

22 June 2016

Distribution and Market Update

APN Funds Management Limited, the Responsible Entity of Industria REIT (“IDR”), today declared the distribution for the period to 30 June 2016 as 8.0 cents per security. This brings the total FY16 distribution to 15.5 cents per security, which is towards the top of the 15.2 – 15.6 cents per security range provided in February 2016, and follows an active period of leasing to drive portfolio performance.

Accrual Period	1 January 2016 to 30 June 2016
Distribution amount	8.0 cents per security
Ex-distribution date	29 June 2016
Record date	30 June 2016
Payment date	31 August 2016

Alex Abell, Fund Manager said: “Portfolio performance has continued to improve, with occupancy now exceeding 95%, enhancing income and underpinning the distribution towards the top of the guidance range.

“This distribution represents an annual distribution yield of 7.3% based off recent trading, an attractive cash return for a portfolio with high occupancy and a strong WALE.”

After taking into consideration the repayment of debt following the anticipated August 2016 sale of 7 Brandl St (Brisbane Technology Park), which contributes approximately 6% of portfolio income, the FY17 distribution per security is expected to be greater than or equal to FY16.

The Distribution Reinvestment Plan has not been activated.

Industria’s FY16 results will be announced on 22 August 2016, when FY17 guidance will be provided.

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About Industria REIT

Industria REIT (ASX code: IDR) managed by APN Funds Management Limited, is a listed Australian real estate investment trust (AREIT) which owns interests in a workspace focussed portfolio of 18 established, high quality industrial, technology park and business park assets located across Sydney, Melbourne, Brisbane and Adelaide. Industria’s portfolio provides tenants with modern, cost effective and practical spaces to meet their business needs.

[Industriareit.com.au](http://industriareit.com.au)

About APN Property Group

APN Property Group Limited (ASX code: APD) is a specialist real estate investment manager.

Since 1996, APN has been actively investing in, developing and managing real estate and real estate securities on behalf of institutional and retail investors. APN’s focus is on delivering superior investment performance and outstanding service. Performance is underpinned by a highly disciplined investment approach and a deep understanding of commercial real estate.

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