

360 Capital Industrial Fund

24 July 2014

CONFIRMATION OF JUNE 2014 QUARTER DISTRIBUTION

The 360 Capital Industrial Fund (ASX code: TIX) (“Fund”) is pleased to announce today’s distribution payment of 4.65 cents per Unit for the quarter ending 30 June 2014 which is in line with the Fund’s forecast FY14 distribution of 18.60 cents per Unit.

Details of the full year components of the distributions will be provided in the annual tax statement which will be sent to unitholders in August 2014.

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 \$10.0 million plus range. Including the 17 July 2014 capital raising and acquisitions, the Fund has strong, defensive, income-focused investment fundamentals via a diversified \$438.2 million portfolio of 20 quality assets, a weighted average lease expiry of 5.7 years, occupancy of 96.7%, appropriate gearing of 40.9%, distributions tax deferred at approximately 40% to 50% and a forecast FY15 distribution of 19.20cpu. 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 22 full time staff have significant property, funds and investment management experience. 360 Capital Group 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 Group platform and owns two direct assets valued at more than \$40 million.
