendenning (Green's General Foods)
- 12 Williamson Road, Ingleburn (VIP Petfoods)
- 74-94 Newton Road, Wetherill Park (Australia Post)
- 6 Macdonald Road, Ingleburn (Sekisui House)
- 30 Clay Place, Eastern Creek (Garmin)
- 52-74 Quarry Raod, Erskine Park (Premium Floors)
- 75 Owen Street, Glendenning (Hyne & Son)

Western Australia

- 310 Spearwood Avenue, Bibra Lake (AWH)
- Subiaco Square Shopping Centre, Subiaco, Perth (Woolworths)
- 441 Murray Street, Perth (WA Govt.)
- 21 Havelock Street, Perth (Perth Clinic)
- 111 St George's Terrace, Perth (WA IRC)
- 23 Selkis Road, Bibra Lake (Orora)
- 99 Quill Way, Henderson (CBI Constructors)

South Australia

- 9-13 Caribou Drive, Direk (Kimberly Clark)

Victoria

- 500 Princes Highway, Noble Park (Mainfreight Distribution)
- 6 Albert Street, Preston (Hugo Boss)
- 102-128 Bridge Road, Keysborough (Montague Cold Storage)
- 14-17 Dansu Court, Hallam (GM Holden)
- 12-13 Dansu Court, Hallam (DKSH)
- 39-45 Wedgewood Road, Hallam (Dana Australia)
- 69 Studley Court, Derrimut (Silk Contract Logistics)
- 576 Swan Street, Melbourne (GE Capital Finance)
- 24-32 Stanley Drive, Somerton (Bluestar Logsitics)
- 324-332 Frankston-Dandenong Road (Complete Supply Co)
- 49 Temple Drive, Thomastown (Orora)
- 2 Keon Parade, Keon Park (Orora)
- 9 Fellows Court, Tullamarine (McHugh & Eastwood)

ACT

- 54 Sawmill Circuit, Hume (Grace Records)

D Portfolio details at 30 June 2016

	Property Address	Sector	State	Value ($m)	Cap %	Area (sqm)	Occupancy %[1]	WALE (yrs)[2]
1	154 Melbourne Street	Office	QLD	77.5	7.5%	11,301	100%	1.8
2	483 Kingsford Smith Drive	Office	QLD	74.4	7.0%	9,322	98%	7.5
3	574 Swan Street	Office	VIC	56.0	6.8%	8,331	100%	5.7
4	102-128 Bridge Rd, Keysborough	Industrial	VIC	30.3	7.8%	24,614	100%	2.5
5	12-13 Dansu Ct, Hallam	Industrial	VIC	14.1	7.5%	10,668	100%	1.6
6	14-17 Dansu Ct, Hallam	Industrial	VIC	17.4	7.5%	17,070	100%	2.7
7	310 Spearwood Ave, Bibra Lake	Industrial	WA	50.0	8.0%	59,508	100%	2.4
8	37-51 Scrivener St	Industrial	NSW	26.2	8.0%	27,599	100%	2.0
9	39-45 Wedgewood Rd, Hallam	Industrial	VIC	9.3	7.8%	10,631	100%	0.7
10	500 Princes Hwy, Noble Park	Industrial	VIC	20.0	8.3%	13,794	70%	2.9
11	6 Albert St, Preston	Industrial	VIC	25.4	7.8%	20,532	100%	3.0
12	60 Marple Ave, Villawood	Industrial	NSW	18.5	8.5%	18,493	100%	1.7
13	8 Penelope Cres, Arndell Park	Industrial	NSW	15.5	7.5%	11,420	100%	0.8
14	54 Sawmill Circuit, Hume	Industrial	ACT	15.3	7.3%	8,689	100%	5.7
15	9-13 Caribou Drive, Direk	Industrial	SA	9.6	8.5%	7,023	100%	3.3
16	22 Hawkins Crescent, Bundamba	Industrial	QLD	43.3	7.3%	18,956	100%	8.4
17	1 Ashburn Road, Bundamba	Industrial	QLD	36.6	7.8%	26,628	100%	3.6
18	457 Waterloo Road, Chullora	Industrial	NSW	26.0	6.8%	16,051	100%	11.7
19	69 Studley Court, Derrimut	Industrial	VIC	20.6	7.3%	14,365	100%	3.6
20	2 Woolworths Way, Warnervale	Industrial	NSW	80.9	7.3%	54,533	100%	5.1
21	21 Jay Street, Mount St John, Townsville	Industrial	QLD	10.8	8.0%	4,726	100%	9.0
22	33-37 Mica Street, Carole Park	Industrial	QLD	26.5	7.5%	18,613	100%	13.2

1. By area
2. By gross income

D Portfolio details at 30 June 2016

	Property Address	Sector	State	Value ($m)	Cap %	Area (sqm)	Occupancy %[1]	WALE (yrs)[2]
23	69 Rivergate Place, Murrarie, QLD	Industrial	QLD	29.0	6.5%	11,522	100%	6.9
24	136 Zillmere Road, Boondall, QLD	Industrial	QLD	28.3	7.3%	16,053	100%	7.2
25	52-74 Quarry Road, Erskine Park	Industrial	NSW	15.2	6.8%	8,867	100%	4.4
26	92-98 Cosgrove Road, Enfield	Industrial	NSW	37.6	7.5%	33,863	100%	4.3
27	12 Williamson Road, Ingleburn	Industrial	NSW	34.0	7.3%	25,666	100%	7.2
28	10 Williamson Road, Ingleburn	Industrial	NSW	36.5	7.5%	27,260	100%	3.1
29	74-94 Newton Road, Wetherill Park	Industrial	NSW	22.8	7.3%	17,028	100%	0.3
30	6 Macdonald Road, Ingleburn	Industrial	NSW	17.9	7.3%	12,375	100%	2.2
31	30 Clay Place, Eastern Creek	Industrial	NSW	16.3	6.5%	6,012	100%	9.4
32	75 Owen Street, Glendenning	Industrial	NSW	7.8	6.8%	4,600	100%	2.5
33	29 Glendenning Road, Glendenning	Industrial	NSW	39.1	6.5%	21,298	100%	12.4
34	24-32 Stanley Drive, Somerton	Industrial	VIC	27.4	7.5%	24,350	100%	2.0
35	9 Fellowes Court, Tullamarine	Industrial	VIC	3.8	7.3%	4,072	100%	0.5
36	324-332 Frankston-Dandenong Road, Dandenong South	Industrial	VIC	27.1	7.5%	28,316	100%	4.3
37	49 Temple Drive, Thomastown	Industrial	VIC	13.0	8.0%	13,438	100%	0.1
38	2 Keon Parade, Keon Park	Industrial	VIC	19.8	7.3%	13,125	100%	12.1
39	23 Selkis Road, Bibra Lake	Industrial	WA	17.3	8.3%	18,235	100%	6.0
40	99 Quill Way, Henderson	Industrial	WA	16.3	8.3%	16,419	100%	1.7
41	21 Havelock St, West Perth	Social Infrastructure	WA	25.2	7.5%	4,856	100%	11.6
42	Subiaco Square Shopping Centre, Subiaco	Retail	WA	38.4	6.0%	6,451	100%	5.7
43	441 Murray Street	Office	WA	22.0	8.3%	5,941	100%	0.4
44	111 St George's Terrace, Perth	Office	WA	140.1	7.6%	18,978	88%	4.1
45	Windsor Marketplace	Retail	NSW	21.4	6.8%	5,349	95%	11.4
46	Rockhampton City Centre Plaza	Retail	QLD	50.0	7.0%	14,145	98%	4.6
	Total			**1,410.2**	**7.4%**	**771,086**	**99%**	**4.8**

1. By area
2. By gross income

E

Board of Directors

360 Capital Group

DAVID VAN AANHOLT, CHAIRMAN & INDEPENDENT DIRECTOR

David has close to 30 years' experience in the property and funds management industry. Prior to establishing his own property group in 2007, David was the Chief Executive Officer (Asia Pacific) of the ASX listed Goodman Group. In that role David was responsible for Goodman's operations in Australia, New Zealand, Hong Kong and Singapore. David worked for Goodman for more than a decade and before joining them he was a Fund Manager at Paladin Australia Limited and an Associate Director of CDH Properties

TONY PITT, MANAGING DIRECTOR

Tony is a founding Director of 360 Capital and has worked in the property and property funds management industries for over 19 years. As Managing Director, Tony is responsible for the Group's capital structure, investments and overall Group strategy. He is also responsible for 360 Capital's $1.4 billion of managed funds, including fund strategy, capital structure, acquisitions, disposals and overall fund performance. He has overseen the IPO on the ASX of three AREITs since 2012 as well as the creation of various unlisted funds, undertaken corporate acquisitions and the ASX listing of 360 Capital Group. Tony has formerly held numerous senior roles and directorships at Mirvac Group, James Fielding Group, Paladin Australia, Jones Lang LaSalle and CB Richard Ellis.

ANDREW MOFFAT, INDEPENDENT NON EXECUTIVE DICRECTOR

Andrew has in excess of 23 years of corporate and investment banking experience, including serving as a director of Equity Capital markets and Advisory for BNP Paribas Equities (Australia) Limited. Andrew is the sole principal of Cowoso Capital Pty Ltd, a company providing corporate advisory services. Andrew is also Chairman of Pacific Star Network Limited and a Director of Rubik Financial Limited. His past public company directorships include Keybridge Capital Limited, CCK Financial Solutions Limited, itX Group Limited and Infomedia Limited.

JOHN BALLHAUSEN, INDEPENDENT NON EXECUTIVE DIRECTOR

John is a financial services professional with over 35 years' experience. He provides services to a number of organisations and is a Responsible Manager for several Australian Financial Services Licencees. John founded Rimcorp Property Limited and became its Managing Director. In 2008, Rimcorp was successfully sold with approximately $100 million in funds under management spread over four registered property schemes. Before 2002 John held the position of Chief Investment Officer with HIH Insurance, with responsibility for more than $3 billion of funds across fixed interest, equities and property asset classes.

GRAHAM LENZNER, INDEPENDENT NON EXECUTIVE DIRECTOR

Graham has had a career spanning four decades, with particular emphasis on funds management and financial markets. Graham was an Executive Director of the Armstrong Jones Group for 12 years, the last four years as Joint Managing Director. Other previous roles include Finance and Deputy Managing Director of Aquila Steel, General Manager Finance and Investments of MMI Insurance Limited and Director Head of Equities with Schroder Darling Management Limited. Graham has served on the Board of a number of public and private companies. He is currently Chairman of Device Technologies Australia Pty Limited.

F

Key management team

TONY PITT, MANAGING DIRECTOR

Tony is a founding Director of 360 Capital and has worked in the property and property funds management industries for over 19 years. As Managing Director, Tony is responsible for the Group's capital structure, investments and overall Group strategy. He is also responsible for 360 Capital's $1.4 billion of managed funds, including fund strategy, capital structure, acquisitions, disposals and overall fund performance. He has overseen the IPO on the ASX of three AREITs since 2012 as well as the creation of various unlisted funds, undertaken corporate acquisitions and the ASX listing of 360 Capital Group. Tony has formerly held numerous senior roles and directorships at Mirvac Group, James Fielding Group, Paladin Australia, Jones Lang LaSalle and CB Richard Ellis.

BEN JAMES, CHIEF INVESTMENT OFFICER – 360 CAPITAL GROUP

Ben is responsible for all fund strategy and investment activities within the Group. Ben has over 21 years' experience in Real Estate Funds Management and Investment across the office, retail, industrial, hotel and car park sectors. Prior to joining 360 Capital, Ben spent 12 years at Mirvac in numerous asset and investment roles including three years as the Trust Manager of Mirvac Property Trust, the $4.5 billion investment portfolio. He also held positions in property management and investment sales with Colliers International. Ben is a former Chair of the Property Council of Australia's NSW Capital Markets Committee. Ben is also a Director of 360 Capital Institutional Investment Management Limited.

GLENN BUTTERWORTH, CHIEF FINANCIAL OFFICER – 360 CAPITAL GROUP

Glenn Butterworth was appointed as the new 360 Capital Group Chief Financial Officer effective from his commencement date in December 2013. A key executive within the business, Glenn is responsible for all 360 Capital's financial management activities. Glenn joined 360 Capital from Mirvac where he has spent the last 11 years, most recently as Financial Controller of the Mirvac's Investment Division for the last 7 years where he was responsible for Mirvac Property Trust, listed and wholesale managed funds and partnership structures and has a wealth of transactional and financial management experience.

ALAN SUTTON, COMPANY SECRETARY – 360 CAPITAL GROUP

Alan is an accountant with more than 30 years in financial control and company secretarial practice, the last 12 years in property funds management. Prior to joining the 360 Capital Property Group, Alan was the Company Secretary for the Lachlan Property Group including Lachlan REIT Limited. He was Paladin Australia's Financial Controller – Corporate before its merger with Deutsche Asset Management in July 2000. At Deutsche, he was responsible for all accounting and financial aspects of the Asset Management Property Group, as well as reorganising the property trust accounting team to take on the operations of Deutsche's various property trusts and mandates. Alan is responsible for the Group's corporate financial reporting and all company secretarial matters.

TIM SPENCER, HEAD OF INVESTOR RELATIONS – 360 CAPITAL GROUP

Tim joined 360 Capital in April 2011 and is responsible for all aspects of communication and marketing programs with key external stakeholders of the Group and 360 Capital funds including institutional investors, analysts and media. Tim's role also encompasses investment product and market development initiatives. Previously Tim was Investor Relations Manager for the then ASX-listed ING Industrial Fund and the ING Office Fund at ING Real Estate Investment Management Australia (REIMA). Prior to ING REIMA, Tim was Head of Listed Securities at Brookfield Multiplex Capital and Fund Manager of the ASX-listed Multiplex Acumen Property Fund. Tim has held senior property securities analyst roles at stock broking and research houses and has over 23 years' property industry experience covering investor relations, investment analysis, portfolio management, trust management, research and product development.

Disclaimer

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