

ASX ANNOUNCEMENT

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13 June 2019

Successful completion of security purchase plan

APN Industria REIT (**Industria**) confirms the successful completion of its security purchase plan (**SPP**) following the close of the SPP offer at 5.00pm (Melbourne time) on 11 June 2019. The SPP was oversubscribed, with Industria receiving applications for approximately \$26.5 million.

As set out in the SPP booklet released to the ASX on 20 May 2019, Industria was seeking to raise up to \$5 million under the SPP. As the SPP was oversubscribed and as contemplated in the SPP booklet, the Board has utilised its discretion to increase the amount raised under the offer to \$20.0 million.

In accordance with the terms and conditions set out in the SPP booklet, a scale back policy will be implemented. Under this policy, eligible securityholders¹ who have applied for:

- \$5,000 or less of securities, will be issued securities to the value applied for;
- amounts above \$5,000 will be issued with securities to the value of \$5,000 plus approximately 58% of the amount above \$5,000.

Approximately 7.3 million new stapled securities (**New Securities**) will be issued under the SPP at an issue price of \$2.73 per New Security, being the same issue price per stapled security for securities issued under the placement completed on 14 May 2019.

Alex Abell, Fund Manager of APN Industria REIT said: “The widespread demand from existing investors in supporting our growth is a strong endorsement in our management approach and strategy. The additional equity will be utilised to reduce gearing by approximately 2.5% and provide capacity for further growth.”

FFO guidance remains consistent with the disclosures outlined on 13 May 2019: 3.5 – 4.0% growth for FY19 and 2.5 – 3.0% growth for FY20.

The New Securities are expected to be allotted on 18 June 2019 and trading of the New Securities will commence on 19 June 2019. The 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.

Industria expects to despatch refunds and holding statements to securityholders on or about 19 June 2019.

ENDS

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¹ 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.

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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