

360 Capital Industrial Fund

24 March 2015

March 2015 Quarter Estimated Distribution

360 Capital Industrial Fund (ASX: TIX) 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 March 2015 will be 5.0662 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 Friday 24 April 2015
3. The record date to determine Unit holders' entitlements to the distribution for the quarter ending 31 March 2015 will be 7.00pm on Tuesday 31 March 2015.
4. The Fund's Units will be quoted ex-distribution on Friday 27 March 2015.
5. For the March 2015 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. 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 1 April 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	5.0662 cents per Unit
Record date	Tuesday 31 March 2015 (7:00pm)
Unit trade ex-distribution	Friday 27 March 2015
Payment date	On or about Friday 24 April 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:

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 \$544 million portfolio of 22 quality assets, a weighted average lease expiry of 5.8 years, occupancy of 99.9%, distributions tax deferred at approximately 50% to 60% and a forecast FY15 distribution of 20.0cpu. 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 nine investment vehicles holding assets valued at over \$1.1 billion on behalf of over 8,300 investors and has over \$177 million worth of co-investments across the 360 Capital Group.