

360 Capital Industrial Fund

17 October 2014

DISTRIBUTION REINVESTMENT PLAN (DRP) PRICE FOR THE SEPTEMBER 2014 QUARTER

360 Capital Industrial Fund (ASX code: TIX) (the 'Fund') today announces the Distribution Reinvestment Plan (DRP) price for the quarter ending 30 September 2014 is \$2.1944 per Unit.

The DRP price was calculated in accordance with Rule 5 and the definition of Issue Price as contained in the DRP Policy (as amended 23 September 2014) and incorporates the 1.5% discount announced on 23 September 2014.

The DRP was fully underwritten by Moelis Australia Advisory Pty. Ltd. and will raise approximately \$5.7 million, with proceeds applied to reduce the Fund's borrowings. The Fund's gearing has now been reduced to 42.1%.

360 Capital Group fully participated in the DRP with its co-investment in the Fund remaining at 12.0%.

The DRP units will be issued on the distribution payment date, being on or about 24 October 2014, and will rank equally with all existing Units from the date on which they are issued.

More information on the Group can be found on the ASX's website at www.asx.com.au using the Group's ASX code "TIX", on the Group'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. The Fund has strong, defensive, income-focused investment fundamentals via a diversified \$461.6 million portfolio of 21 quality assets, a weighted average lease expiry of 6.1 years, occupancy of 96.9%, appropriate gearing of 42.1% 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 21 full time staff have significant property, funds and investment management experience. 360 Capital Group manages eight investment vehicles holding assets valued at approximately \$1.0 billion on behalf of almost 10,000 investors, has \$125.9 million worth of co-investments across the 360 Capital Group platform and owns a direct asset valued at \$38.5 million.