

# 360 Capital Office Fund

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20 October 2014

## **COMPLETION OF SMALL UNITHOLDING SALE FACILITY**

Further to the announcement on 13 August 2014, 360 Capital Investment Management Limited (360 Capital) in its capacity as responsible entity of the 360 Capital Office Fund (Fund) announces the successful completion of the Small Unitholding Sale Facility (Sale Facility) for those unitholders owning unmarketable parcels at the record date that did not elect to retain their units in the Fund.

Under the Sale Facility 80,299 units were sold over the period 10 to 17 October 2014 at no cost to individual unitholders at an average price of \$1.9587 per unit. The number of Unitholders in the Fund has been reduced to 1,791 from 3,943 as at 4 August 2014.

Whilst saving brokerage costs for unitholders participating in the Sale Facility, the reduction in the number of unitholders is also expected to reduce unit registry and other Fund administrative costs.

Sale proceeds will be paid to participating unitholders on or about 31 October 2014 by direct credit or by cheque in accordance with the payment instructions held by the Fund's unit registrar.

More information on the Fund can be found on the ASX's website at [www.asx.com.au](http://www.asx.com.au) using the Fund's ASX code "TOF", on the Fund's website [www.360capital.com.au](http://www.360capital.com.au), by calling the 360 Capital investor enquiry line on 1800 182 257 or emailing [investor.relations@360capital.com.au](mailto:investor.relations@360capital.com.au)

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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 \$173.5 million portfolio of four quality assets, a weighted average lease expiry of 4.6 years, occupancy of 99.6%, appropriate gearing of approximately 4.9%, distributions tax deferred at approximately 65% and a forecast FY15 distribution of 17.00cpu.

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### **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 almost 10,000 investors, has over \$125.9 million worth of co-investments across the 360 Capital Group platform and owns a direct asset valued at \$38.5 million.

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