

360 Capital Industrial Fund

5 March 2013

Appointment of Ben Butler as Fund Manager

360 Capital RE Limited, the Responsible Entity for the 360 Capital Industrial Fund ("Fund" or ASX code "TIX"), is pleased to today announce the appointment of Ben Butler as the dedicated Fund Manager for the Fund.

Mr Butler has over 14 years' industrial property market experience in the fields of funds management and portfolio management and will have overall responsibility for the performance of the recently listed Fund, including execution of the Fund's investment and repositioning strategy as well as day to day management.

Mr Butler will join the Fund on 18 March 2013. The Fund's Investment Committee (FIC) chaired by David van Aanholt together with Tony Pitt, 360 Capital Managing Director and Ben James, 360 Capital Head of Property, who have managed the Fund to date, will provide support where required to ensure a smooth transition to Ben's leadership. The FIC will remain in place to oversee Fund strategy and performance and report to the Responsible Entity Board.

Mr Pitt said: "Ben has a solid background in industrial property having worked for the former ASX listed ING Industrial Fund (IIF) for 7 years and we are very pleased to welcome Ben as Fund Manager to guide the Fund into its next phase of growth."

Mr Butler said: "I am excited to be joining the 360 Capital team, and in particular, taking responsibility for the Fund which I believe has a strong platform for increasing Unitholder value. The Fund has a strong core portfolio of assets which have provided recent distribution increases and is well positioned to capitalise on its position as the only passive, sector specific, Industrial AREIT."

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About 360 Capital Property Group

360 Capital is a property investment and funds management group concentrating on strategic investment and active investment management of property assets. The company was formed in 2006 and has been actively investing in direct property assets, property securities and various corporate real estate acquisitions within Australian real estate markets on a private equity basis. The Company's 15 full time staff located in Sydney have significant property, funds and investment management experience. As at 31 December 2012, 360 Capital managed 11 investment vehicles holding assets valued at more than \$800m on behalf of over 9,000 investors

Ben Butler: biographical details

Ben has over 14 years' experience in the property industry and was most recently a Senior Portfolio Manager at Centuria Property Funds Limited. Prior to that, Ben spent seven years at ING Real Estate in the roles of Asset Manager and Investment Manager with the ASX-listed ING Industrial Fund ("IIF"), which had gross assets of almost \$3.0 billion. During his time with IIF, Ben had a wide ranging role assisting the CEO with fund and portfolio operations. This included the preparation of material for marketing and communication to all stakeholders, portfolio analytics, income and expense forecasting, fund reporting and co-ordinating the Fund's valuation program. Ben also worked closely with Senior Management in formulating and implementing investment strategies. Before his ING role, Ben was a valuer with CB Richard Ellis. Ben holds a Bachelor of Land Economics (Honours), is a Certified Practising Valuer, is an Associate of the Australian Property Institute and is an Associate of the Financial Services Institute of Australia.