

360 Capital Office Fund

14 May 2014

CONFIRMS INTEREST RATE SWAP

360 Capital Office Fund (ASX code: “TOF” or the “Fund”) is pleased to confirm that in order to manage its exposure to movements in interest rates, the Fund has entered into an interest rate swap over \$86.5 million of debt at an effective rate of 3.2% plus margin, resulting in the Fund being 100.0% hedged until May 2017.

These terms are in line with assumptions contained in the Fund’s PDS dated 24 March 2014.

More information on the Fund can be found on the ASX’s website at www.asx.com.au using the Fund’s ASX code “TOF”, on the Fund’s website via www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1800 182 257 or emailing investor.relations@360capital.com.au

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About 360 Capital Office Fund (ASX code TOF)

360 Capital Office Fund is the only ASX-listed office sector A-REIT focused on suburban A grade and CBD B grade rent collecting properties in Australia in the \$30.0 to \$100.0 million asset value range. The Fund is managed by 360 Capital Group which also has a co-investment stake of circa 25% in the Fund. The Fund has a diversified \$235.0 million portfolio of four quality assets, a weighted average lease expiry of 4.6 years, occupancy of 99.6%, appropriate gearing of 36.5%, distributions tax deferred at approximately 65% and a forecast FY15 distribution of 17.00cpcu.

About 360 Capital Group (ASX code TGP)

360 Capital is an ASX-listed, property investment and funds management group concentrating on strategic investment and active investment management of property assets. The company actively invests in direct property assets, property securities and various corporate real estate acquisitions within Australian real estate markets on a private equity basis. The Group’s 19 full time staff have significant property, funds and investment management experience. 360 Capital manages nine investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 8,800 investors, has over \$100.0 million worth of co-investments across the 360 Capital platform and owns two direct assets valued at more than \$40.0 million.
