

360 Capital Industrial Fund

28 November 2014

SETTLEMENT OF 5-9 WOOMERA AVAENUE, EDINBURGH PARKS, SA

360 Capital Industrial Fund (ASX code: TIX) (Fund) confirms the settlement of 5-9 Woomera Avenue, Edinburgh Parks, SA settled today for a total consideration of \$4.5 million.

Net proceeds from the sale will be used to fund the recent acquisition at 69 Rivergate Place, Murarrie, QLD.

Further details in relation to the disposal are contained in the ASX announcement dated 21 October 2014.

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 \$501.6 million portfolio of 20 quality assets, a weighted average lease expiry of 5.7 years, occupancy of 99.4%, appropriate gearing of 44%, distributions tax deferred at approximately 40% to 50% and a forecast FY15 distribution of 20.0cpu. 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 over 8,200 investors, has over \$129.5 million worth of co-investments across the 360 Capital Group platform.
