

3 July 2019

**360 Capital Group
Launches Pre-IPO Raising
Global Digital Infrastructure Fund contracts on Seed Assets
Appoints Joint Lead Managers and Bookrunners to IPO**

Further to the Group's announcement on 11 June 2019 about the proposed IPO of 360 Capital Digital Infrastructure Fund ("Fund"), to provide investors seeking liquidity and access to 360 Capital Digital Infrastructure Partners ("360CDIP"), the Fund has received strong support from investors seeking access pre-IPO.

Pre IPO-Raising

As a result of investor support, the Group has launched a \$50.0 million pre-IPO funding round of the Fund. The Group has committed \$25.0 million of this raising as long-term co-investment capital into the Fund.

The Pre-IPO Raising will be capped at \$50.0 million (including the Group's co-investment) and pre-IPO Investors will receive bonus units equivalent to 3.0% of their final allocation as part of the pre-IPO Raising. The pre-IPO raising will close on 31 July 2019, if not closed earlier through over-subscription.

Acquisition of Seed Assets

360CDIP announced today its investment in Asia Connectivity Elements, Inc., which will own and operate Gateway Network Connections, LLC, the first carrier neutral cable landing station and data centre in Guam. Guam is a territory of the United States located in the western Pacific Ocean and is a vital subsea cable hub for connectivity between and among Australia, Asia and the United States. Guam currently has three cable landing stations and nine existing subsea cables and will land several new subsea cables in the near future. The new facility is designed to accommodate at least five additional subsea cables and will provide critical connectivity to other active subsea cables landing on Guam.

360CDIP has also today exchanged contracts for \$37.0 million (before costs) to purchase a data centre in Perth, fully leased on a triple net lease to a major international data centre operator with approximately 7 years remaining on the lease.

Appoints Joint Lead Managers and Book runners to IPO

360 Capital FM Limited has entered into an engagement agreement with Shaw and Partners, Moelis Australia Advisory Pty Ltd and Morgans Corporate as joint lead managers and bookrunners to the IPO. The IPO will be limited to \$100.0 million raising size and will provide a priority offer to both 360 Capital Group (ASX: TGP) and 360 Capital Total Return (ASX: TOT) securityholders. The Fund is targeting a total return of 10.0% per annum.

360 Capital Group

Incorporating 360 Capital Group Limited ABN 18 113 569 136 & 360 Capital Investment Trust ARSN 104 552 598

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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 by emailing investor.relations@360capital.com.au

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About 360 Capital Group (ASX: TGP)

360 Capital Group is an ASX-listed, alternative asset investment and funds management group concentrating on strategic investment and active investment management of alternative assets. The Group actively invests in real asset debt and equity and has expanded its investment universe into public and private equity as well as investing in credit strategies.

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