

360 Capital Industrial Fund

21 October 2014

DISPOSAL OF 5-9 WOOMERA AVENUE, EDINBURGH PARKS SA

360 Capital Industrial Fund (ASX code TIX) (the 'Fund') has today exchanged conditional contracts to dispose of 5-9 Woomera Avenue, Edinburgh Parks SA for \$4.5 million.

The sale price is in line with the property's 30 June 2014 book value.

Expected net proceeds of approximately \$4.4 million (after transaction costs) will be initially used to retire debt or fund other capital management initiatives.

Settlement is expected to occur on or before 28 November 2014.

As previously communicated, the property was considered non-core to the Fund. In line with its stated strategy, the Fund will continue to review and assess its property portfolio in relation to potential asset sales, particularly of those assets in the sub \$10.0 million range, and look to deploy the proceeds into the acquisition of larger assets with higher quality metrics.

For more information, please contact:

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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 \$457.1 million portfolio of 20 quality assets, a weighted average lease expiry of 6.1 years, occupancy of 96.9%, appropriate gearing of 42.1% 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 21 full time staff have significant property, funds and investment management experience. 360 Capital Group manages eight investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 10,000 investors, has \$125.9 million worth of co-investments across the 360 Capital Group platform and owns a direct asset valued at \$38.5 million.