

360 Capital Industrial Fund

1 May 2013

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360 Capital Industrial Fund successfully completes \$51.4 million Entitlement Offer

360 Capital RE Limited as Responsible Entity of the 360 Capital Industrial Fund (Fund or ASX code: TIX) today announces the successful completion of the 1 for 1.6 non-renounceable entitlement offer (Entitlement Offer) of new Units in the Fund (New Units) at an Offer Price of \$0.45 per New Unit.

The Entitlement Offer opened on Thursday 11 April 2013 and closed at 5.00pm AEST on Friday 26 April 2013.

The Fund received valid applications under the Entitlement Offer from Eligible Unitholders for approximately 48.2 million New Units in respect of their entitlements. The Fund also received applications under the Entitlement Offer from Eligible Unitholders for approximately 11.2 million New Units in excess of their entitlements (Additional Units). Applications for Additional Units will not be subject to any scale back.

As the Entitlement Offer was fully underwritten by Moelis Australia Advisory Pty Limited, the shortfall, after the allocation of all Additional Units, of approximately 54.7 million New Units will be allotted on the terms of the underwriting agreement.

As announced on 26 March 2013, the Institutional Placement raised gross proceeds of approximately \$12.3 million. The fully underwritten Institutional Placement and Entitlement Offer raised combined proceeds of approximately \$63.7 million for the Fund which will be used to simplify the Fund's balance sheet through the reduction of senior debt and full repayment of the \$26.0 million of Unsecured Notes.

Allotment of New Units issued under the Entitlement Offer and despatch of holding statements is scheduled to occur on Monday 6 May 2013. Trading of New Units on a normal basis is expected to commence on Tuesday 7 May 2013.

New Units issued under the Institutional Placement and Entitlement Offer will rank equally with existing Units on issue and will be eligible for the forecast June 2013 quarter distribution of 1.125 cents per Unit.

The Directors of the Responsible Entity wish to thank Unitholders for their continued support.

For more information, please contact:

Ben Butler
Fund Manager
360 Capital Industrial Fund
+61 2 8405 5672

Tim Spencer
Head of Investor Relations
360 Capital Property Group
+61 2 8405 8872

About 360 Capital

360 Capital is a property investment and funds management group concentrating on strategic investment and active investment management of property assets. The company was formed in 2006 and has been actively investing in direct property assets, property securities and various corporate real estate acquisitions within Australian real estate markets on a private equity basis. The company's 15 full time staff located in Sydney have significant property, funds and investment management experience. As at 30 June 2012, 360 Capital managed 11 investment vehicles holding assets valued at more than \$865 million on behalf of over 9,000 investors