



## ASX Release

29 July 2022

### 360 Capital REIT (ASX:TOT)

#### Exchange of Contracts - Cannon Hill Asset

Page 1 of 2

360 Capital FM Limited as Responsible Entity of the 360 Capital REIT (ASX:TOT or 360REIT) has exchanged contracts for the acquisition of 34 Southgate Avenue, Cannon Hill QLD for \$40 million.

34 Southgate Ave is a brand-new A-grade office and logistics asset comprising 3,585 sqm of lettable area as well as on-grade, basement and lower ground level car parking for 153 vehicles.

The property is 100% leased to ASX listed tenant Michael Hill Jewellers (ASX:MHJ) for an initial term of 10.0 years and annual fixed rent reviews of 3.0%.

34 Southgate Avenue has a Weighted Average Lease Expiry of 10.0 years, is 100% leased and was designed to achieve a 4.5-star NABERS energy rating.

Settlement of this acquisition will complete the Irongate Group transaction.



Authorised for release by, Glenn Butterworth, Company Secretary.

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Page 2 of 2

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### About 360 Capital REIT (ASX: TOT)

The Fund has a demonstrated track record of consistent quarterly distributions, through a selective and disciplined investment philosophy, combined with access to real estate investment opportunities available to TOT through the 360 Capital Group, the manager of the Fund.

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