

RG198 / Member Update

10 December 2012



ALL CORRESPONDENCE TO:
Boardroom (Victoria) Pty Ltd
GPO Box 3993
Sydney NSW 2001
Phone: 1800 182 257
Email: investor.relations@360capital.com.au
Web: www.360capital.com.au

360 Capital Industrial Fund

ASX LISTING UPDATE

Dear Member,

On behalf of the 360 Capital RE Limited, Responsible Entity of the 360 Capital Industrial Fund (Fund), I am pleased to advise that it is expected the Fund will list on the ASX on or about Thursday 13 December 2012 with the Fund's Units to trade under the ASX code "TIX".

The Fund is currently forecast to provide a FY2013 distribution of 4.500 cents per Unit, paid quarterly. The record date for determining Members' entitlement to the December 2012 quarter distribution of 1.125 cents per Unit will be 5.00pm on Monday 31 December 2012. It is expected that Units will trade "ex-distribution" on Friday 21 December 2012.

As disclosed in an Information Memorandum prepared to support the Fund's listing application, the Fund's proforma NTA per Unit is \$0.54 per Unit. This is based on the 30 June 2012 accounts, adjusted for asset sales and the Responsible Entity waiving acquisition and exit fees following the listing of the Fund.

Please find enclosed your new Issuer Sponsored Holding Statement which provides details regarding your Unitholding. For those Members that previously had fractional Unitholdings, the total number of Units held has now been rounded up to the nearest whole Unit.

If you are a broker sponsored holder, please advise your broker of your new Issuer Sponsored details in order that your CHESS information can be updated.

For future contact with the Fund's registry services provider, Boardroom (Victoria) Pty Limited, please identify yourself using the details as per the enclosed Issuer Sponsored Holding Statement.

The Fund's Annual Report, other ASX releases and other general information regarding the Fund is available on our website at www.360capital.com.au and further information regarding A-REITs can be found on the ASX website at www.asx.com.au

We look forward to participating in the next stage of the Fund's evolution with you.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Tony Pitt', is written over a white background.

Tony Pitt
Managing Director
360 Capital RE Limited

About 360 Capital

360 Capital is a property investment and funds management group concentrating on strategic investment and active investment management of property assets. The company was formed in 2006 and has been actively investing 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 15 full time staff located in Sydney have significant property, funds and investment management experience. As at 30 June 2012, 360 Capital managed 11 investment vehicles holding assets valued at more than \$865 million on behalf of over 9,000 investors.