

360 Capital Industrial Fund

16 October 2013

DISPOSAL OF 40-48 HOWLEYS ROAD, NOTTING HILL, VIC

360 Capital Industrial Fund (ASX code TIX) (Fund) has exchanged unconditional contracts to dispose of 40-48 Howleys Road, Notting Hill, VIC for \$9.3 million.

The sale price matches the 30 June 2013 book value. With net proceeds to be initially used to reduce Fund debt, the Fund's pro-forma LVR reduces to 45.5% from 46.9% as at 30 June 2013.

Ben Butler, Fund Manager said: "The sale of this property represents an opportunity to exit an asset previously identified for sale, characterised by its small size and short WALE relative to the portfolio. Proceeds from the sale will allow the Fund to pursue other opportunities to deliver the Fund's strategy of continually enhancing portfolio quality and earnings security. The Fund continues to work on the other assets identified for sale."

Settlement is expected to occur on or before 11 November 2013.

FY14 operating earnings guidance of 20.0 cents per Unit and FY14 distribution guidance of 18.6 cents per Unit are unchanged.

For more information, please contact:

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About 360 Capital Group (ASX code TGP)

360 Capital is an ASX-listed, 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 17 full time staff located in Sydney have significant property, funds and investment management experience. 360 Capital manages 10 investment vehicles holding assets valued at more than \$845 million on behalf of almost 9,000 investors, over \$90 million in co-investments across the 360 Capital platform and two direct assets valued at almost \$50 million.