

360 Capital Office Fund

13 August 2014

SMALL UNITHOLDING SALE FACILITY

360 Capital Investment Management Limited ACN 133 363 185 (360 Capital) as responsible entity of the 360 Capital Office Fund (Fund) is pleased to announce it will be conducting a Small Unitholding Sale Facility (Sale Facility) in respect of unmarketable parcels of units in the Fund.

Unitholders who are eligible to participate in the Sale Facility are those holding 249 or fewer units (which represents a market value of less than \$500.00 based on the closing price of \$2.00 as at 7:00pm on Monday 11 August 2014 (Record Date)).

Eligible Unitholders will be mailed a letter of offer, unit retention form and the terms and conditions of the Sale Facility (copies of which are attached to this announcement).

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 settlement 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 21 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 over 10,800 investors, has over \$100.0 million worth of co-investments across the 360 Capital platform and owns one direct assets valued at more than \$34.0 million.
