

## **RG198 Announcement**

**360 Capital Industrial Fund**  
**ARSN: 099 680 252**

**19 January 2012**

### **360 Capital Industrial Fund Re-signs Largest Tenant**

360 Capital Industrial Fund is pleased to announce that, as part of its active asset management approach, it has re-signed AWH Pty Ltd for seven years, over a total of 44,295 square metres and across three buildings at Spearwood Distribution Park, Bibra Lake, WA.

AWH currently leases 15,988 square metres but will consolidate a further 28,307 square metres from a nearby site to become the largest tenant of the property and the Fund.

Reflecting the positive sentiment in the Perth industrial market and the quality of the property, the new seven year lease was struck on 23% higher rentals per square metre on the additional space taken and incorporates 3.0% fixed annual rental reviews.

Representing 13.5% of total Fund net lettable area, the signing of this major tenant has de-risked the Fund's earnings profile and increased the Fund's weighted average lease term to expiry from 3.5 years to 4.0 years.

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