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360 Capital Group

360 Capital Industrial Fund

17 December 2014

Capital Management Initiatives and Acquisition of 136 Zillmere Road, Boondall, QLD

360 Capital Investment Management Limited (360 Capital) as responsible entity of the 360 Capital Industrial Fund (ASX code: TIX) (Fund) is pleased to make the following announcements:

Revised Debt Facility

The Fund has agreed terms to amend its existing debt facility with National Australia Bank and introduce Bankwest to the Syndicated Facility Agreement, the key terms of which are:

- Overall debt facility term extended to expire on 18 January 2018
- Overall debt facility limit increased to $305.0 million
- A margin reduction for the overall debt facility
- Loan to value ratio (LVR) covenant remains at ≤ 55%
- Interest cover ratio (ICR) covenant remains at ≥ 1.6 times

Acquisition of 136 Zillmere Road, Boondall QLD

Also, following the recent acquisition of the Yamaha facility in Murarrie QLD (announced on 26 November 2014) and the upgrade in forecast FY15 distribution to 20.0cpu, the Fund has exchanged an unconditional contract to acquire another long lease dated industrial property at 136 Zillmere Road, Boondall (Property) for $25.0 million.

The Property is fully leased for a remaining term of 8.8 years to Bradnam's Windows & Doors Pty Ltd expiring September 2023. The acquisition increases the Fund's WALE from 5.7 to 5.8 years and further enhances the security and predictability of the Fund's future cashflows.

Settlement of the property is scheduled for on or before 12 January 2014.

The Fund's portfolio now comprises 22 properties valued at $526.6 million.

For more information, please contact:

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About 360 Capital Industrial Fund (ASX code TIX)

360 Capital Industrial Fund is an ASX-listed Fund focused on passive rent collecting from warehouse and logistics properties in Australia in the $10.0 million plus range. The Fund has strong, defensive, income-focused investment fundamentals via a diversified $526.6 million portfolio of 22 quality assets, a weighted average lease expiry of 5.8 years, occupancy of 99.4%, appropriate gearing of 46%, distributions tax deferred at approximately 40% to 50% and a forecast FY15 distribution of 20.0cpu. The Fund is externally managed by 360 Capital Group, a leading ASX-listed real estate investor and fund manager that operates under a transparent fee structure and is the largest unitholder in the Fund to ensure ongoing alignment of interests with Unitholders.

About 360 Capital Group (ASX code TGP)

360 Capital Group is an ASX-listed, property investment and funds management group concentrating on strategic investment and active investment management of property assets. The Group actively invests in direct property assets, property securities and various corporate real estate acquisitions within Australian real estate markets on a private equity basis. 360 Capital Group's 21 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at approximately $950 million on behalf of over 8,300 investors, has over $134.5 million worth of co-investments across the 360 Capital Group platform.