

24 March 2015

## **Notice of New Date for Giving Notice of Status of Conditions**

360 Capital Investment Management Limited (360 Capital) as responsible entity for the 360 Capital Industrial Fund (Bidder) refers to the off-market takeover bid (TIX Offer) which it has made for all the units in Australian Industrial REIT (ANI).

We refer to the third supplementary bidder's statement lodged with ASIC on 24 March 2015 (Third Supplementary Bidder's Statement).

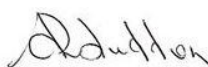
As a result of the Bidder increasing the consideration under the TIX Offer, the offer period has been automatically extended by 14 days pursuant to section 624(2) of the Corporations Act 2001 (Cth) (Corporations Act). In accordance with section 630(5) of the Corporations Act, we enclose notice of the new date for giving notice of the status of conditions under section 630.

The Bidder has also extended the offer period by a further 8 days as outlined in the Third Supplementary Bidder's Statement so that the offer period has increased by a total of 22 days. In accordance with section 630(5) of the Corporations Act, we enclose a second notice of the new date for giving notice of the status of conditions under section 630.

The offer period is now scheduled to close at 7:00 pm (Sydney time) on 15 April 2015, unless further extended.

The new date for giving notice of the status of conditions under section 630 is 7 April 2015.

Yours sincerely,



Alan Sutton  
Company Secretary  
360 Capital Investment Management Limited

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More information on the TIX Offer can be found on the ASX's website at [www.asx.com.au](http://www.asx.com.au) using the Fund's ASX code "TIX", on the Fund's website [www.360capital.com.au](http://www.360capital.com.au), or by calling the TIX Offer Information Line on 1800 247 697 (callers in Australia) or +61 2 8024 1189 (callers outside Australia) between 8.30am and 5.30pm (Sydney time) on Business Days.

Alternatively, please contact:

**Tony Pitt**  
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+61 2 8405 8865

**Ben James**  
Chief Investment Officer  
360 Capital Group  
+61 2 8405 8871

### **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 20.0cpu. 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.

**360 CAPITAL INVESTMENT MANAGEMENT LIMITED (ACN 133 363 185)**

**NOTICE OF NEW DATE FOR GIVING NOTICE OF STATUS OF CONDITIONS**

**REQUIRED BY SECTION 630(2) OF THE CORPORATIONS ACT 2001 (CTH)**

TO: Australian Securities Exchange (**ASX**)  
Fife Capital Funds Limited in its capacity as responsible entity of Australian Industrial REIT (**ANI**)

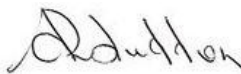
360 Capital Investment Management Limited as responsible entity for the 360 Capital Industrial Fund (**Bidder**) notes that the offers dated 17 February 2015 for all the units in Australian Industrial REIT (ARSN 165 651 301) (**TIX Offer**) contained in the replacement bidder's statement dated 13 February 2015 (**Bidder's Statement**) have been varied by increasing the consideration of the TIX Offer and that, as a result, the Offer Period is automatically extended by 14 days pursuant to section 624(2) of the Corporations Act 2001 (Cth) (**Corporations Act**) such that the offer period is now scheduled to close at 7:00pm (Sydney time) on 7 April 2015.

The Bidder gives notice under section 630(2) of the Corporations Act that:

- (a) the new date for giving notice of the status of conditions referred to in section 630 of the Corporations Act is **30 March 2015**;
- (b) the TIX Offer is:
  - (i) free of Condition K entitled "Bidder Trading Price" in Appendix 1 of the Bidder's Statement as a result of it having being fulfilled; and
  - (ii) not free of any of the other conditions set out in Appendix 1 of the Bidder's Statement; and
- (c) so far as Bidder knows, no further conditions referred to in Appendix 1 of the Bidder's Statement in relation to the TIX Offer have been fulfilled by the date of this notice.

Date: 24 March 2015

Signed by



on behalf of 360 Capital Investment Management Limited.

**360 CAPITAL INVESTMENT MANAGEMENT LIMITED (ACN 133 363 185)**

**NOTICE OF NEW DATE FOR GIVING NOTICE OF STATUS OF CONDITIONS**

**REQUIRED BY SECTION 630(2) OF THE CORPORATIONS ACT 2001 (CTH)**

TO: Australian Securities Exchange (**ASX**)  
Fife Capital Funds Limited in its capacity as responsible entity of Australian Industrial REIT (**ANI**)

360 Capital Investment Management Limited as responsible entity for the 360 Capital Industrial Fund (**Bidder**) notes that the offers dated 17 February 2015 for all the units in Australian Industrial REIT (ARSN 165 651 301) (**TIX Offer**) contained in the replacement bidder's statement dated 13 February 2015 (**Bidder's Statement**) have been varied by extending the Offer Period so that the Offer Period is now scheduled to close at 7:00pm (Sydney time) on 15 April 2015.

The Bidder gives notice under section 630(2) of the Corporations Act 2001 (Cth) (**Corporations Act**) that:

- (a) the new date for giving notice of the status of conditions referred to in section 630 of the Corporations Act is **7 April 2015**;
- (b) the TIX Offer is:
  - (i) free of Condition K entitled "Bidder Trading Price" in Appendix 1 of the Bidder's Statement as a result of it having being fulfilled; and
  - (ii) not free of any of the other conditions set out in Appendix 1 of the Bidder's Statement;
- (c) so far as Bidder knows, no further conditions referred to in Appendix 1 of the Bidder's Statement in relation to the TIX Offer have been fulfilled by the date of this notice.

Date: 24 March 2015

Signed by



on behalf of 360 Capital Investment Management Limited.