

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme 360 Capital Investment Management Limited as responsible entity of 360 Capital Industrial Fund (TIX)

ACN/ARSN 099 680 252

1. Details of substantial holder (1)

Name

- 360 Capital Group Limited (360 Capital) and 360 Capital Investment Management Limited (CIML) as responsible entity of 360 Capital Investment Trust a stapled entity with 360 Capital Group, (TGP) , and 360 Capital AREIT Fund
- TT Investments Pty Ltd an entity which has the capacity to exert control over TGP by virtue that it is a substantial holder of TGP and one of its directors is the managing director of TGP and its subsidiaries
- Tony Pitt who has the capacity to exert control over TGP by virtue that together with TT Investments Pty Ltd he is a substantial shareholder of TGP and Tony Pitt is the managing director of TGP and its subsidiaries
- Pentagon Capital Ltd and Pentagon Financial Services Pty Ltd ATF Pentagon Investment Trust, Tony Pitt who is a director of Pentagon Capital Ltd and Pentagon Financial Services and beneficiary of Pentagon Investment Trust (Pentagon)

ACN/ARSN (if applicable)

- 360 Capital Group Limited A.C.N. 133 569 136
- 360 Capital Investment Management Limited A.C.N. 133 363 185 (CIML) as responsible entity for the 360 Capital Investment Trust (CIT) ARSN 104 552 598
- TT Investments Pty Ltd A.C.N. 098 158 028
- Pentagon Capital Ltd ACN 106 719 699
- Pentagon Financial Services Pty Ltd ACN 135 307 121

There was a change in the interests of the substantial holder on

19/10/2015

The previous notice was given to the company on

22/5/2015

The previous notice was dated

22/5/2015

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary Units	26,504,714	17.62	34,093,647	17.83%
				Adjusted for issues in the period

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
See Annexure A	See Annexure A

Signature

print name Charisse Nortje capacity Secretary
 sign here  date 19/10/2015

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included on any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

This is Annexure A referred to in the Form 604 Notice of Change of Interests of Substantial Holder signed by me.

Signed by:



Charissa Nortje
Company Secretary

Date 19 October 2015

360 CAPITAL INDUSTRIAL FUND (ASX: TIX)

Paragraph 3 - Changes in relevant interests

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and Number of Securities affected	Person's Vote affected
7/10/2015	CIML as RE for CIT	On Market Purchase	\$3,547,957.10	1,500,003	N/A
8/10/2015	As Above	As Above	\$12,561.00	5,300	N/A
14/10/2015	As Above	As Above	\$479,659.95	207,645	N/A
15/10/2015	Pentagon Financial Services ATF Pentagon Investment Trust	As Above	\$231,000	100,000	N/A
15/10/2015	CIML as RE for CIT	As Above	\$2,445,409.43	1,056,378	N/A
16/10/2015	As Above	As Above	\$6,946,594.25	2,973,586	N/A
19/10/2015	As Above	As Above	\$2,120,893.74	901,319	N/A

Paragraph 4 - Present relevant interests

Holder of Relevant Interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and Number of Securities (Units)	Persons Vote Affected (%) (NOT cumulative)
360 CIML, 360 Capital and its subsidiaries	360 Capital Investment Management Limited (CIML) as Responsible Entity for 360 Capital Investment Trust	360 CIML in its capacity as responsible entity of 360 Capital Investment Trust (CIT)	360 CIML has a relevant interest in its capacity as responsible entity of CIT under section 608(1) of the Corporations Act as registered holder of the Securities. 360 Capital has the same relevant interest as 360 CIML in the relevant units under s 608(3)(b). Each of 360 Capital's subsidiaries also have the same relevant interest in these units under s 608(3)(a) as a result of being an associate of 360 Capital.	Ordinary Units	33,148,945
360 CIML, 360 Capital and its subsidiaries	360 Capital Investment Management Limited (CIML) as Responsible Entity for 360 Capital AREIT Fund	360 CIML in its capacity as responsible entity of 360 Capital AREIT Fund	360 CIML has a relevant interest in its capacity as responsible entity of 360 Capital AREIT Fund under section 608(1) of the Corporations Act as registered holder of the Securities. 360 Capital has the same relevant interest as 360 CIML in the relevant units under s 608(3)(b). Each of 360 Capital's subsidiaries	Ordinary Units	18,704

This is Annexure A referred to in the Form 604 Notice of Change of Interests of Substantial Holder signed by me.

Signed by:


Charisse Nortje
Company Secretary

Date 19 October 2015

Holder of Relevant Interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and Number of Securities (Units)	Persons Vote Affected (%) (NOT cumulative)
			also have the same relevant interest in these units under s 608(3)(a) as a result of being an associate of 360 Capital.		
TT Investments Pty Ltd and Tony Pitt	TT Investments Pty Ltd (TT Super Fund A/c and TT Investments A/c)	TT Investments in its capacity as trustee for TT Super Account	TT Investments has a relevant interest in its capacity as trustee of TT Super Account under section 608(1) of the Corporations Act as registered holder of the Securities. Tony Pitt has a relevant interest as 360 CIML in the relevant units under s 608(3)(b). Each of 360 Capital's subsidiaries also have the same relevant interest in these units under s 608(3)(a) as a result of being an associate of 360 Capital.	Ordinary Units	550,338
Pentagon Capital Ltd	Pentagon Capital Ltd	Pentagon Capital	Pentagon Capital has a relevant interest under section 608(1) of the Corporations Act as registered holder of the Securities.	Ordinary Units	275,660
Pentagon Financial Services Pty Ltd	Pentagon Financial Services Pty Ltd ATF Pentagon Investment Trust	Pentagon Financial Services Pty Ltd ATF Pentagon Investment Trust	Pentagon Financial Services Pty Ltd has a relevant interest in its capacity as trustee of Pentagon Investment Trust under section 608(1) of the Corporations Act as registered holder of the Securities.	Ordinary Units	100,000

Paragraph 6 - Addresses

The address of persons named in the Form 604 is as follows:

Name	Address
360 Capital Investment Management Limited	Level 8, 56 Pitt Street Sydney NSW 2000
360 Capital Group Limited	Level 8, 56 Pitt Street Sydney NSW 2000
360 Capital AREIT Fund	Level 8, 56 Pitt Street Sydney NSW 2000
TT Investments Pty Limited	Level 8, 56 Pitt Street Sydney NSW 2000
Pentagon Capital Limited	Level 8, 56 Pitt Street Sydney NSW 2000
Pentagon Financial Services Pty Ltd	Level 8, 56 Pitt Street Sydney NSW 2000