

360 Capital Industrial Fund

22 September 2014

Settlement of Carole Park Acquisition

360 Capital Investment Management Limited (360 Capital) in its capacity as responsible entity of the 360 Capital Industrial Fund (ASX code: TIX) (Fund) confirms it has settled the acquisition of 33-37 Mica Street, Carole Park, QLD today for a total purchase price of \$23.9 million.

The acquisition was 100% debt funded using the Fund's existing debt capacity. Gearing, pro-forma for this acquisition, is 43.3% and within the Fund's stated target gearing range of 35.0% to 50.0%.

Further details in relation to the acquisition are contained in the ASX Announcement dated 11 August 2014.

The Fund's Distribution Reinvestment Plan (DRP) will be reactivated for the September 2014 quarter and will be fully underwritten. Proceeds from the DRP of approximately \$5.8 million will be used to repay debt.

More information on the Fund 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

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 Group
+61 2 8405 8872

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% and a forecast FY15 distribution of 19.20cpu. 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 eight investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 10,000 investors, has over \$126 million worth of co-investments across the 360 Capital Group platform and owns a direct asset valued at \$38.5 million.
