

ASX Release | Media Release

360 Capital Industrial Fund



25 August 2014

Retail Entitlement Offer and General Offer close significantly oversubscribed

360 Capital Investment Management Limited as responsible entity for the 360 Capital Industrial Fund ("Fund" or ASX code: "TIX"), is pleased to announce the final results of the Fund's Retail Entitlement Offer which closed significantly oversubscribed at 5pm on Wednesday 20 August 2014.

Based on the level of demand by Eligible Unitholders, 360 Capital managed funds investors and 360 Capital Group investors, no units were made available to the general public under the General Offer.

As a result, a scale-back process was required and has been undertaken having regard to the Allocation Policy contained in the PDS lodged with the ASX on 17 July 2014.

The final allocations are as follows:

	Number of Units	Total value
New Units available under Retail Entitlement Offer	6,947,928	\$15,007,524
New Units taken up under Retail Entitlement Offer	3,690,452	\$7,971,376
Additional New Units subscribed for by Existing Unitholders, 360 Capital-managed funds investors and 360 Capital Group investors	3,257,476	\$7,036,148

New Units will be issued pursuant to the Retail Entitlement Offer on Wednesday, 27 August 2014.

The Retail Entitlement Offer, together with the Institutional Placement and accelerated Institutional Entitlement Offer (the results of which were announced to ASX on 17 July 2014), raised \$61.0 million.

More information can be found on the ASX's website at www.asx.com.au using the Fund's ASX code "TIX", on the Fund's website www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1800 182 257 or emailing investor.relations@360capital.com.au

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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 \$462.1 million portfolio of eighteen quality assets, a weighted average lease expiry of 6.1 years, occupancy of 96.7%, appropriate gearing of 44.7%, distributions tax deferred at approximately 40% to 50% and a forecast FY15 distribution of 19.20cpc. 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 approximately \$1.1 billion on behalf of over 10,800 investors, has over \$100 million worth of co-investments across the 360 Capital Group platform and owns a direct asset valued at more than \$38.5 million.