

The Trust Company
(Australia) Limited
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AFSL 235145

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**THE
TRUST
COMPANY**

FAX

Attention:

Alan Sutton
Company Secretary
360 Capital Industrial Fund
Fax No: 02 9238 0354

ASX
Company Announcements Office
Fax No.: 1300 135 638

Date:

19 December 2012

No of pages:

4 Including cover page

From:

The Trust Company (Australia) Limited

Please find attached a Form 603 in respect of our unit holding in the 360 Capital Industrial Fund.

Regards,

Trent Franklin
Manager
Property & Infrastructure Custody Services

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme 360 Capital Industrial Fund

ACN/ARSN 099 680 252

1. Details of substantial holder (1)

Name The Trust Company (Australia) Limited as trustee of 360 Capital Diversified Property Fund Industrial Sub Trust

ACN/ARSN (if applicable) 000 000 993

The holder became a substantial holder on 13/12/2012

2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Units	17,223,049	17,223,049	9.4%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Refer Annexure		

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Refer Annexure			

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
N/A		Cash	Non-cash	

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

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

7. Addresses

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

Name	Address
The Trust Company (Australia) Limited	Level 15, 20 Bond Street, Sydney NSW 2000

Signature

print name

ALEX CARRODUS

capacity

COMPANY
SECRETARY

sign here

date

19 / 12 / 2012

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 7 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 total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. 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.
- (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) Details of the consideration must include any and all benefits, moneys 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 of 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.

Annexure A

This is Annexure A of 1 page referred to in Form 603 – Notice of initial substantial holder dated 19 December 2012 in respect of the 360 Capital Industrial Fund (ARSN 099 680 252).

3. Details of Relevant Interests

Holder of relevant interest	Nature of relevant interest	Class and number of securities
The Trust Company (Australia) Limited as trustee of 360 Capital Diversified Property Fund Industrial Sub Trust	Beneficial owner	17,223,049 Ordinary Units

4. Details of present registered holders

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Class and number of securities
The Trust Company (Australia) Limited as trustee of 360 Capital Diversified Property Fund Industrial Sub Trust	The Trust Company (PTAL) Limited as custodian of 360 Capital Diversified Property Fund Industrial Sub Trust	N/A	17,223,049 Ordinary Units



Signed

ALEX CARRODUS
Company Secretary

19-12-2012

Date