

360 Capital Office Fund

30 March 2016

Fund Update

360 Capital Investment Management Limited (360 Capital) as Responsible Entity for the 360 Capital Office Fund (Fund or ASX code: TOF) announces that it will not be proceeding with the proposed transaction of 111 St Georges Terrace at this stage.

As outlined at the Fund's half yearly results, the Fund is in a very strong position with gearing of 18.3%, 98.7% occupancy across its modern portfolio of office assets and long weighted average lease expiry of 5.1 years.

Given the Fund's low gearing, the Fund will continue to look for opportunities which are accretive to earnings including potential capital management initiatives.

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 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 to \$100 million asset value range. The Fund has a diversified \$196.1 million portfolio of three quality assets, a weighted average lease expiry of 5.1 years, occupancy of 98.7%, gearing of approximately 18.3% and a forecast FY16 distribution of 17.0cpu. The Fund is externally managed by 360 Capital Group, a leading ASX-listed real estate investor and fund manager, that operates under a transparent fee structure and is the largest unitholder in the Fund with a co-investment stake of circa 30% to ensure ongoing alignment of interests with Unitholders.

About 360 Capital Group (ASX code 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 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. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.4 billion on behalf of over 12,500 investors and has over \$200 million worth of co-investments across the 360 Capital Group.
