

# 360 Capital Industrial Fund

---

18 December 2014

## **Proposal to Acquire Australian Industrial REIT**

360 Capital Investment Management Limited (360CIML) in its capacity as responsible entity of the 360 Capital Industrial Fund (ASX code: TIX or “Fund”) confirms it has made an indicative, non-binding proposal to the responsible entity of Australian Industrial REIT (ASX code: ANI), Fife Capital Funds Limited (“FCFL”), to acquire all of the issued units in ANI by way of a trust scheme.

360CIML has appointed Moelis Australia Advisory Pty Limited as financial advisor and Clayton Utz as its legal counsel.

For more information, please contact:

**David van Aanholt**  
Independent Chairman  
360 Capital Investment Management Limited  
(02) 8405 8860

**Tony Pitt**  
Managing Director  
360 Capital Group  
(02) 8405 8860

---

### **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 \$526.6 million portfolio of 22 quality assets, a weighted average lease expiry of 5.9 years, occupancy of 99.4%, appropriate gearing of 46%, distributions tax deferred at approximately 40% to 50% 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 approximately \$950 million on behalf of over 8,300 investors, has over \$134.5 million worth of co-investments across the 360 Capital Group platform.

---