

18 December 2015

Settlement of 33-59 Clarinda Road, Oakleigh South, VIC

360 Capital Industrial Fund (ASX: TIX) (Fund) today settled the sale of 33-59 Clarinda Road, Oakleigh South VIC for a total consideration of \$10.5 million.

Net proceeds from the sale of approximately \$10.1 million will be used to retire debt, reducing gearing to 43.7% in line with the Fund's capital management strategy.

Further details in relation to the disposal are contained in the ASX announcement dated 19 August 2015.

TIX continues to provide attractive investment metrics when compared to its AREIT peers and is currently trading on a forecast FY16 distribution yield of 8.7% on yesterday's closing price of \$2.49.

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 360 Capital investor enquiry line on 1800 182 257 or emailing investor.relations@360capital.com.au

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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 12,000 investors and has over \$200 million worth of co-investments across the 360 Capital Group.