

360 Capital Industrial Fund

17 March 2015

Property Valuations Increase NTA by \$0.14 to \$2.33 per Unit

360 Capital Investment Management Limited as Responsible Entity for the 360 Capital Industrial Fund ('Fund') (ASX: 'TIX') advises independent valuations have been undertaken for 13 of the Fund's property assets as at 31 March 2015, representing 63% of the portfolio by value.

The new valuations of these assets have resulted in a \$17.5 million or 5.3% increase on the previous independent valuations undertaken in October 2014 with the Fund's overall weighted average capitalisation rate (WACR) firming 24bp to 7.93%.

Recent strong transactional evidence, particularly from properties exhibiting long leases, has been reflected in an overall firming of capitalisation rates.

100% of TIX's portfolio has now been independently valued within the last 12 months.

The results translate into TIX's pro-forma NTA per Unit increasing to \$2.33, an uplift of \$0.14 on the current NTA per Unit of \$2.19 per Unit.

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 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 5.8 years, occupancy of 99.9%, distributions tax deferred at approximately 50% to 60% and a forecast FY15 distribution of 20.0cpc. 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 \$177 million worth of co-investments across the 360 Capital Group.
