

9 January 2017

Notes ASX Announcement by 360 Capital Group Regarding Sale to Centuria

360 Capital Investment Management Limited (360CIML) as responsible entity of 360 Capital Industrial Fund (ASX: TIX or the Fund) notes today's ASX announcement by 360 Capital Group (ASX: TGP or Group) regarding the settlement of the majority disposal of the Group's funds management platform and co-investments to Centuria Capital Group (Centuria) for \$290.7 million.

The Board of 360CIML and the Group would like to thank TIX investors for supporting the Fund over the past six years and wish them well into the future.

Tony Pitt Managing director said, "Since listing the Fund in December 2012, TIX units have increased in value from \$1.60 per unit to approximately \$2.50 today as a result of the efforts and hard work of the 360 Capital team. Furthermore, distributions increased approximately 35% from 16.00cpu in FY12 to 21.6cpu in FY16 as a result of over 400,000 square metres of leasing within the portfolio."

Centuria's stated intention is to continue to manage TIX in line with TIX's current strategy as a sector specific, rent collecting, Australian industrial fund.

Investors seeking details on their investment should contact Centuria on 02 8923 8923.

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 million plus range. The Fund has strong, defensive, income-focused investment fundamentals via a diversified \$906 million portfolio of 37 quality assets, a weighted average lease expiry of 4.9 years, occupancy of 99.2% and a forecast FY17 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 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 15 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over \$1.48 billion on behalf of over 12,000 investors and has over \$220 million worth of co-investments across the 360 Capital Group.