

360 Capital Industrial Fund

13 December 2012

DECEMBER QUARTER 2012 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 2012 will be 1.125 cents per Unit, consistent with a forecast full year distribution for FY2013 of 4.500 cents per Unit.
2. The actual distribution amount will be confirmed on the date the distribution is paid to Unitholders, scheduled to be Friday 25 January 2013.
3. The record date to determine Unitholders' entitlements to the distribution for the quarter ending 31 December 2012 will be 7.00pm on Monday 31 December 2012.
4. The Fund's Units will be quoted ex-distribution on Friday 21 December 2012.
5. The Fund's Distribution Reinvestment Plan (DRP) will not be in operation for this distribution.

Summary of proposed payment details:

Quarterly Distribution rate	1.125 cents per ordinary Unit
Record date	Monday 31 December 2012 (7:00pm)
Units trade ex-distribution	Friday 21 December 2012
Payment date	On or about Friday 25 January 2013

For more information, please contact:

Tony Pitt
 Managing Director
 360 Capital Property Group
 +61 2 8405 8860

Investor and Media Enquiries
Tim Spencer
 Head of Investor Relations
 360 Capital Property Group
 +61 2 8405 8872

About 360 Capital

360 Capital is a property investment and funds management group concentrating on strategic investment and active investment management of property assets. The company was formed in 2006 and has been actively investing in direct property assets, property securities and various corporate real estate acquisitions within Australian real estate markets on a private equity basis. The company's 15 full time staff located in Sydney have significant property, funds and investment management experience. As at 30 June 2012, 360 Capital managed 11 investment vehicles holding assets valued at more than \$865 million on behalf of over 9,000 investors