

360 Capital Industrial Fund

18 June 2014

JUNE 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 30 June 2014 will be 4.65 cents per Unit, consistent with a forecast full year distribution for FY14 of 18.60 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 Thursday 24 July 2014.
3. The record date to determine Unitholders' entitlements to the distribution for the quarter ending 30 June 2014 will be 7.00pm on Monday 30 June 2014.
4. The Fund's Units will be quoted ex-distribution on Thursday 26 June 2014.
5. For the June 2014 quarter, the Fund's Distribution Reinvestment Plan (DRP) **will NOT be** in operation.

Summary of proposed distribution:

Quarterly Distribution rate	4.65 cents per Unit
Record date	Monday 30 June 2014 (7:00pm)
Units trade ex-distribution	Thursday 26 June 2014
Payment date	On or about Thursday 24 July 2014

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 to \$40.0 million range. The Fund has strong, defensive, income-focused investment fundamentals via a diversified \$358.8 million portfolio of eighteen quality assets, a weighted average lease expiry of 5.4 years, occupancy of 96.1%, appropriate gearing of 43%, distributions tax deferred at approximately 40% to 50% and a forecast FY14 distribution of 18.60cpu. TIX is externally managed by 360 Capital, a leading ASX-listed real estate investor and fund manager that operates under a transparent fee structure and maintains a 15% unitholding 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 19 full time staff have significant property, funds and investment management experience. 360 Capital manages nine investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 8,800 investors, has over \$90 million worth of co-investments across the 360 Capital platform and owns two direct assets valued at more than \$40 million.