

360 Capital Industrial Fund



23 November 2016

Proposed Sale of 360 Capital Group's TIX Investment to Centuria

360 Capital Investment Management Limited (360CIML) as responsible entity of 360 Capital Industrial Fund (TIX or the Fund) notes the announcement by 360 Capital Group (360 Capital) that it has entered into a conditional contract to sell the majority of its funds management platform and co-investments in each fund managed by 360CIML, to Centuria Capital Group (Centuria) and associated entities. This includes TIX management rights.

As part of the transaction, Centuria has entered into a unit sale agreement to purchase 360CIML and all the TIX units that 360 Capital owns for approximately \$82.8 million (15.6% of TIX units). Centuria will become the largest TIX unitholder, thereby continuing the 360 Capital's co-investment philosophy of investing alongside fellow unitholders.

If all of the approvals are obtained, it is proposed that management of TIX will transition in January 2017.

About Centuria Capital Group (ASX: CNI)

Centuria Capital Group (Centuria) is an ASX listed stapled entity whereby units in Centuria Capital Fund are stapled to shares in Centuria Capital Limited. Centuria is a specialist property and investment fund manager with approximately \$2.2 billion in funds under management across 14 unlisted property funds and one listed fund.

Upon the completion of the proposed acquisition and share sale agreement, Centuria's total funds under management will increase to approximately \$3.6 billion across 18 unlisted property funds and three listed funds.

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.