

360 Capital Office Fund

23 September 2014

SEPTEMBER 2014 QUARTER ESTIMATED DISTRIBUTION

360 Capital Office Fund (ASX: TOF) ("Fund") advises in accordance with Listing Rules 3.20 and Appendices 3A (1) and 6A (1):

1. It is estimated that the Fund's distribution for the quarter ending 30 September 2014 will be 4.25 cents per Unit, consistent with a forecast full year distribution for FY15 of 17.00 cents per Unit.
2. The actual distribution amount will be confirmed on the date the distribution is paid to Unitholders, scheduled to be on or about Friday 24 October 2014.
3. The record date to determine Unitholders' entitlements to the distribution for the quarter ending 30 September 2014 will be 7.00pm on Tuesday 30 September 2014.
4. The Fund's Units will be quoted ex-distribution on Friday 26 September 2014.

Summary of proposed distribution:

Quarterly Distribution rate	4.25 cents per Unit
Record date	Tuesday 30 September 2014 (7:00pm)
Units trade ex-distribution	Friday 26 September 2014
Payment date	On or about Friday 24 October 2014

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 \$30.0 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 36.5% (excluding the impact of the Burwood disposal), and a forecast FY15 distribution of 17.00cpcu.

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 eight investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 10,000 investors, has over \$126 million worth of co-investments across the 360 Capital Group platform and owns a direct asset valued at \$38.5 million.