

360 Capital Office Fund



9 January 2017

Notes ASX Announcement by 360 Capital Group Regarding Sale to Centuria

360 Capital Investment Management Limited (360CIML) as responsible entity of 360 Capital Office Fund (ASX: TOF or the Fund) notes today's ASX announcement by 360 Capital Group (ASX: TGP or Group) regarding the settlement of the majority disposal of the Group's funds management platform and co-investments to Centuria Capital Group (Centuria) for \$290.7 million.

The Board of 360CIML and the Group would like to thank TOF investors for supporting the Fund over the past six years and wish them well into the future.

Tony Pitt Managing director said, "Since listing the Fund in April 2014, the efforts and hard work of the 360 Capital team have improved the underlying earnings and asset quality of the Fund and increased Net Tangible Assets from \$1.91 per unit to approximately \$2.25 per unit today. The Fund is well positioned, with gearing below 20.0% and a portfolio of three well leased A-grade assets".

Centuria's stated intention is to continue to manage TOF in line with TOF's current strategy as a sector specific, rent collecting, Australian office fund.

Investors seeking details on their investment should contact Centuria on 02 8923 8923.

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

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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 \$208 million portfolio of three quality assets, a weighted average lease expiry of 4.7 years, occupancy of 99.2%, gearing of approximately 17.8% and a forecast 1H17 distribution of 8.50cpu. 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 15 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.48 billion on behalf of over 12,000 investors and has over \$220 million worth of co-investments across the 360 Capital Group.