

360 Capital Office Fund

19 March 2015

Independent Valuations Lift NTA

360 Capital Investment Management Limited as Responsible Entity for the 360 Capital Office Fund ('Fund') (ASX: TOF) advises that independent valuations of three (3) of the Fund's assets have been completed as at 31 March 2015, resulting in a \$10.6 million or 4.8% increase on prior book values.

The Fund's overall Weighted Average Capitalisation Rate ('WACR') has firmed 42 basis points to 7.83% since 31 December 2014.

This result translates into a pro-forma Net Tangible Asset ('NTA') of \$2.20 per Unit, an increase of \$0.10 per Unit on the 31 December 2014 NTA of \$2.10 per Unit.

James Storey, Fund Manager of TOF, said: "Recent strong transactional evidence in suburban and fringe markets, coupled with the recent leasing success at the Fund's Hamilton Harbour property, has resulted in significant firming of investment metrics. The Fund's underlying assets continue to perform, with the Fund conservatively geared and well placed to take advantage of potential opportunities".

Following the valuations, the Fund's pro-forma gearing has reduced to 28.2% and the Fund's total assets at 31 March 2015 are estimated to be \$234.8 million.

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, emailing investor.relations@360capital.com.au or calling:

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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 has a diversified \$235 million portfolio of four quality assets, a weighted average lease expiry of 4.7 years, occupancy of 100.0%, gearing of approximately 28.2% and a forecast FY15 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's 21 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.1 billion on behalf of over 8,300 investors and has over \$177 million worth of co-investments across the 360 Capital Group platform.