

360 Capital Office Fund

2 July 2014

PROPOSED SALE FACILITY OF UNMARKETABLE PARCELS

360 Capital Investment Management Limited as Responsible Entity for the 360 Capital Office Fund (the Fund) (ASX: TOF) stated in the Fund's PDS dated 24 March 2014 that it may implement a sale facility to enable members to sell unmarketable parcels of Units without incurring brokerage.

This purpose of this announcement is to update members on the status of this facility.

Subject to obtaining final agreement from the relevant regulatory authorities, the Fund expects to implement the sale facility within the first quarter of FY15.

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

For more information, please contact:

James Storey
Fund Manager
360 Capital Office Fund
+61 2 8405 5675

Tim Spencer
Head of Investor Relations
360 Capital Group
+61 2 8405 8872

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 approximately 36.0% (excluding the impact of the Burwood disposal), distributions tax deferred at approximately 65% and a forecast FY15 distribution of 17.00cpu.

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.
