



Industria Trust No. 1 ARSN 125 862 875  
Industria Trust No. 2 ARSN 125 862 491  
Industria Trust No. 3 ARSN 166 150 938  
Industria Trust No. 4 ARSN 166 163 186  
Industria Company No. 1 Pty Ltd ACN 010 794 957

**Responsible Entity**  
**APN Funds Management Limited**  
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ASX ANNOUNCEMENT (ASX code: IDR)

8 February 2018

## Fund Payment Components (Non-resident investors) Distribution for the quarter ended 31 December 2017

Industria REIT is a Managed Investment Trust (MIT) in accordance with Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 and applies the Attribution Managed Investment Trust ('AMIT') regime.

The AMIT information presented below is relevant for non-resident investors and custodians of non-resident investors that are obliged to deduct withholding tax (WHT) on payments made to non-resident investors.

Australian resident investors should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions paid will be provided in the annual tax statement which will be available to Securityholders in August 2018.

The distribution of 4.1000 cents per security, payable on 9 February 2018, includes a Fund Payment amount of 1.7129 cents per security. Full details of the tax components pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 are as follows.

| Component  | Total cash distribution | Component subject to fund payment WHT | Component subject to interest WHT |
|--|-------------------------|---------------------------------------|-----------------------------------|
| Rental Income  | 1.7129                  | 1.7129                                | -                                 |
| Capital gains (discount method)                              | -                       | -                                     | -                                 |
| Net capital gains  | -                       | -                                     | -                                 |
| Other non-assessable amounts (includes tax deferred amounts) | 2.0310                  | -                                     | -                                 |
| Interest   | 0.3561                  | -                                     | 0.3561                            |
| <b>Total Distribution (cents per security)</b>               | <b>4.1000</b>           | <b>1.7129</b>                         | <b>0.3561</b>                     |

ENDS

### For further information, please contact:

Fund Manager

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### About Industria REIT

Industria (ASX code: IDR) is a listed Australian real estate investment trust which owns interests in office and industrial properties that provide functional and affordable workspaces for business. Industria's \$638 million portfolio of 21 properties located across the major Australian cities provides sustainable income and capital growth prospects for security holders over the long term. Industria has a target gearing band of 30 – 40%, providing flexibility for future growth without compromising the low-risk approach to capital management. Industria is managed by APN Property Group, a specialist real estate investment manager established in 1996, and governed by a majority independent Board.

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