

ASX ANNOUNCEMENT

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14 May 2019

Successful completion of institutional placement

APN Industria REIT (**Industria**) has successfully completed the fully underwritten institutional placement announced on 13 May 2019 (**Placement**), raising \$30 million through the issue of approximately 11.0 million new stapled securities (**New Securities**) at an issue price of \$2.73 per New Security.

The New Securities will settle on Thursday, 16 May 2019, with allotment and normal trading to occur on Friday, 17 May 2019. New Securities issued under the Placement will rank equally with existing Industria securities and will be entitled to the full distribution for the quarter ending 30 June 2019.

Industria confirms that the Placement is within its placement capacity under ASX listing rule 7.1 and securityholder approval is not required.

APN Industria REIT Fund Manager, Alex Abell said: "We had good support from our existing and new investors in the equity raise, and we look forward to continuing to deliver on our commitments with regards to the acquisitions and managing APN Industria REIT."

Security purchase plan

Industria is also undertaking a non-underwritten security purchase plan (**SPP**) to raise up to \$5 million¹. Under the SPP, eligible securityholders² in Australia and New Zealand will be invited to subscribe for up to \$15,000 of New Securities, free of brokerage and transaction costs. The New Securities will be offered at the same price as the Placement of \$2.73 per New Security. New Securities issued under the SPP will rank equally with existing Industria securities and will be entitled to the full distribution for the quarter ending 30 June 2019.

Further information regarding the SPP will be lodged with the ASX and sent to Eligible Securityholders on or around Monday, 20 May 2019.

ENDS

For further information, please contact:

Alex Abell

Fund Manger

T +613 8656 1000

E aabell@apngroup.com.au

¹ Industria may (in its absolute discretion) in a situation where total demand exceeds \$5 million, decide to increase the amount to be raised under the SPP to reduce or eliminate the need for scale back.

² Eligible securityholders are holders of existing Industria securities as at 7.00pm (Melbourne time) on Friday 10 May 2019, with a registered address in Australia and New Zealand and are not in the United States and are not acting for the account or benefit of a person in the United States (**Eligible Securityholders**).

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 \$730 million portfolio of 28 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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