

# 360 Capital Industrial Fund

23 April 2015

## **Managed Investment Trust Notice for Custodians and other Intermediary Investors**

360 Capital Investment Management Limited as responsible entity of the 360 Capital Industrial Fund (Fund or ASX code: "TIX") considers the Fund is a managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 in respect of the financial year ending 30 June 2015.

Set out below are the estimated taxable components of the distribution to be made on or about 24 April 2015. These components are provided solely for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 (Cth) and should not be used for any other purpose. The components are **estimates only** - the actual components for the income year ending 30 June 2015 will be advised in August 2015.

Component	Cents per TIX Unit
Other Australian Taxable Income	0.6903
Interest income	0.0324
Tax deferred	4.3435
Total distribution	5.0662

For the purposes of section 12-415 of Schedule 1 of the Taxation Administration Act 1953, this distribution includes "fund payments" in respect of the financial year ending 30 June 2015 as follows:

TIX      0.6903 cents per Unit

**Australian resident unitholders should not rely on this notice for the purposes of completing their income tax returns.** Details of the full year components of distributions will be provided in the annual tax statement which will be sent to unitholders in August 2015.

More information can be found on the ASX's website at [www.asx.com.au](http://www.asx.com.au) using the Fund's ASX code "TIX", on the Fund's website [www.360capital.com.au](http://www.360capital.com.au), by calling the 360 Capital investor enquiry line on 1800 182 257 or emailing [investor.relations@360capital.com.au](mailto:investor.relations@360capital.com.au)

Alternatively, please 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 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 60% to 70% and a forecast FY15 distribution of 20.0cpcu. 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 Group 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's 21 full time staff have significant property, funds and investment management experience. 360 Capital manages nine investment vehicles holding assets valued at over \$1.1 billion on behalf of over 8,300 investors and has \$177 million worth of co-investments across the 360 Capital Group.