

360 Capital Industrial Fund

22 December 2014

December 2014 Quarter Estimated Distribution

360 Capital Industrial Fund (ASX:TIX) ('Fund') advises in accordance with Listing Rules 3.20 and Appendices 3A (1) and 6A(1):

1. It is estimated that the Fund's distribution for the quarter ending 31 December 2014 will be 5.0675 cents per Unit, consistent with a forecast full year distribution for FY15 of 20.0 cents per Unit.
2. The actual distribution amount will be confirmed on the date the distribution is paid to Unitholders, scheduled to be on or about Tuesday 27 January 2015
3. The record date to determine Unit holders' entitlements to the distribution for the quarter ending 31 December 2014 will be 7.00pm on Wednesday 31 December 2014.
4. The Fund's Units will be quoted ex-distribution on Monday 29 December 2014.
5. For the December 2014 quarter, the Fund's Distribution Reinvestment Plan (DRP) **will be** in operation:
 - a. Under the DRP, Units will be priced at a 1.50% discount to the DRP Issue Price;
 - b. The DRP is fully underwritten by Merrill Lynch Equities (Australia) Limited;
 - c. To participate in the DRP, Unitholders are advised to read the DRP Booklet which contains all terms and conditions, complete a DRP Election Form and return the Form to the Unit Registrar by 2 January 2015, (the DRP record date). The DRP Booklet and DRP Election Form are available at www.360capital.com.au

Summary of proposed distribution:

Quarterly Distribution rate	5.0675 cents per Unit
Record date	Wednesday 31 December 2014 (7:00pm)
Unit trade ex-distribution	Monday 29 December 2014
Payment date	On or about Tuesday 27 January 2015

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, by emailing investor.relations@360capital.com.au or contact:

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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 \$526.6 million portfolio of 22 quality assets, a weighted average lease expiry of 5.8 years, occupancy of 99.4%, appropriate gearing of 47%, distributions tax deferred at approximately 40% to 50% and a forecast FY15 distribution of 20.0c. 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 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. The Group's 21 full time staff located in Sydney have significant property, funds and investment management experience. 360 Capital manages nine investment vehicles holding assets valued at more than \$950 million on behalf of over 8,300 investors and has over \$134 million worth of co-investments across the 360 Capital Group platform.