

1 December 2015

TIX completes compulsory acquisition of ANI

360 Capital Investment Management Limited (360 CIML) in its capacity as responsible entity of 360 Capital Industrial Fund (TIX) refers to the compulsory acquisition notice it lodged with ASX on 26 October 2015 in respect of all the units in Australian Industrial REIT (ANI) not held by TIX.

360 CIML is pleased to announce that compulsory acquisition was completed today and that TIX now holds 100% of the units in ANI. Former ANI unitholders whose units were compulsorily acquired will shortly receive a letter detailing how to claim consideration payable to them.

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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 \$874 million portfolio of 38 quality assets, a weighted average lease expiry of 4.9 years, occupancy of 99.8% and a forecast FY16 distribution of 21.6cpu. 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 18 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.5 billion on behalf of over 10,500 investors and has over \$200 million worth of co-investments across the 360 Capital Group.