

360 Capital Industrial Fund

24 March 2014

PORTFOLIO REVALUATIONS

As foreshadowed in our recent results announcement on 27 February 2014, the Fund's property portfolio was to be independently re-valued as at 30 June 2014. Having regard to the strong sentiment surrounding industrial property at present, and after holding recent discussions with a number of valuers on their view of the market and value expectations based on recent transactions, the Board has decided to bring forward the valuation program to 1 April 2014.

Valuers have been appointed and draft numbers are indicating an overall uplift to the portfolio of approximately \$26.8m or 8.0% on prior book values which will, subject to final valuation reports, translate into a pro-forma NTA uplift in the order of approximately \$0.28 cents per unit on the previous reported NTA of \$1.94 cents per unit taking the pro-forma NTA to circa \$2.22 per unit.

The Fund's pro-forma LVR gearing will reduce to approximately 42.0%. As this will be below 45% the Fund will benefit from a 15 basis point reduction in margin.

A further announcement including individual valuation movements will be released upon the finalisation of valuation reports, expected to be by 31 March 2014.

For more information, please contact:

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About 360 Capital Group (ASX code TGP)

360 Capital 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. The Group's 19 full time staff have significant property, funds and investment management experience. 360 Capital manages nine investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 8,800 investors, has over \$90 million worth of co-investments across the 360 Capital platform and owns two direct assets valued at more than \$40 million.