

360 Capital Industrial Fund

25 October 2013

360 CAPITAL INDUSTRIAL FUND (TIX)

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") advises that 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 2014.

Below are the estimated taxable components of the distribution to be made on or about 25 October 2013. 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 30 June 2014 will be advised in August 2014.

Component	Cents per TIX Unit
Interest income	0.02
Other Australian Taxable Income	0.53
Tax deferred	4.10
Total distribution	4.65

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 ended 30 June 2014 to date as follows:

TIX 0.53 cents per Unit

Australian resident securityholders 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 securityholders in August 2014.

More information 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 Group (ASX code TGP)

360 Capital 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. The company's 17 full time staff located in Sydney have significant property, funds and investment management experience. 360 Capital manages 10 investment vehicles holding assets valued at more than \$845 million on behalf of almost 9,000 investors, has over \$90 million worth of co-investments across the 360 Capital platform and owns two direct assets valued at approximately \$50 million.