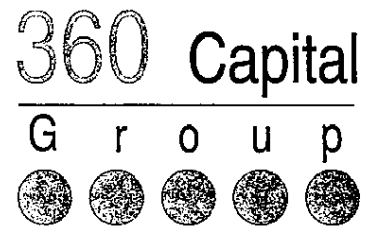


Facsimile



360 Capital Investment Management Limited
ABN 38 133 363 185
Level 8
56 Pitt Street
Sydney NSW 2000

Phone: (02) 8405 8860
Fax: (02) 9238 0354
Web: www.360capital.com.au

To:	Company Announcements Office ASX Limited	Fax #:	1300 135 638
From:	Glenn Butterworth (02 8405 8876)	Date:	8 January 2015
Subject:	Notice of Change of Interests of Substantial Holder	Pages:	4 <i>(Incl. cover sheet)</i>

☐ Urgent action required

Change of Interest of Substantial Holder – 360 Capital Office Fund (Fund)(ASX code: TOF)

The attached Notice of Change of Interests of Substantial Holder (Notice) clarifies the previous Notice of Change of Interests of Substantial Holder issued 7 January 2014 by 360 Capital Investment Management Limited (CIML) in its own capacity and as Responsible Entity for 360 Capital Investment Trust ARSN 104 552 598 and 360 Capital Diversified Property Fund ARSN 117 509 921.

This Notice confirms the percentage interest held in the Fund has increased from 28.02% to 29.71% as a result of the Fund's buy back, which has reduced the total number of ordinary units on issue. This Notice confirms the total number of fully paid ordinary units presently held in the Fund in Section 2 of the Notice is 21,771,706 units.

Regards,

A handwritten signature in black ink, appearing to be 'Glenn Butterworth'.

Glenn Butterworth
Chief Financial Officer
360 Capital Group

Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme

360 Capital Office Fund (Fund)

ACN/ARSN

106 453 196**1. Details of substantial holder (1)**

Name

360 Capital Investment Management Limited (CIML)

ACN/ARSN (if applicable)

A.C.N 133 363 185in its own capacity and as Responsible Entity for 360 Capital Investment Trust ARSN 104 552 598 and 360 Capital Diversified Property Fund ARSN 117 509 921

There was a change in the interests of the substantial holder on

22/12/2014, 31/12/2014, 2/1/2015, 5/1/2015 and 6/1/2014

The previous notice was given to the company on

10/11/2014

The previous notice was dated

10/11/2014**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Fully Paid Ordinary Units	21,771,706	28.02%	21,771,706	29.71%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
6/1/2015	CIML as responsible entity of 360 Capital Diversified Property Fund	Accretion of interest from 3.23% to 3.42% as a result of unit buy back undertaken by CIML as the responsible entity for the Fund on 22/12/2014, 31/12/2014, 2/1/2015, 5/1/2015 and 6/1/2015	N/A	2,508,737 Fully Paid Ordinary Units	2,508,737
6/1/2015	CIML as responsible entity of 360 Capital	Accretion of interest from 21.46% to 22.75% as a	N/A	16,675,762 Fully Paid Ordinary Units	16,675,762

	Investment Trust	result of unit buy back undertaken by CIML as the responsible entity for the Fund on 22/12/2014, 31/12/2014, 2/1/2015, 5/1/2015 and 6/1/2015			
6/1/2015	360 Capital Investment Management Limited	Accretion of interest from 3.33% to 3.53% as a result of unit buy back undertaken by CIML as the responsible entity for the Fund on 22/12/2014, 31/12/2014, 2/1/2015, 5/1/2015 and 6/1/2015	N/A	2,587,207 Fully Paid Ordinary Units	2,587,207

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
CIML as responsible entity of 360 Capital Diversified Property Fund	The Trust Company (Australia) Limited	N/A	N/A	2,508,737 Fully Paid Ordinary Units	3.42%
CIML as responsible entity of 360 Capital Investment Trust	The Trust Company (Australia) Limited	N/A	N/A	16,675,762 Fully Paid Ordinary Units	22.76%
360 Capital Investment Management Limited	360 Capital Investment Management Limited	N/A	N/A	2,587,207 Fully Paid Ordinary Units	3.53%

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address

360 Capital Investment Management Limited.	Level 8, 56 Pitt Street Sydney NSW 2000
The Trust Company (Australia) Limited	Level 15, 20 Bond Street Sydney NSW 2000

Signature

print name Tony Pitt

capacity Director

sign here



date 08/01/2015

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.