

6 May 2019

**Fund Payment Components (Non-resident investors)  
Distribution for the quarter ended 31 March 2019**

APN 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 2019.

The distribution of 4.2500 cents per security, payable on 10 May 2019, includes a Fund Payment amount of 2.3217 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.

<b>Component</b>	<b>Total cash distribution</b>	<b>Component subject to fund payment WHT</b>	<b>Component subject to interest WHT</b>
Rental income	2.3217	2.3217	-
Capital gains (discount method)	-	-	-
Net capital gains	-	-	-
Fully franked dividends	-	-	-
Unfranked dividends	-	-	-
Other non-assessable amounts (includes tax deferred amounts)	1.5985	-	-
Interest income	0.3298	-	0.3298
<b>Total Distribution (cents per security)</b>	<b>4.2500</b>	<b>2.3217</b>	<b>0.3298</b>

**ENDS**

For further information, please contact:

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**About APN Industria REIT**

APN Industria REIT ('Industria') (ASX code: ADI) 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 \$692 million portfolio of 24 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 management. Industria is managed by APN Property Group, a specialist real estate investment manager established in 1996, and governed by a majority independent Board.

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