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360 CAPITAL INDUSTRIAL FUND

Property Acquisitions and $24.3 million Institutional Placement

Investor Presentation | 18 June 2013

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Lead Manager and Underwriter

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360 Capital reserves the right to vary the timetable included in this presentation.

Table of Contents

Section

Appendices

Section 1: Transaction Overview

Transaction Overview

- 360 Capital Industrial Fund (the 'Fund') has entered into unconditional contracts to acquire two properties located in NSW and VIC ('Property Acquisitions') at a combined purchase price of $37.2m[1]
- The Property Acquisitions and Placement (defined below and together with the Property Acquisitions, the 'Transaction') are consistent with the Fund's strategy to reposition its portfolio towards higher quality assets and stability of earnings whilst reducing LVR
- The Property Acquisitions will be partially funded with a fully underwritten institutional placement of a minimum of $24.3m ('Placement') at an Issue Price to be determined via a bookbuild with a price range of $0.50 to $0.51 per New Unit ('Bookbuild Range') representing:

Key metrics	Low End	High End
Issue Price	$0.50	$0.51
Forecast FY14 Operating Earnings Yield	9.50%	9.31%
Forecast FY14 Distribution Yield	9.00%	8.82%
Discount to 10 day VWAP[2]	4.0%	2.1%

- Transaction benefits
  - Increases portfolio WALE from 5.2 years to 5.7 years on a pro forma basis[3]
  - Increases portfolio exposure[4] in NSW to 20%
  - Reduces gearing with LVR lowering to between 46.9%[5] and 47.0%[6] from 47.7% on a pro forma basis[3]
- The Transaction is NTA neutral and the Fund confirms previous earnings and distribution guidance
  - Forecast FY14 operating earnings of 4.75cpu
  - Forecast FY14 distributions of 4.50cpu
  - Operating earnings and distribution guidance for FY13 re-affirmed at 4.90cpu and 4.50cpu[7] ,respectively

Notes:
1. Excludes stamp duty and transaction costs
2. VWAP is calculated over the period 3 June to 17 June 2013 as the total 10 day value divided by the 10 day total volume of Units sold on ASX up to and including that date; adjusted to an ex-distribution price with respect to the June 2013 quarter distribution of 1.125 cpu
3. Other than where noted otherwise, pro forma data in this presentation gives effect to the Transaction and other pro forma adjustments as though they occurred on 31 December 2012 – see section 4 for further details
4. Determined by gross income
5. Based on higher end of the Bookbuild Range of $0.51 per New Unit
6. Based on lower end of the Bookbuild Range of $0.50 per New Unit
7. New Units issued under the Placement will not rank for June 2013 quarter distribution of 1.125 cpu

Property Acquisitions

69 Studley Court, Derrimut VIC – Deliver Australia

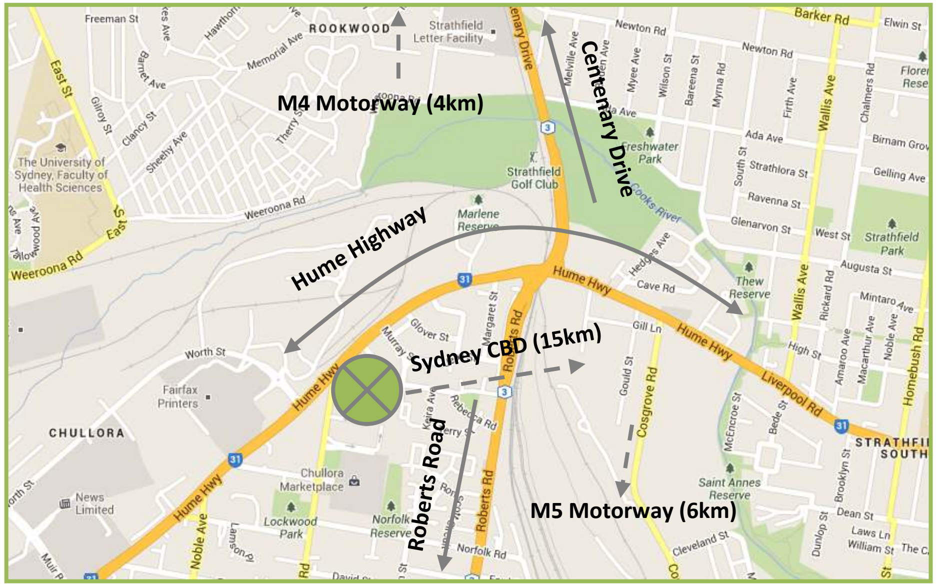
Price:	$20.0m
Building Area:	27,171 sqm
Net Income:	$1.6m p.a.
Cap rate:	8.0%
WALE:	10.3 years
Occupancy:	100%

- Modern logistics facility completed in 2009
- Located in Melbourne's west in close proximity to Western Ring Road and West Gate Freeway
- Includes large canopies and large container rated hardstand
- **Leased to Deliver Australia on a <u>10.3 year lease</u> expiring September 2023**
- **Fixed annual rent increases of <u>3.5%</u>**

Property Acquisitions (Cont.)

457 Waterloo Road, Chullora NSW – Elite Logistics

Price:	$17.2m
Building Area:	16,051 sqm
Net Income:	$1.6m p.a.
Cap rate:	9.2%
WALE:	9.7 years
Occupancy:	100%



- Fully refurbished functional warehouse facility
- Located in Sydney's central west close to major arterial roads of Hume Highway, Centenary Drive and Roberts Road linking with the M4 and M5 motorways
- **Leased to Elite Logistics on a 9.7 year lease expiring February 2023**
- **Fixed annual rent increases greater of CPI or 3.5%**

Transaction Rationale

Improved portfolio quality and income security	• Demonstrates ability of the Fund to source acquisitions in line with strategy • Increases portfolio WALE from 5.2 years to 5.7 years on a pro forma basis • Consistent rental growth through fixed rental increases of 3.5% • Increases portfolio exposure[1] to NSW by 3% to 20% • Acquisition assets require minimal capital expenditure given age and/or recent refurbishments • Quality tenants on long term leases • Located in established industrial precincts with good access to main arterial roads
Increased scale and liquidity	• Value of portfolio increases from \$300m to \$337m • Market capitalisation[2] expected to increase to approximately \$186m[3] to \$190m[4] • Expected increased liquidity and market capitalisation positions the Fund towards index inclusion
Maintenance of strong balance sheet	• Transaction reduces LVR from 47.7% to between 46.9%[4] and 47.0%[3] on a pro forma basis • Debt facility will be drawn to \$158m on a pro forma basis with no change in facility limit of \$210m. Debt facility expires in December 2015
Neutral impact on NTA, earnings and distribution guidance	• Forecast operating earnings re-affirmed for FY14 at 4.75cpu • Forecast distributions re-affirmed FY14 at 4.50cpu • Pro forma NTA maintained at \$0.48 per Unit

Notes:
1. Determined by gross income
2. Pro forma market capitalisation calculated as estimated total Units on issue post Placement multiplied by the Issue Price
3. Based on lower end of the Bookbuild Range of \$0.50 per New Unit
4. Based on higher end of the Bookbuild Range of \$0.51 per New Unit

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Section 2: Portfolio Information

Portfolio Metrics & Composition

Portfolio Metrics

	Pre Transaction	Post Transaction
Number of assets	18	20
Portfolio value ($m)	299.9	337.1
Net lettable area (sqm)	316,940	360,162
WACR	9.1%	9.0%
Occupancy	98%	98%
Fixed rent review weighting[1]	76%	78%
WALE (years)	5.2	5.7

Geographic Diversification

State	Pre Transaction	Post Transaction
VIC	42%	43%
QLD	18%	17%
NSW	17%	20%
WA	14%	12%
SA	6%	6%
ACT	3%	2%

Top 10 tenants

Company	Rent ($m).	% total
AWH Ltd	3.3	9.1%
The Reject Shop	3.0	8.4%
API	3.0	8.3%
Visy Industries	2.5	6.9%
Hugo Boss Australia	2.3	6.3%
Elite Logistics	**1.9**	**5.2%**
Deliver Australia	**1.8**	**5.1%**
Kent Transport Industries Pty Limited	1.8	4.9%
Tyremax Pty Ltd	1.3	3.7%
GM Holden	1.2	3.4%
Top 10 total	**22.1**	**61.4%**

Notes:
1. Weighted by gross income

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Execution of Portfolio Enhancement Strategy

- Portfolio quality and income security enhanced via selective acquisitions in core industrial markets
- Acquisition of the six properties (below) since October 2012 for a combined value of $117.7m
- Long leases of ~10 years + has increased portfolio WALE from 4.1 years (pre October 2012) to 5.7 years on a pro forma basis
- Properties purchased with 100% occupancy have increased portfolio occupancy from 96% (pre October 2012) to 98%

1 Ashburn Road, Bundamba QLD
Australian Pharmaceutical Industries

54 Sawmill Circuit, Hume ACT
Grace Group

69 Studley Court, Derrimut VIC
Deliver Australia

22 Hawkins Crescent, Bundamba QLD
The Reject Shop

9-14 Caribou Drive, Direk SA
Kimberly Clark

457 Waterloo Road, Chullora NSW
Elite Logistics

Section 3: Institutional Placement

Sources and Applications

- Property Acquisitions to be funded via a combination of equity (the Placement) and debt utilising the Fund's existing debt capacity:
  - Fully underwritten Placement of $24.3m[1] to 24.8m[2]
  - Drawdown of existing debt facilities of $15.0m[2] to $15.5m[1]
- The sources and applications tables below assumes the Issue Price is the lower end of the Bookbuild Range of $0.50 per New Unit

Sources	($m)
Placement	24.3
Drawdown of existing debt facilities / cash	15.5
Total	**39.8**

Applications	($m)
Property Acquisitions	37.2
Transaction costs[3]	2.6
Total	**39.8**

Notes:
1. Based on lower end of the Bookbuild Range of $0.50 per New Unit
2. Based on higher end of the Bookbuild Range of $0.51 per New Unit
3. Includes stamp duty and other transaction costs

Institutional Placement Summary

- Fully underwritten Placement of $24.3m[1] to 24.8m[2]
  - Bookbuild Range of $0.50 to $0.51 per New Unit
  - Issue of approximately 48.6m New Units
- Forecast FY13 and FY14 EPU and DPU re-affirmed
- New Units will rank equally with existing Units from issue and will be eligible for the distribution estimated to be 1.125 cpu for the quarter ending 30 September 2013
- New Units will not be eligible for the distribution for the quarter ending 30 June 2013

Offer Metrics

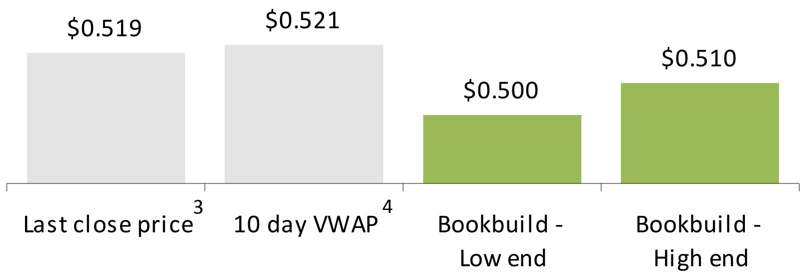
Key metrics	Low End	High End
Issue Price	$0.50	$0.51
Forecast FY14 Operating Earnings Yield	9.50%	9.31%
Forecast FY14 Distribution Yield	9.00%	8.82%
Discount to 10 day VWAP[4]	4.0%	2.1%
Pro forma LVR	47.0%	46.9%
Pro forma market capitalisation	$186m	$190m

Portfolio Snapshot (Post Transaction)

Number of assets	20
Portfolio value	$337.1m
WACR	9.0%
Occupancy	98%
WALE	5.7 years

Attractive Offer Pricing

	Low end	High end
Disc/(Prem) to close price[3]	3.6%	1.7%
Discount to 10 day VWAP[4]	4.0%	2.1%

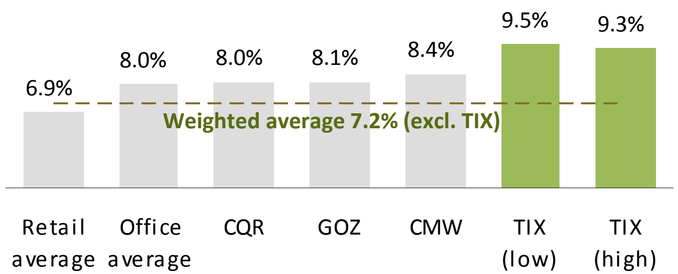


Notes:
1. Based on lower end of the Bookbuild Range of $0.50 per New Unit
2. Based on higher end of the Bookbuild Range of $0.51 per New Unit
3. On 17 June 2013; adjusted to an ex-distribution price with respect to the June 2013 quarter distribution of 1.125 cpu
4. VWAP is calculated over the period 3 June to 17 June 2013 as the total 10 day value divided by the 10 day total volume of Units sold on ASX up to and including that date; adjusted to an ex-distribution price with respect to the June 2013 quarter distribution of 1.125 cpu

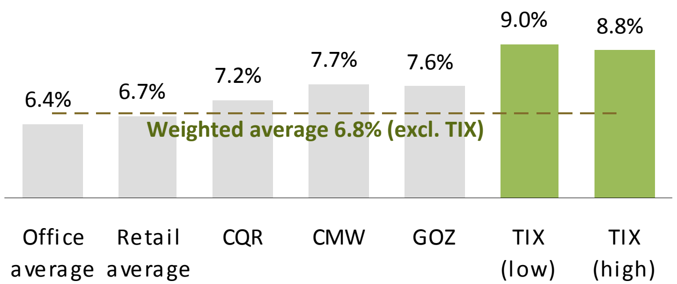
Pricing Comparison

- Based on the Bookbuild Range of $0.50 to $0.51 per New Unit, forecast FY14 Earnings Yields and Distribution Yields are higher than trading peers in the A-REIT sector

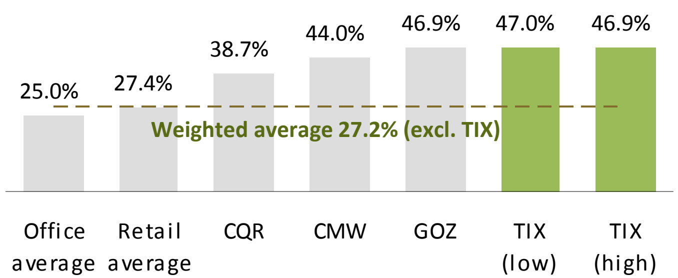
Forecast FY14 Earnings Yield



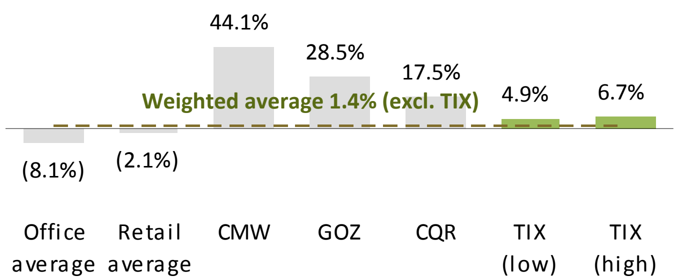
Forecast FY14 Distribution Yield



Gearing[1]



Premium/(Discount) to NTA[2]



Sources: Capital IQ, Thomson consensus estimates and company reports as at 17 June 2013

Notes:

CQR: Charter Hall Retail REIT, CMW: Cromwell Property Group, GOZ: Growthpoint Properties Australia. Retail average comprises Westfield Trust, CFS Retail Property Trust Group, BWP Trust, Charter Hall Retail REIT, Federation Centres, Carindale Property Trust and Shopping Centres Australasia Property Group. Office average comprises Investa Office Fund and Commonwealth Property Office Fund

1. Stated gearing as last reported as at the date of this presentation according to company filings. TIX LVR pro forma for impact of the Placement and Property Acquisitions
2. All NTAs as last reported as at the date of this presentation according to company filings. TIX NTA pro forma for the impact of the Placement and Property Acquisitions

Institutional Placement Timetable

Trading halt and opening of institutional offer	10.00am, Tuesday, 18 June 2013
Institutional offer closes	12.00pm, Tuesday, 18 June 2013
Trading in TIX Units recommences	Wednesday, 19 June 2013
Settlement of New Units under the Placement	Monday, 24 June 2013
Distribution ex-date[2]	Monday, 24 June 2013
Issue and trading of New Units under the Placement	Tuesday, 25 June 2013

Notes:
1. All dates and times are indicative only and subject to change at the discretion of the Responsible Entity. All dates and times are references to Australian Eastern Standard Time.
2. New Units issued under the Placement will not rank for June 2013 quarter distribution of 1.125 cpu

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Section 4: Financial Information

Pro forma Financial Impact

	Pre Transaction	Post Transaction	Impact
Pro forma NTA per Unit	**$0.48**	**$0.48**	**No change**
Forecast FY13 Operating earnings per Unit	4.90cpu	4.90cpu	No change
Forecast FY14 Operating earnings per Unit	**4.75cpu**	**4.75cpu**	**No change**
Forecast FY13 Distributions per Unit	4.50cpu	4.50cpu	No change
Forecast FY14 Distributions per Unit	**4.50cpu**	**4.50cpu**	**No change**
Pro forma LVR[1]	47.7%	46.9%[2] to 47.0%[3]	-0.7%[3] to -0.8%[2]
Portfolio value	$300m	$337m	+$37m
Pro forma market capitalisation[4]	$172m[5]	$186m[3] to $190m[2]	+$14m[3] to +$18m[2]

Notes:
1. Loan to Value Ratio (LVR) determined in accordance with debt facility documentation as borrowings divided by property values
2. Based on higher end of the Bookbuild Range of $0.51 per New Unit
3. Based on lower end of the Bookbuild Range of $0.50 per New Unit
4. Pro forma market capitalisation calculated as total Units on issue post Placement multiplied by the Issue Price per New Unit
5. Market capitalisation as at market close on 17 June 2013

Pro forma Balance Sheet

($m)	Actual 31-Dec-12	Adjustments March 2013 Capital Raising[1]	Pro forma 31-Dec-12 (Pre Transaction)	Adjustments June 2013 Placement[2]	Pro forma 31-Dec-12 (Post Transaction)
Cash	1.6	-	1.6	-	1.6
Trade and other receivables	0.9	-	0.9	-	0.9
Investment properties	299.9	-	299.9	37.2	337.1
Total assets	**302.4**		**302.4**		**339.1**
Trade and other payables	5.8	-	5.8	-	5.8
Bank loan	172.1	(29.2)	142.9	15.5	158.4
Capitalised borrowing costs	(2.4)	-	(2.4)	-	(2.4)
Unsecured Notes	24.9	(24.9)	-	-	-
Derivative financial instruments	5.2	(5.2)	-	-	-
Total liabilities	**205.6**		**146.3**		**161.8**
Net assets	**96.8**		**156.1**		**177.8**
Units on issue ('000)	182.7	141.5	324.2	48.6	372.9
NTA per Unit $	0.53	(0.05)	0.48	-	$0.48
LVR	57.4%	(9.7)%	47.7%	(0.7)%	47.0%

Notes:
1. The completed $63.7 million fully underwritten equity raising announced on 26 March 2013
2. Placement of $24.3m; assumes Issue Price is the lower end of the Bookbuild Range of $0.50 per New Unit

Section 5: Key Risks

Key Risks

- As with all investments, an investment in the Fund will be subject to risks, many of which are outside the control of the Responsible Entity. If they eventuate, these risks may adversely affect the value and the return of an investment in the Fund
- It is the Responsible Entity's current opinion that the following are some of the key risks of an investment in the Fund. The list of risks discussed below is not exhaustive
- As well as considering the risks below, investors should also consider how an investment in this Fund fits into their overall investment portfolio

Key Risks (Cont.)

Property investment risks	• **Property values:** The ongoing value of a Property is influenced by changes in property market conditions including supply, demand, capitalisation rates and rentals. There is no guarantee that a Property will achieve a capital gain on its sale or that the value of the Property will not fall as a result of the assumptions on which the relevant valuations are based proving to be incorrect. • **Property revenue:** Distributions in respect of the Fund are largely dependent upon the rents received in connection with the Properties and tenants paying rent in accordance with their lease terms. There is a risk that tenants may default on the terms of their lease or that the Fund does not provide agreed minimum service standards, either of which could result in a reduction in rental income for the Fund and additional expenses associated with re-leasing the tenancy or enforcement action. Vacancy periods may have an adverse impact on the Fund's net income and distributions, a Property's capital value and potentially the Fund's NTA per Unit and trading price per Unit. This risk is reduced by the Fund having over 65 tenants across the portfolio and no single tenant comprising more than 9.1% of income. • **Property liquidity:** If it becomes necessary for the Fund to dispose of one or more of the Fund's property assets (for example, to reduce LVR) there is a risk that the Fund may not be able to realise sufficient Property assets in a timely manner or at an optimal sale price. This may adversely affect the Fund's NTA per Unit or trading price per Unit. • **Capital expenditure:** There is a risk that capital expenditure could exceed expectations, resulting in increased funding costs and potentially lower distributions. • **Natural phenomena** (including flooding, terrorist attacks or force majeure events): There is a risk that natural phenomena may affect a Property. There are certain events for which insurance cover is not available or for which the Fund does not have cover. If the Fund is affected by an event for which it has no insurance cover, this would result in a loss of capital and a reduction to the Fund's NTA and Member returns. This could also result in an increase in insurance premiums applicable to other areas of cover. • **Property contamination:** Property income, distributions or property valuations could be adversely affected by discovery of an environmental contamination or incorrect assessment of costs associated with an environmental contamination or with property preservation. This risk may occur irrespective of whether the contamination was caused by the Fund or prior owners.

Key Risks (Cont.)

Property investment risks (Cont.)	• **Leasing risk:** It may not be possible to negotiate lease renewals or maintain existing lease terms, which may also adversely impact the Fund's net income and asset values. The ability to lease or re-lease tenancies upon expiry of the current lease, and the rent achievable, will depend on the prevailing market conditions at the relevant time and these may be affected by economic, competitive or other factors.
Fund investment risks	• **Trading price of Units:** The market price of Units will fluctuate due to numerous factors including general movements in interest rates, the Australian and international general investment markets, economic conditions, global geo-political events and hostilities, investor perceptions and other factors that may affect the Fund's financial performance and position. The price of the Units also fluctuates due to changes in the market rating of the Units relative to other listed and unlisted securities, other investment options such as debentures or interest bearing deposits and investor sentiment towards the Fund. There can be no guarantee that liquidity will be maintained and the number of potential buyers or sellers of the Units on the ASX at any given time may vary. This may increase the volatility of the market price of the Units and therefore affect the market price at which Unitholders are able to buy or sell Units. Unitholders who wish to sell their Units may be unable to do so at a price acceptable to them. The market price of Units could trade on the ASX at a discount to NTA per Unit. • **Refinancing risk and LVR:** The Fund's ability to raise funds, including both debt and equity, on favourable terms (including fees and the interest rate margin payable) for future refinancing, capital expenditure, or acquisitions depends on a number of factors including general economic conditions, political, capital and credit market conditions and the reputation, performance and financial strength of the Fund. Any change in these factors could increase the cost of funding, or reduce the availability of funding, as well as increase the Fund's refinancing risk for maturing debt facilities. The Fund's ability to refinance its debt facilities as they fall due will depend upon market conditions, the performance of the Fund's assets and the financial position of the Fund's tenants. If the debt facilities are not refinanced, or need to be repaid it is possible that the Fund will need to realise assets for less than their fair value, which would impact the Fund's NTA per Unit. The Fund is a geared investment product. The level of the Fund's LVR will magnify the effect of any movements in the value of the Property portfolio.

Key Risks (Cont.)

Fund investment risks (Cont.)	• **Ranking:** If the Fund is wound-up, Unitholders will rank behind secured and unsecured creditors of the Fund. If there is a shortfall of funds on winding-up, there is a risk that Unitholders will receive less than NTA per Unit. • **Breach of debt covenants:** As at the date of this Presentation, the Fund is in compliance with all covenants under its debt facilities. The Fund's debt covenants have income and asset value tests and falling asset values, declining rental income or other unforeseen circumstances may cause covenants under the Fund's debt facilities to be breached. A breach of a debt facility covenant may result in a debt financier enforcing its security over the relevant assets. The financier may require repayment of the facility, possibly prior to its expected expiry. This could result in an early sale of a Property at a less than optimal sale price, for instance, in a depressed market; additional equity being required; or distributions being reduced or suspended to repay the borrowings. • **Interest rates:** There is a risk that a debt facility or an interest rate hedge (i.e. fixing the interest rate) may not be available on the same terms upon extension or refinancing, or when new finance or hedging strategies are sought. There is also a risk that interest rates may increase, however the Fund will enter into interest rate swap contracts to hedge the majority of the Fund's drawn debt balance. These risks may have a material, adverse impact on the Fund's activities, financial position and distributions in the future. • **Conflicts of interest:** The Fund may be affected by certain inherent conflicts of interest. Despite adhering to best corporate governance practises there is a risk that these conflicts may not be managed appropriately. • **Responsible Entity risk:** By investing in the Fund, investment decisions are delegated to the Responsible Entity. The performance of the Fund is affected by the performance of the Responsible Entity and that of the external service providers engaged by the Responsible Entity and is therefore not assured.

Key Risks (Cont.)

Fund investment risks (Cont.)	• **Dilution:** Future capital raisings and equity-funded acquisitions by the Fund may dilute the holdings of Unitholders. In the normal course of managing the Fund the Responsible Entity is seeking to increase distribution income to Unitholders and to provide the potential for capital growth. In order to provide this growth, capital raisings may be undertaken to acquire property investments. At the extreme, a capital raising may need to be undertaken to reduce debt in order that the Fund remain compliant with its debt covenants, and the raising may have a material adverse effect on the Fund's financial performance, distributions, growth prospects and Unit price. • **Distributions may vary:** The ability of the Fund to pay quarterly distributions is dependent upon the Fund having sufficient cash resources and distributable income. Whilst the level of income derived by the Fund from year to year is expected to be relatively certain, default in payment of rent by any of the lessees of the Properties or variances in the costs of operating the Fund may affect the level of income available for distribution as well as the timing of distributions. • **Taxation treatment of Units may change:** Investors should be aware that changes in Australian taxation law (including changes in interpretation or application of the law by the courts or taxation authorities in Australia) may materially affect the taxation treatment of an investment in Units, the holding or disposal of Units or the treatment of distributions and the financial performance, financial position, cash flows, distributions, growth prospects and the quoted price of Units.
Transaction risks	• **Due diligence:** It is possible that the due diligence undertaken to date in connection with the Property Acquisitions has not revealed issues that will later have a materially adverse impact on the expected benefits to the Fund. For example, if such due diligence has failed to reveal required capital expenditure, that required capital expenditure could reduce the future returns. • **Placement:** The underwriting of the Placement is subject to customary conditions and termination events. Most of the termination events, and to a lesser extent the conditions, are beyond the control of the Responsible Entity. Therefore, there is a risk that the Placement will not be underwritten. If the underwriting agreement is terminated, the Responsible Entity will look to fund the Property Acquisitions from existing debt capacity.

Key Risks (Cont.)

General investment risks

- **Economy and market conditions:** There is the risk that changes in economic and market conditions may affect asset returns and values and may decrease the Unit price. The overall performance of Units may be affected by changing economic or property market conditions. These may include movements in interest rates, exchange rates, securities markets, inflation, consumer spending, employment and the performance of individual local, state, national and international economies.
- **Insurance**: Any losses incurred due to uninsured risks may adversely affect the Fund's performance. Increases in insurance premiums may also affect the performance of the Fund. Insurance premium increases could occur if the Fund claims under any insurance policy for significant losses in respect of a Property. Any failure by the company or companies providing insurance (or reinsurance) may adversely affect the Fund's ability to make claims under its insurance. All insurance policies have a minimum excess.
- **Litigation.** In the ordinary course of operations, the Fund or the Responsible Entity may be involved in disputes and possible litigation. These include tenancy disputes, environmental and occupational health and safety claims, industrial disputes, native title claims, and any legal claims or third party losses. It is possible that a material or costly dispute or litigation could affect the value of the assets or expected income of the Fund.
- **Legal and regulatory matters.** There is the risk that changes in any law, regulation or Government policy affecting the Fund's operations (which may or may not have a retrospective effect) will have an effect on the Property portfolio and/or the Fund's performance. This may include changes to taxation regimes.
- **Forward looking statements.** There can be no guarantee that the assumptions and contingencies on which the forward looking statements, opinions and estimates are based will ultimately prove to be valid or accurate. The forward looking statements, opinions and estimates depend on various factors, many of which are outside the control of the Responsible Entity.

Appendices

A	Portfolio Overview
B	Board and Management Team

Appendix A
Portfolio Overview

Portfolio Overview

Property	State	Valuation	Last Valued	Capitalisation rate	Net lettable area	Occupancy	WALE
		($m)	(date)	(%)	(sqm)	(%)	(years)
60 Marple Avenue, Villawood	NSW	19.7	Jun 2012	9.00	18,529	100.0	4.0
37-51 Scrivener Street, Warwick Farm	NSW	17.6	Jun 2012	10.25	27,599	100.0	5.5
8 Penelope Crescent, Arndell Park	NSW	14.1	Jun 2012	8.50	11,423	100.0	3.4
457 Waterloo Road, Chullora	**NSW**	**17.2**	**Jun 2013**	**9.25**	**16,051**	**100.0**	**9.7**
54 Sawmill Circuit, Hume	ACT	8.9	Feb 2012	8.25	5,684	100.0	5.6
22 Hawkins Crescent, Bundamba	QLD	32.0	Feb 2012	8.50	18,956	100.0	11.9
1 Ashburn Road, Bundamba	QLD	30.3	Feb 2012	8.75	26,628	100.0	7.1
9-13 Caribou Drive, Direk	SA	9.2	Feb 2012	8.75	7,023	100.0	6.8
5-9 Woomera Avenue, Edinburgh Parks	SA	8.4	Jun 2012	9.25	10,580	100.0	0.7
102-128 Bridge Road, Keysborough	VIC	21.5	Jun 2012	9.50	24,617	100.0	4.1
500 Princes Highway, Noble Park	VIC	18.5	Jun 2012	9.25	13,714	96.9	3.2
6 Albert Street, Preston	VIC	17.2	Jun 2012	10.25	20,517	90.9	5.3
14-17 Dansu Court, Hallam	VIC	14.6	Jun 2012	9.50	17,070	100.0	1.5
12-13 Dansu Court, Hallam	VIC	11.4	Jun 2012	9.25	11,542	100.0	3.4
33-59 Clarinda Road, Oakleigh South	VIC	10.3	Jun 2012	9.00	10,774	100.0	3.0
40-48 Howleys Road, Notting Hill	VIC	9.3	Jun 2012	9.00	11,053	100.0	4.0
39-45 Wedgewood Road, Hallam	VIC	8.3	Jun 2012	9.00	10,631	100.0	0.4
223-235 Barry Road, Campbellfield	VIC	6.4	Jun 2012	9.00	11,092	55.1	4.3
69 Studley Court, Derrimut	**VIC**	**20.0**	**Jun 2013**	**8.00**	**27,171**	**100.0**	**10.3**
310 Spearwood Avenue, Bibra Lake	WA	42.2	Jun 2012	8.93	59,508	100.0	5.9
Total/weighted average (20 properties)		**337.1**		**9.04**	**360,162**	**98.0**	**5.7**

Appendix B
Board and Management Team

Experienced Board and Management Team

- Experienced Board with 23 years' average experience and a management team with an average 16 years' experience

360 Capital Industrial Fund

360 Capital Investment Management (Responsible Entity)

- **Andrew Moffat**
  Independent Non-Executive Chairman
  20 years' experience
- **John Ballhausen**
  Independent Non-Executive Director
  32 years' experience
- **David van Aanholt**
  Independent Non-Executive Director
  25 years' experience
- **Tony Pitt**
  Managing Director
  15 years' experience

Fund Investment Committee

- **David van Aanholt**
  Chairman
  25 years' experience
- **John Ballhausen**
  Member
  32 years' experience
- **Ben James**
  Member
  18 years' experience

Senior Management (360 Capital)

- **Tony Pitt**
  Managing Director
  15 years' experience
  - **Ben James**
    Head of Property
    18 years' experience
    - **Ben Butler**
      Fund Manager
      14 years' experience
      - **Jason Griffiths**
        Investment Manager
        11 years' experience
        - **Kevin Low**
          Group Analyst
          8 years' experience
- **Emma Shipley**
  Chief Financial Officer
  11 years' experience
- **Tim Spencer**
  Head of Investor Relations
  19 years' experience
- **Alan Sutton**
  Company Secretary
  30 years' experience

Glossary

Term	Definition
A-REIT	Australian real estate investment trust
$ or cents	Australian currency
360 Capital	360 Capital Property Group (stapled entity comprising 360 Capital Investment Trust and 360 Capital Property Limited). Ultimate owner of Fund's responsible entity
Board or Board of the Responsible Entity	Board of Directors of the Responsible Entity
Bookbuild Range	$0.50 to $0.51 per New Unit
Cap rate	Capitalisation rate
cpu	Cents per Unit
Distribution Yield	In reference to the Fund, the rate of return derived by dividing the DPU by the Issue Price
DPU	Distribution per Unit
Earnings Yield	In reference to the Fund, the rate of return derived by dividing the EPU by the Issue Price
EPU	Operating earnings per Unit
Fund	360 Capital Industrial Fund ARSN 099 680 252
Issue Price	Subject to the Bookbuild Range, the issue price under the Placement
LVR	Loan to value ratio. Calculated in accordance with debt facility documentation as borrowings divided by property values as determined by last external valuations as adopted by the financier
New Unit	A Unit issued under the Placement
NLA	Net lettable area
NTA	Net tangible assets

Glossary (Cont.)

Term	Definition
Occupancy	In reference to a portfolio (weighted by area)
p.a.	Per annum
Placement	Fully underwritten institutional placement of a minimum of $24.3m
Property(ies)	Real estate assets of the Fund
Property Acquisitions	69 Studley Court, Derrimut VIC and 457 Waterloo Road, Chullora NSW
Responsible Entity	360 Capital Investment Management Limited ABN 38 133 363 185, AFSL 340304
Sqm	Square metres
Unit(s)	A unit in the Fund
Unitholder(s) or Member(s)	The holder of a Unit
VWAP	Volume weighted average price
WACR	Weighted average capitalisation rate by value
WALE	Weighted average lease expiry by income