

360 Capital Industrial Fund

29 July 2014

Settlement of Acquisitions

360 Capital Investment Management Limited (360 Capital) in its capacity as responsible entity of the 360 Capital Industrial Fund (ASX code: TIX) (Fund) confirms it has settled the acquisition of 2 Woolworths Way, Warnervale NSW and 21 Jay Street, Mount St. John, Townsville QLD for a total purchase price of \$79.4 million.

The acquisitions were largely funded by the fully underwritten institutional placement completed on 17 July 2014.

Further details in relation to the acquisitions are contained in the ASX Announcements dated 17 July 2014 and the Product Disclosure Statement lodged with the ASX and ASIC on 17 July 2014 and mailed to unitholders on 22 July 2014.

More information on the Fund can be found on the ASX's website at www.asx.com.au using the Fund's ASX code "TIX", 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

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About 360 Capital Industrial Fund (ASX code TIX)

360 Capital Industrial Fund is an ASX-listed Fund focused on passive rent collecting from warehouse and logistics properties in Australia in the \$10.0 million plus range. The Fund has strong, defensive, income-focused investment fundamentals via a diversified \$438.2 million portfolio of eighteen quality assets, a weighted average lease expiry of 5.7 years, occupancy of 96.7%, appropriate gearing of 40.9%, distributions tax deferred at approximately 40% to 50% and a forecast FY15 distribution of 19.20cpu. 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 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 22 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at approximately \$1.0 billion on behalf of over 10,000 investors, has over \$90 million worth of co-investments across the 360 Capital Group platform and owns two direct assets valued at more than \$40 million.