

5 December 2014

ACQUISITION OF UNITS IN AUSTRALIAN INDUSTRIAL REIT (ASX:ANI)

360 Capital Group (ASX code: TGP) ('360 Capital' or 'Group') announces that it has acquired a 7.74% interest in Australian Industrial REIT (ASX Code: ANI).

ANI was listed on the ASX on the 21 October 2013, has a portfolio of assets totalling approximately \$308.4 million and is focused on industrial investment within Australia.

The Group has funded the \$16.1 million purchase from existing cash reserves.

Attached is Form 603 – Notice of Initial Substantial Holder.

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

For more information, please contact:

Tony Pitt
Managing Director
360 Capital Group
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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 8,200 investors and has \$134.5 million worth of co-investments across the 360 Capital Group platform.

360 Capital Group

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ASX Release

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Australian Industrial REIT

ACN/ARSN 165 651 301

1. Details of substantial holder (1)

Name 360 Capital Investment Management Limited A.C.N 146 484 433

ACN/ARSN (if applicable) 104 552 598

The holder became a substantial holder on 3/12/2014

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Units	7,451,087	7,451,087	7.74%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
See Annexure 'A'	See Annexure 'A'	See Annexure 'A'

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
See Annexure 'A'	See Annexure 'A'	See Annexure 'A'	See Annexure 'A'

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See Annexure 'A'	See Annexure 'A'	See Annexure 'A'		See Annexure 'A'

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
See Annexure 'A'	See Annexure 'A'

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
See Annexure 'A'	See Annexure 'A'

Signature

print name

Tony Pitt

capacity

Managing Director

sign here



date

5/12/2014

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown."
- (9) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

This is Annexure A of 3 pages referred to in the Form 603 Notice of Initial Substantial Holder

Tony Pitt
Managing Director
360 Capital Group (TPG)

Date 5/12/14

AUSTRALIAN INDUSTRIAL REIT (ASX:ANI)

Paragraphs 3 and 4 - Details of Relevant Interest and Present Registered Holders

Holder of Relevant Interest	Nature of Relevant Interest	Registered holder of securities (and person entitled to be registered as holder)	Date of Acquisition	Class and Number of Securities (Units)	Consideration (\$)	Persons Vote Affected (%) (Cumulative)
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY Trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	4/11/2014	8,702 Ordinary Units	18,311.78	-
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY Trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	5/11/2014	5,142 Ordinary Units	10,821.96	0.01
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY Trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	6/11/2014	1,928 Ordinary Units	4,057.71	0.02
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY Trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	7/11/2014	59,561 Ordinary Units	125,353.28	0.08
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY Trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	25/11/2014	494,102 Ordinary Units	1,039,896.95	0.59
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY Trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	26/11/2014	122,670 Ordinary Units	258,173.73	0.72

This is Annexure A of 3 pages referred to in the Form 603 Notice of Initial Substantial Holder

Tony Pitt
Managing Director
360 Capital Group (TPG)

AR Pitt Date 5/12/14

Holder of Relevant Interest	Nature of Relevant Interest	Registered holder of securities (and person entitled to be registered as holder)	Date of Acquisition	Class and Number of Securities (Units)	Consideration (\$)	Persons Vote Affected (%) (Cumulative)
		552 598				
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY Trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	28/11/2014	369,835 Ordinary Units	782,216.88	1.10
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	1/12/2014	1,005,647 Ordinary Units	2,164,579.69	2.15
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY Trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	2/12/2014	2,264,891 Ordinary Units	4,913,626.65	4.52
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY Trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	3/12/2014	1,840,133 Ordinary Units	4,016,442.44	6.41
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Investment Trust ARSN 104 552 598	BNY Trust Company of Australia Limited ACN 050 294 052 in its capacity as custodian for 360 Capital investment Trust ARSN 104 552 598	4/12/2014	939,812 Ordinary Units	2,066,672.19	7.39
360 Capital Investment Management Limited ACN 146 484 433	In its capacity as responsible entity of 360 Capital Diversified Property Fund ARSN 117 509 921	360 Capital Investment Management Limited ACN 146 484 433 in its capacity as responsible entity of 360 Capital Diversified Property Fund ARSN 117 509 921	5/12/2014	338,664 Ordinary Units	746,665.99	7.74

This is Annexure A of **3** pages referred to in the Form 603 Notice of Initial Substantial Holder

Tony Pitt
Managing Director
360 Capital Group (TPG)

 Date **5/12/24**

Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN	Nature of Association
360 Capital Group Limited (TGP)	Related body corporate
360 Capital Investment Management Limited	Related body corporate

Addresses

The address of persons named in the Form 603 is as follows:

Name	Address
360 Capital Group Limited (TGP)	Level 8, 56 Pitt Street Sydney NSW 2000
360 Capital Investment Management Limited	Level 8, 56 Pitt Street Sydney NSW 2000
360 Capital Investment Trust	Level 8, 56 Pitt Street Sydney NSW 2000
360 Capital Diversified Property Fund	Level 8, 56 Pitt Street, Sydney NSW 2000
BNY Trust Company of Australia Limited	Level 15, 20 Bond Street Sydney NSW 2000