

360 Capital Office Fund

20 November 2015

Settlement of 33 Allara Street, Canberra ACT

360 Capital Investment Management Limited as Responsible Entity for the 360 Capital Office Fund (the Fund)(ASX:TOF) advises, in accordance with its announcement on 28 October 2015, the Fund has successfully settled the sale of 33 Allara Street, Canberra ACT (Property) for \$29.0 million.

The Fund now has a very predictable cash flow across its three modern office assets which have a weighted average lease expiry (WALE) of 5.4 years, occupancy of 98.3%, an average age of 3.3 years and no lease expiry until June 2017.

Fund Manager, James Storey said “for a number of years, 33 Allara Street has represented a significant leasing risk for the Fund. With the sale of this property the Fund now has strong, defensive income-focused characteristics with gearing of 18.7%, a long WALE and high occupancy. TOF continues to provide attractive investment metrics when compared to its peers; it’s currently trading at a circa 3.5% discount to its NTA per Unit with a forecast distribution of 17.00 cents per Unit for FY16 implying a distribution yield of 8.4% on yesterday’s closing price of \$2.03. The Fund has debt capacity of \$40.0 million and is well positioned to take advantages of opportunities which may arise going forward”.

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, emailing investor.relations@360capital.com.au or calling:

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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 \$197 million portfolio of three quality assets, a weighted average lease expiry of 5.8 years, occupancy of 98.3%, gearing of approximately 18.7% and a forecast FY16 distribution of 17.0cpu. 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 18 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.2 billion on behalf of over 10,500 investors and has over \$200 million worth of co-investments across the 360 Capital Group.