

# 360 Capital Industrial Fund

26 March 2013

## Company Announcement

### 360 Capital Industrial Fund – Notice under Paragraph 1012DAA(2)(f) of the Corporations Act 2001 (Cth)

This notice is given by 360 Capital RE Limited ABN 62 090 939 192 (**360 Capital**) as the responsible entity of 360 Capital Industrial Fund ARSN 099 680 252 (**Fund**) under paragraph 1012DAA(2)(f) of the *Corporations Act 2001* (Cth) (**Corporations Act**), as modified by ASIC Class Order CO 08/35.

On 26 March 2013, 360 Capital announced an underwritten non-renounceable pro-rata entitlement offer (**Entitlement Offer**) of 1 new fully paid ordinary unit in the Fund (**New Unit**) for every 1.6 existing units in the Fund held as at 7:00pm AEST on Tuesday, 9 April 2013 by unitholders with a registered address in Australia or New Zealand to raise approximately \$51.4 million.

Eligible unitholders may also apply for additional New Units (**Additional New Units**) above their entitlements to the extent that other eligible unitholders do not take up their full entitlement. The number of Additional New Units that may be applied for is capped at 100,000 Additional New Units per Eligible Unitholder, unless otherwise determined by the 360 Capital in its absolute discretion. 360 Capital may apply any scale back to applications for Additional New Units in its absolute discretion.

360 Capital advises that:

- (a) the New Units will be offered for issue without disclosure without a product disclosure statement for the New Units being prepared;
- (b) this notice is being given under paragraph 1012DAA(2)(f) of the Corporations Act;
- (c) as a disclosing entity, 360 Capital, as responsible entity of the Fund, is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, 360 Capital has complied with:
  - I. the provisions of Chapter 2M of the Corporations Act as they apply to the Fund; and
  - II. section 674 of the Corporations Act as it applies to the Fund;
- (e) as at the date of this notice, there is no excluded information of the type referred to in subsections 1012DAA(8) and 1012DAA(9) of the Corporations Act; and
- (f) the potential effect that the issue of the New Units will have on the control of the Fund, and the consequences of that effect, will depend on a number of factors, including investor demand under the Entitlement Offer and the amount of any shortfall and who subscribes for that shortfall. Nevertheless, 360 Capital does not expect the Entitlement Offer to have any control implications for the Fund.

The Entitlement Offer is structured as a pro rata issue and if all of the Fund's existing unitholders take up their entitlements under the Entitlement Offer, the Entitlement Offer will have no effect on the control of the Fund.

360 Capital Diversified Property Fund has an economic interest in approximately 18.6% of units in the Fund on issue prior to the Entitlement Offer and intends to take up all of its entitlements, but will not subscribe for more than its entitlement. Post the equity raising, it is anticipated that 360 Capital Diversified Property Fund will have an economic interest in approximately 17.0% of units in the Fund on issue.

The Entitlement Offer is fully underwritten by Moelis Advisory Australia Pty Limited.

Yours faithfully,



**360 Capital RE Limited as Responsible Entity for 360 Capital Industrial Fund**

**Alan Sutton Company Secretary**

## 360 Capital Industrial Fund

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For more information, please contact:

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**About 360 Capital Property Group**

360 Capital is a 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 15 full time staff located in Sydney have significant property, funds and investment management experience. As at 31 December 2012, 360 Capital managed 11 investment vehicles holding assets valued at more than \$800m on behalf of over 9,000 investors