

360 Capital Office Fund

23 July 2014

360 CAPITAL OFFICE FUND (TOF)

MANAGED INVESTMENT TRUST NOTICE FOR CUSTODIANS AND OTHER INTERMEDIARY INVESTORS

360 Capital Investment Management Limited as responsible entity of the 360 Capital Office Fund (Fund or ASX code: "TOF") considers the Fund is a managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 in respect of the financial year ending 30 June 2014.

Set out below are the estimated taxable components of the distribution to be made on or about 24 July 2014. These components are provided solely for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 (Cth) and should not be used for any other purpose. The components are **estimates only** - the actual components for the income year ending 30 June 2014 will be advised in August 2014.

Component	Cents per TOF Unit
Other Australian Taxable Income	0.69
Interest income	0.03
Tax deferred	3.53
Total distribution	4.25

For the purposes of section 12-415 of Schedule 1 of the Taxation Administration Act 1953, this distribution includes "fund payments" in respect of the financial year ending 30 June 2014 as follows:

TOF 0.69 cents per Unit

Australian resident unitholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to unitholders in August 2014.

More information 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

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 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 approximately 36.0% (excluding the impact of the Burwood disposal), distributions tax deferred at approximately 65% and a forecast FY15 distribution of 17.00cpu.

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 22 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 10,000 investors, has over \$90.0 million worth of co-investments across the 360 Capital platform and owns two direct assets valued at more than \$40.0 million.