

360 Capital Office Fund

5 December 2014

MEETING OF MEMBERS 5 DECEMBER 2014 - VOTING RESULTS

360 Capital Investment Management Limited as responsible entity of the 360 Capital Office Fund (the "Fund" or ASX code: "TOF") is pleased to announce overwhelming Member approval of the Resolutions put to today's Meeting.

- **Resolution 1: Approval of Buy Back of Units** - Unitholders approved an on-market buy back of up to 15.0% of Fund Units on issue (equating to 11,655,018 Units)
- **Resolution 2: Amendments to the Constitution of the Fund** - Unitholders approved amendments to the Fund's Constitution to alter the payment frequency of the Responsible Entity's base management fee to monthly in arrears from quarterly in arrears.

Attached is Boardroom Pty Limited's declaration with respect to the results of voting on the Resolutions.

The Supplemental Deed and amended Constitution will now be lodged with ASIC and the ASX.

The Directors of the Responsible Entity wish to thank Members for their continued support.

For more information, please contact:

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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 \$173.5 million portfolio of three quality assets, a weighted average lease expiry of 4.6 years, occupancy of 100.0%, gearing of approximately 4.9% and a forecast FY15 distribution of 17.00cpu. 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 28% to ensure ongoing alignment of interests with Unitholders.

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 8,200 investors and has over \$134 million worth of co-investments across the 360 Capital Group platform.

360 Capital Office Fund

Extraordinary General Meeting

Friday, 5 December 2014

To the Chairman,

POLL DECLARATION

1. Approval of Buy Backs of Units (Ordinary)

| | Number of Votes | % of Votes | No. of Holders | % of Holders |
|--------------------------------------|------------------------|-------------------|-----------------------|---------------------|
| Votes cast FOR the motion | 88,834,404.06 | 93.79 | 215 | 92.67 |
| Votes cast AGAINST the motion | 5,880,713.28 | 6.21 | 17 | 7.33 |
| Total Votes Cast | 94,715,117.34 | | 232 | |

Total Number of Securities Abstained from voting 0

Anita Das
Returning Officer
Boardroom Pty Limited

360 Capital Office Fund

Extraordinary General Meeting

Friday, 5 December 2014

To the Chairman,

POLL DECLARATION

2. Amendments to the Constitution of the Fund (Special)

| | Number of Votes | % of Votes | No. of Holders | % of Holders |
|--------------------------------------|------------------------|-------------------|-----------------------|---------------------|
| Votes cast FOR the motion | 49,827,176.36 | 99.47 | 197 | 88.74 |
| Votes cast AGAINST the motion | 264,556.2 | 0.53 | 25 | 11.26 |
| Total Votes Cast | 50,091,732.56 | | 222 | |

Total Number of Securities Abstained from voting 56,856.87

Anita Das
Returning Officer
Boardroom Pty Limited