

360 Capital Office Fund



23 December 2016

Leasing Update –20% of the portfolio renewed

360 Capital Investment Management Limited (360CIML) as responsible entity of 360 Capital Office Fund (TOF or the Fund) is pleased to announce the leasing of over 3,699 square metres to the Queensland Government at 154 Melbourne Street, South Brisbane QLD. The Fund has also secured a further 1,591 square metres under Heads of Agreement with existing tenants at the property.

The early renewal of this tenant was a key objective of the Fund and the property is currently being re-valued as at 31 December 2016.

Further, SMEC occupying an area of 2,178 square metres has advised they will be vacating prior to their lease expiry in October 2017. Given the limited contiguous available space in South Brisbane, the quality of the SMEC fitout and the lead time until expiry, we are confident of a positive leasing outcome for this space.

In addition, the Fund has leased a further 1,216 square metres at KSD1 to Dominos for an 11 year term, an eight year extension to outgoing tenant Devine's lease which was due to expire in 2021. All leasing and incentives costs are to be paid by the outgoing tenant, Devine.

James Storey, Fund Manager said "The Fund's A-Grade portfolio continues to perform and attract high quality government and ASX listed tenants. TOF remains conservatively geared at approximately 19.0% with significant balance sheet capacity".

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.