

24 March 2014

**360 CAPITAL OFFICE FUND TO LIST ON THE ASX FOLLOWING
SUCCESSFUL \$155M CAPITAL RAISING**

360 Capital RE Limited as responsible entity for the 360 Capital Office Fund (Fund) is pleased to announce it has successfully completed a \$155.0 million capital raising and entered into an underwriting agreement for \$125.0 million.

In line with the Group's co-investment philosophy, it has committed \$30.0 million (approximately 19.4%) to the capital raising as part of its long term strategy of investing alongside fellow unitholders. The joint lead managers and underwriters to the capital raising are Moelis Australia Advisory Pty Ltd, Morgans Corporate Limited and CIMB Capital Markets (Australia) Limited.

Proceeds from the raising will be used to settle two acquisitions by the Fund (154 Melbourne Street, South Brisbane for \$73.5 million and 438-517 Kingsford Smith Drive, Brisbane for \$62.0 million) and to facilitate the restructure of the Fund and the 360 Capital Developments Income Fund (Income Fund).

The Fund will have gross assets of \$239.0 million and will be a major part of the Group's expansion plans alongside the 360 Capital Industrial Fund (ASX: TIX).

The Fund will represent an attractive A-REIT investment opportunity as the only A-REIT solely focused on Australian, stable rent-collecting suburban A-grade and CBD B-grade office markets which we believe present attractive investment metrics.

Existing unitholders of the Fund and the Income Fund will have the opportunity to participate in a fully underwritten \$25.0 million Priority Offer. Any shortfall under the Priority offer will be offered to the general public through a public offer, which is scheduled to open on Monday 31 March 2014 and close Friday 11 April 2014. The Fund is expected to commence trading on the ASX on 24 April 2014 under the ASX code "TOF".

Group Managing Director Tony Pitt said "Support from existing and new institutional and retail clients was strong, recognising the Fund's attractive investment metrics and the potential upside from the residential opportunity at Burwood. We believe the Fund metrics will be attractive to the 360 Capital platform of investors given the 8.5% forecast FY15 distribution yield, paid quarterly, and forecast to be tax deferred to 65% in FY15. As result, we are pleased to be able to provide all 8,800 investors in 360 Capital's managed funds and the general public with the opportunity invest in the Fund."

For more information, please contact:

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About 360 Capital Group (ASX code TGP)

360 Capital 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. The Group's 19 full time staff have significant property, funds and investment management experience. 360 Capital manages nine investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 8,800 investors, has over \$90 million worth of co-investments across the 360 Capital platform and owns two direct assets valued at more than \$40 million.

360 Capital Group

Incorporating 360 Capital Group Limited ABN 18 113 569 136 & 360 Capital Investment Trust ARSN 104 552 598

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