

360 Capital Office Fund

8 August 2016

FY16 Results Briefing

360 Capital Investment Management Limited (360 Capital) in its capacity as responsible entity of the 360 Capital Office Fund (ASX code: TOF)(Fund) is pleased to announce the Fund expects to release its financial results for the year ending 30 June 2016 on Wednesday 17 August 2016.

A results briefing and presentation will be held via webcast as follows:

Event: FY16 Results Webcast
Date: Wednesday 17 August 2016
Webcast commences: 2.00pm (AEST)
Webcast access: www.360capital.com.au

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

Alternatively, please contact:

James Storey
Fund Manager
360 Capital Office Fund
+61 2 8405 5675

Tim Spencer
Head of Investor Relations
360 Capital Group
+61 2 8405 8872

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 \$207.9 million portfolio of three quality assets, a weighted average lease expiry of 4.9 years, occupancy of 98.7%, gearing of approximately 17.3% 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 15 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.4 billion on behalf of over 12,000 investors and has over \$200 million worth of co-investments across the 360 Capital Group.
