

360 Capital Industrial Fund

24 October 2014

360 Capital Industrial Fund (ASX:TIX) – Cleansing Notice under section 1012DA of the Corporations Act 2001 (Cth)

This notice is given by 360 Capital Investment Management Limited ABN 38 133 363 185 (**360 Capital**) as the responsible entity of 360 Capital Industrial Fund ARSN 099 680 252 (**TIX/Fund**) under section 1012DA of the *Corporations Act 2001 (Cth)* (**Corporations Act**).

On 24 October 2014, 360 Capital issued 2,619,679 fully paid ordinary new units to investors under the Fund's Distribution Reinvestment Plan, as outlined in 360 Capital's announcement of 23 September 2014.

As required by section 1012DA(6) of the Corporations Act, 360 Capital advises that:

- (a) the new units were issued without a product disclosure statement for the new units being prepared;
- (b) this notice is being given under section 1012DA(5)(e) of the Corporations Act;
- (c) as a disclosing entity, 360 Capital is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice 360 Capital has complied with:
 - i. the provisions of Chapter 2M of the Corporations Act as they apply to the Fund; and
 - ii. section 674 of the Corporations Act as it applies to the Fund; and
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DA(7) and 1012DA(8) of the Corporations Act.

Yours sincerely,

360 Capital Investment Management Limited
as Responsible Entity for 360 Capital Industrial Fund



Charisse Nortjé
Company Secretary

For more information, please contact:

Ben Butler
Fund Manager
360 Capital Industrial Fund
+61 2 8405 5672

Tim Spencer
Head of Investor Relations
360 Capital Group
+61 2 8405 8872

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 \$457.1 million portfolio of 20 quality assets, a weighted average lease expiry of 6.1 years, occupancy of 96.9%, appropriate gearing of 42.1% and a forecast FY15 distribution of 19.20cpc. 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 21 full time staff have significant property, funds and investment management experience. 360 Capital Group manages eight investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 10,000 investors, has \$125.9 million worth of co-investments across the 360 Capital Group platform and owns a direct asset valued at \$38.5 million..