

360 Capital Industrial Fund

27 May 2014

Extension of lease at 457 Waterloo Road, Chullora, NSW

360 Capital Industrial Fund (ASX code: TIX) (the “Fund”) is pleased to announce it has negotiated a five year lease extension to Elite Logistics (“Elite”) at 457 Waterloo Road, Chullora. Elite’s lease will now expire in February 2028 extending the property’s WALE from 8.8 years to 13.8 years which in turn increases the Fund’s WALE from 5.2 to 5.4 years.

Commenting on the Elite deal, Fund Manager Mr Ben Butler said: “360 Capital has again demonstrated its proactive approach to asset management where strong tenant relationships have enabled the extension of lease terms well in advance of expiry. The property was acquired in June 2013 and was last valued in April 2014 exhibiting a 17.3% increase in value. The lease extension announced today will further underpin the property’s value and the Fund’s long term security of income.”

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 to \$40.0 million range. The Fund has strong, defensive, income-focused investment fundamentals via a diversified \$358.8 million portfolio of eighteen quality assets, a weighted average lease expiry of 5.4 years, occupancy of 96.1%, appropriate gearing of 43%, distributions tax deferred at approximately 40% to 50% and a forecast FY14 distribution of 18.60cpu. TIX is externally managed by 360 Capital, a leading ASX-listed real estate investor and fund manager that operates under a transparent fee structure and maintains a 15% unitholding in the Fund to ensure ongoing alignment of interests with Unitholders.

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.
