Media Release

360 Capital Industrial Fund

26 October 2016

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 2017.

Set out below are the estimated taxable components of the distribution to be made on or about 27 October 2016. 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 2017 will be advised in August 2017.

Component	Cents per TIX Unit
Other Australian Taxable Income	3.038
Interest income	0.007
Tax deferred	2.355
Total distribution	5.400

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 2017 as follows:

TIX 3.038 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 2017.

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 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 $905.2 million portfolio of 37 quality assets, a weighted average lease expiry of 4.7 years, occupancy of 99.4% and a forecast FY17 distribution of 21.6cpu. 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 15 full time staff have significant property, funds and investment management experience. 360 Capital Group manages nine investment vehicles holding assets valued at over $1.48 billion on behalf of over 12,000 investors and has over $220 million worth of co-investments across the 360 Capital Group.