



All correspondence to:

Boardroom (Victoria) Pty Limited

GPO Box 3993

Sydney NSW 2001

Enquiries: 1800 182 257

Facsimile: (02) 9290 9655

Email: investor.relations@360capital.com.au

Unit Sale Facility Election Form

Full
Name(s) of
Registered
Member
Registered
Address

Security Holder No.
Number of Units held at record date

Please complete this form if you wish to participate in the Unit Sale Facility (Facility) and sell all the Units you hold. You should refer to the terms of the Facility set out in the Letter accompanying this form and on this form. If you are in any doubt as to how to deal with this form, please consult your financial or legal advisor.

Mark with a ✓	<input type="checkbox"/> Appoint Tony Pitt to act as my proxy to vote in favour of the special resolution relating to listing the Fund on the ASX as per the Notice of Meeting (dated 11 July 2012)		
Mark with a ✓	<input type="checkbox"/> Sell all Units		
Payment Instructions Please select the appropriate payment instruction, and where needed, supply relevant information.			
<input type="checkbox"/>	Pay proceeds to the Australian financial institution already recorded.		
<input type="checkbox"/>	Pay proceeds to the Australian financial institution account nominated below (please print). No Third Party accounts will be accepted.		
Name of Financial Institution: <input type="text"/>			
BSB Number: <input type="text"/>	Account Number: <input type="text"/>		
Account Name: <input type="text"/>			
Contact Details <i>Please provide your details in case we need to contact you</i>			
Contact Name <input type="text"/>	Telephone number – Business Hours <input type="text"/>		
Email Address <input type="text"/>	Telephone number – After Hours <input type="text"/>		
Sign Here <i>This Section MUST be signed for your instructions to be executed (refer overleaf for signing instructions)</i> I/we confirm that I/we wish to participate in the Facility and agree to the terms of the Facility set out in the Letter and on this form. By appointing Tony Pitt as my proxy under this form, I/we revoke any power of attorney or other authority previously granted by me/us to the extent that attorney or authority gives any person a right to cast my vote at or in respect of the Meeting. For the avoidance of doubt, such revocation does not apply where this form is signed under the relevant power of attorney or other authority.			
Member 1 <input type="text"/>	Member 2 <input type="text"/>	Member 3 <input type="text"/>	
Sole Director and Sole Company	Director	Director / Company Secretary	
Day <input type="text"/>		Month <input type="text"/>	Year <input type="text"/>
THIS FORM MUST BE RECEIVED BY 10.00am AEST TIME ON 6 AUGUST 2012. THIS FORM IS NOT A RECOMMENDATION BY ANY PERSON TO SELL YOUR UNITS. ONCE YOU HAVE RETURNED THIS FORM, YOUR DECISION TO SELL YOUR UNITS CANNOT BE REVOKED. ANY DISPUTE CONCERNING WHETHER AN ELECTION TO PARTICIPATE IN THE SALE FACILITY IS VALID WILL BE DETERMINED BY 360 CAPITAL RE LIMITED AS RESPONSIBLE ENTITY OF THE 360 CAPITAL INDUSTRIAL FUND WHOSE DETERMINATION IS FINAL AND DETERMINATIVE OF THE DISPUTE.			

Instructions for completing this form

Unit holders who wish to sell all their Units under the Facility must sign and return this form prior 10.00am AEST time on 6 August 2012. Prior to lodging this form, you should read the key terms of the Facility. If you have any questions in relation to the Facility, please call the Information Line 1800 182 257 or contact your financial adviser.

A Unit holder Name(s)

Your name and address as it appears on the register of unit holders of 360 Capital Industrial Fund.

B Number of Securities

Please tick to indicate that all the 360 Capital Industrial Fund units you hold at the date you lodge this form, will be sold under the Facility.

C Payment Instructions

This outlines that you wish to be paid to your Financial Institution already recorded or the Financial Institution nominated on this form.

D Contact details

Please nominate yourself or another contact person and provide a contact number, in case we need to speak to you about this form. These details will only be used in the event that the registry has a query regarding this form.

E Signature(s)

You must sign the form as follows in the space provided:

Individual: Where the holding is in one name, the Securityholder must sign.

Joint holding: Where the holding is in more than one name, all Securityholders must sign.

Power of Attorney: To sign under Power of Attorney, you must have either already lodged that document with Boardroom (Victoria) Pty Limited (Boardroom) or have attached an original or certified copy of the Power of Attorney to this form when you return it.

Deceased Estate: All executors must sign and, if not already noted by Boardroom Pty Limited, a certified copy of Probate or Letters of Administration must accompany this form.

Companies: This form must be signed by either 2 Directors or a Director and a Company Secretary. Alternatively, where the company has a Sole Director and there is no Company Secretary, or where the Sole Director is also the Sole Company Secretary, that Director may sign alone.

Lodgement of this form

If you wish to participate in the Facility, this form must be completed and received by Boardroom no later than 10.00am AEST time on 6 August 2012. A reply paid envelope is enclosed for your convenience.

Your completed form should be:

Posted to:

Boardroom (Victoria) Pty Limited
GPO Box 3993,
Sydney NSW 2001

OR

Hand delivered to:

Boardroom (Victoria) Pty Limited
C/- Boardroom Pty Limited
Level 7, 207 Kent Street,
Sydney NSW 2000

Privacy Statement

Boardroom (Victoria) Pty Limited advises that Chapter 2C of the Corporations Act 2001 (Cth) requires information about you as a securityholder (including your name, address and details of the securities you hold) to be included in the public register of the entity in which you hold securities. Information is collected to administer your unit holding and if some or all of the information is not collected then it might not be possible to administer your security holding. Your personal information may be disclosed to the entity in which you hold securities. You can obtain access to your personal information by contacting us at the address or telephone number shown on this Sale Facility Election Form. Our privacy policy is available on our website (www.boardroomlimited.com.au/Privacy.html).

Acknowledgement, warranties and undertakings

By signing and returning this form, you:

a) Acknowledge that you have read and agree to the terms of the Facility.

b) Agree that none of 360 Capital RE Limited or any other member of the 360 Capital Property Group (360 Capital Property Group), the broker or its affiliate (Broker), Boardroom, or any other person will on any account be liable, and you may not bring any claim or action against any of the parties named, for not having sold Securities at any specific price, in any specific manner or on any specific day.

c) Warrant that at the time of signing this form, you are the registered holder of the Securities specified in that form, and you have not previously used the Facility for that holding, and that the information in this form is complete and accurate.

d) Irrevocably appoint 360 Capital RE Limited (Responsible Entity) to act as my/our agent and attorney to do all things necessary (including executing any transfer form and other documents and instructing Broker) to effect the sale of my/our Units in accordance with the Facility. I/we represent and warrant that my/our Units are free from any encumbrance.

e) Warrant (and authorise the Broker to warrant) to any buyer of your Units through the Facility that the buyer will acquire good title to those Securities and full legal and beneficial ownership of

The units free from all mortgages, charges, liens, encumbrances (whether legal or equitable), restrictions on transfer, or any other kind of 3rd party rights.

f) Agree not to sell any of your Securities to any person once this form has been signed and sent, and authorise Boardroom to prevent transfer of the Units until they are required for settlement. You also authorise the transfer of your Units to the Broker as bare nominee for settlement of the sale. If any Units are sold in breach of this undertaking, you will be deemed to have appointed the Responsible Entity or any officer of the Responsible Entity as your attorney to purchase Units in your name, and at your expense, to satisfy your obligations in relation to the sale of your Units, and you will indemnify the Broker for any loss and indemnify the Responsible Entity for all costs and expenses incurred in connection with any such purchase.

g) Acknowledge and agree that the activities and circumstances of 360 Capital Property Group from time to time change, and where appropriate, require it to make continuous disclosure announcements to ASX, and that no such developments or announcements give you any rights in relation to, or otherwise affect, any sale of Units that has already occurred through the Facility.

h) Acknowledge that none of 360 Capital Property Group, Boardroom, nor any other person involved in the Facility has any liability to you other than for the payment to you of proceeds determined and payable in accordance with the terms of the Facility.

i) Agree that 360 Capital Property Group and Boardroom may assume the authenticity of any form returned or purportedly returned by you or your authorised representative and that any person claiming to be you or your authorised representative is in fact that person, and authorise 360 Capital Property Group and Boardroom to act on any form believed by either of the parties to be authentic.

j) Agree that the sale of Units shall be subject to, and that you are bound by, the operating rules of ASX, including applicable Market Integrity Rules, the ASX Clear Operating Rules and the ASX Settlement Rules, and the customs and usages of ASX.

k) Agree that if your Units are held by more than one person, these terms shall bind all of you jointly and severally.

l) Acknowledge that when you return a form, you are irrevocably bound to sell your Units under the Facility.

m) Acknowledge and agree that the Facility is being arranged by 360 Capital Property Group and no services are being provided by the Broker to any person other than 360 Capital Property Group. In this regard, to the maximum extent permitted by law, the Broker is not assuming or accepting any responsibility to You as a Unit Holder.

If you have any enquiries concerning your securityholding or how to complete this form, telephone 1800 182 257 between 8.30am and 5.30pm AEST time Monday to Friday.