

360 Capital Office Fund

18 April 2016

Proposed Buy-Back

Further to the announcement on 30 March 2016, 360 Capital Investment Management Limited as Responsible Entity for the 360 Capital Office Fund (Fund or ASX code: TOF) announces it may undertake an on-market buy-back of up to 10% of the Fund's issued capital.

The Responsible Entity considers TOF is currently undervalued by the market, trading below its NTA.

Furthermore, the Responsible Entity is currently undertaking an independent revaluation of the entire portfolio as a result of recent market transactions.

Any buyback would:

- not commence prior to completion of these revaluations
- be funded through a combination of cash and the Fund's existing debt facility
- commence no earlier than 14 days after the date of this announcement and end on the one year anniversary of this announcement. The timing and actual number of Units purchased under the buy-back will depend on the prevailing Unit price, market conditions and other considerations including the Fund's alternative investment opportunities.

360 Capital Group (ASX code: TGP), as the Fund's largest Unitholder, has indicated it will not participate in the buyback.

Moelis Australia Advisory Pty Ltd has been appointed to act as broker in respect of the buy-back. The Responsible Entity reserves the right to suspend or terminate the buy-back at any time. There is no guarantee that the Fund will repurchase the full 10% of Units on issue.

As outlined at the Fund's 2016 half yearly results, the Fund is in a very strong position with gearing of 18.3%, occupancy of 98.7% across its modern portfolio of office assets, a long weighted average lease expiry of 5.1 years and a weighted average cap rate (WACR) of 7.4%

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

Ben James
Chief Investment Officer
360 Capital Group
+61 2 8405 8871

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-\$100 million asset value range. The Fund has a diversified \$196.1 million portfolio of three quality assets, a weighted average lease expiry of 5.1 years, occupancy of 98.7%, gearing of approximately 18.3% and a forecast FY16 distribution of 17.0cpc. 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 Fund's largest unitholder 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 manages nine investment vehicles valued at over \$1.4 billion on behalf of over 12,500 investors and has over \$200 million worth of co-investments across the 360 Capital Group.

Appendix 3C

Announcement of buy-back (except minimum holding buy-back)

Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/9/99. Origin: Appendix 7B. Amended 13/3/2000, 30/9/2001, 11/01/10

Name of entity

ABN/ARSN

360 Capital Office Fund (ARSN 106 453 196)

We (the entity) give ASX the following information.

Information about buy-back

1	Type of buy-back	On-market buy-back
2	⁺ Class of shares/units which is the subject of the buy-back (eg, ordinary/preference)	Fully paid units
3	Voting rights (eg, one for one)	One for one
4	Fully paid/partly paid (and if partly paid, details of how much has been paid and how much is outstanding)	Fully paid
5	Number of shares/units in the ⁺ class on issue	73,279,751
6	Whether shareholder/unitholder approval is required for buy-back	Unitholder approval is not required
7	Reason for buy-back	Capital management

⁺ See chapter 19 for defined terms.

Appendix 3C

Announcement of buy-back

- | | | |
|---|--|---|
| 8 | Any other information material to a shareholder's/unitholder's decision whether to accept the offer (eg, details of any proposed takeover bid) | In accordance with ASIC Class Order [07/422]: The buy-back will be funded by drawing down on the Fund's existing debt facility and cash reserves. |
|---|--|---|

On-market buy-back

- | | | |
|----|---|---|
| 9 | Name of broker who will act on the company's behalf | Moelis Australia Advisory Pty Limited |
| 10 | Deleted 30/9/2001. | |
| 11 | If the company/trust intends to buy back a maximum number of shares - that number

<small>Note: This requires a figure to be included, not a percentage.</small> | Up to a maximum of 7,327,975 Units (up to a total of 10% of issued capital) |
| 12 | If the company/trust intends to buy back shares/units within a period of time - that period of time; if the company/trust intends that the buy-back be of unlimited duration - that intention | The buy-back will commence 14 days from date of this notice and will end on the 12 month anniversary thereof. The Responsible Entity of the Fund reserves the right to suspend or terminate the buy-back at any time. |
| 13 | If the company/trust intends to buy back shares/units if conditions are met - those conditions | Not applicable |

Employee share scheme buy-back

- | | | |
|----|---|----------------|
| 14 | Number of shares proposed to be bought back | Not applicable |
| 15 | Price to be offered for shares | Not applicable |

⁺ See chapter 19 for defined terms.

Selective buy-back

- | | | |
|----|--|----------------|
| 16 | Name of person or description of class of person whose shares are proposed to be bought back | Not applicable |
| 17 | Number of shares proposed to be bought back | Not applicable |
| 18 | Price to be offered for shares | Not applicable |

Equal access scheme

- | | | |
|----|---|----------------|
| 19 | Percentage of shares proposed to be bought back | Not applicable |
| 20 | Total number of shares proposed to be bought back if all offers are accepted | Not applicable |
| 21 | Price to be offered for shares | Not applicable |
| 22 | +Record date for participation in offer

<small>Cross reference: Appendix 7A, clause 9.</small> | Not applicable |

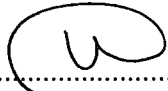
Compliance statement

1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.

or, for trusts only:

1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.
2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here:


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(Company secretary)

Date: 18/04/2016

Print name: Charisse Nortjé

⁺ See chapter 19 for defined terms.