

360 Capital Industrial Fund



25 September 2015

360 Capital Industrial Fund calls a meeting to remove Fife Capital as responsible entity of Australian Industrial REIT

360 Capital Investment Management Limited (360 Capital) in its capacity as responsible entity of the 360 Capital Industrial Fund (ASX code: TIX)(Fund) announces today that a meeting of members of Australian Industrial REIT (ANI) will be held on 26 October 2015 for the purpose of removing Fife Funds as the responsible entity of ANI.

The Fund now owns over 33.3% of ANI, up from 22.5% at the time the Fund called the previous meeting.

360 Capital wishes to prevent Fife Funds from charging ANI unitholders further costs in protecting Fife Funds' management rights.

Furthermore, in the circumstances of the Meeting and the non-binding, uncertain, highly conditional proposal from an unnamed offshore consortia announced on 21 September 2015 being at a price which is below the TIX Offer, 360 Capital considers any break fee entered into by Fife Funds would be unacceptable and clearly not in ANI Unitholders' interests.

A formal Notice of Meeting will be sent to all ANI unitholders shortly outlining details of the meeting and the resolutions to remove Fife Funds.

The Meeting will be held as follows:

Place: Adelaide Room
Sofitel Sydney Wentworth
61-101 Phillip Street
Sydney NSW 2000

Date: Monday 26 October 2015

Time: 10.00am (AEDT)

More information on the TIX Offer 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, or by calling the TIX Offer Information Line on 1800 247 697 (callers in Australia) or +61 2 8024 1189 (callers outside Australia) between 8.30am and 5.30pm (Sydney time) on Business Days.

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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 \$544 million portfolio of 22 quality assets, a weighted average lease expiry of 5.3 years, occupancy of 99.7% and a forecast FY16 distribution of 21.5cpu. 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 18 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.2 billion on behalf of over 10,500 investors and has over \$193 million worth of co-investments across the 360 Capital Group.