

360 Capital Office Fund

18 August 2015

Extension of Department of Environment lease at 33 Allara Street, Canberra ACT

The 360 Capital Office Fund (Fund or ASX code: TOF) is pleased to announce a lease extension of major tenant, Department of Environment (DoE) at 33 Allara Street, Canberra ACT over the entire building for a period of 12 months, with a further option term of 12 months (subject to a minimum six months notification).

The extension and option terms were struck at the passing rental, which will provide the Fund with solid cash flow over the period.

The extension removes FY16 expiry, with the first lease expiry in the Fund not until December 2016.

Fund manager James Storey said “The extension provides certainty on FY16 earnings and moves the expiry to a time in the market where we expect limited new supply and stronger demand resulting from an extended period of limited leasing activity. We will continue to focus on the longer term leasing strategy for the asset and investigate the potential for alternate uses given the asset’s strategic location in the Canberra CBD”.

The Fund will provide FY16 operating earnings and distribution guidance at its FY15 annual results presentation on 19 August 2015 and further information in relation to the positive impact of this lease extension.

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 contacting:

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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 \$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 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 \$1.2 billion on behalf of over 10,000 investors and has over \$177 million worth of co-investments across the 360 Capital Group.
