

27 February 2015

TIX Offer Institutional Acceptance Facility

360 Capital Investment Management Limited as responsible entity for the 360 Capital Industrial Fund (ASX:TIX) refers to the institutional acceptance facility (Acceptance Facility) described in its Supplementary Bidder's Statement dated 23 February 2015 in respect of its off-market takeover bid (TIX Offer) for all of the units in the Australian Industrial REIT (ANI).

The Acceptance Facility is now open to ANI Unitholders that Moelis Australia Advisory Pty Ltd (Facility Agent), as facility agent in respect of the Acceptance Facility, determines in its absolute discretion, are wholesale clients (as defined in section 761G(7) of the Corporations Act) (Eligible Unitholders). ANI Unitholders who are not Eligible Unitholders cannot participate in the Acceptance Facility; however they can accept the TIX Offer by following the instructions in the Bidder's Statement.

As previously stated, TIX will waive all conditions to the TIX Offer once the number of ANI Units that are the subject of valid acceptances received under the TIX Offer and acceptance instructions provided to the Acceptance Facility (which are able to be validly processed once released) exceeds 30% of the ANI Units.

Eligible Unitholders who wish to participate in the Acceptance Facility must complete and return to the Facility Agent an Appointment of Facility Agent form along with acceptance instructions in the form of either a duly completed acceptance form or custodian direction (as applicable).

These forms can be requested from the Facility Agent which can be contacted through email (TIX_Acceptance@moelis.com) or on the TIX Offer Information Line on 1800 247 697 (callers within Australia) and +61 2 8024 1189 (callers outside Australia) between 8.30am and 5.30pm (Sydney time) on Business Days.

Alternatively, 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 \$526 million portfolio of 22 quality assets, a weighted average lease expiry of 5.8 years, occupancy of 99.9%, distributions tax deferred at approximately 50% to 60% and a forecast FY15 distribution of 20.0c/pu. 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 nine investment vehicles holding assets valued at over \$1.1 billion on behalf of over 8,300 investors and has over \$171 million worth of co-investments across the 360 Capital Group.