

360 Capital Industrial Fund

23 July 2015

TIX Offer

360 Capital Investment Management Limited (360 Capital) as responsible entity for the 360 Capital Industrial Fund refers to the off-market takeover bid (TIX Offer) which it has made for all the units in Australian Industrial REIT (ANI).

360 Capital refers to the announcement dated 21 July 2015 and confirms that in accordance with the terms of the bid the 10 cent Cash Payment will only be paid on satisfaction the Cash Payment Condition. The Cash Payment Condition will be satisfied if acceptances under the TIX Offer reach 50% or a 360 Capital Group entity is appointed responsible entity of ANI during the TIX Offer period.

360 Capital continues to seek the engagement of the Independent Board Committee of Fife Funds (IBC) with the objective of securing an optimal outcome for ANI and TIX Unitholders.

More information on the Fund can be found on the ASX's website at www.asx.com.au using the Fund's ASX code "TIX", on the Fund's website www.360capital.com.au, by calling the TIX Offer Information Line on 1800 247 697 (callers in Australia) or +61 2 8024 1189 (callers outside Australia) between 8.30am and 5.30pm (Sydney time) on Business Days.

Alternatively, 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 million plus range. The Fund has strong, defensive, income-focused investment fundamentals via a diversified \$544 million portfolio of 22 quality assets, a weighted average lease expiry of 5.8 years, occupancy of 99.9% and a FY15 distribution of 21.0cpu. 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 company 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 over \$1.2 billion on behalf of over 10,300 investors and has over \$177 million worth of co-investments across the 360 Capital Group.
