

Appendix 3D

Changes relating to buy-back (except minimum holding buy-back)

Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/9/99. Origin: Appendix 7B. Amended 13/3/2000, 30/9/2001, 11/01/10

| Name of entity | ABN/ARSN |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| APN Industria REIT, which comprises: Industria Trust No. 1 Industria Trust No. 2 Industria Trust No. 3 Industria Trust No. 4 Industria Company No. 1 Ltd | ARSN 125 862 875 ARSN 125 862 491 ARSN 166 150 938 ARSN 166 163 186 ACN 010 794 957 |

We (the entity) give ASX the following information.

| | |
|---------------------------------------------------------------------|----------------|
| 1 Date that an Appendix 3C or the last Appendix 3D was given to ASX | 22 August 2018 |
|---------------------------------------------------------------------|----------------|

Information about the change

Complete each item for which there has been a change and items 9 and 10.

| | Column 1 (Details announced to market in Appendix 3C or last Appendix 3D) | Column 2 (Details of change to buy-back proposals) |
|-------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------|
| On-market buy-back | | |
| 2 Name of broker who will act on the company's behalf | UBS AG, Australia Branch | No change |
| 3 Deleted 30/9/2001. | | |

⁺ See chapter 19 for defined terms.

Appendix 3D
Changes relating to buy-back

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>4 If the company/trust intends to buy back a maximum number of shares/units – that number</p> <p>Note: This requires a figure to be included, not a percentage. The reference to a maximum number is to the total number including shares/units already bought back and shares/units remaining to be bought back. If the total has not changed, the item does not need to be completed.</p> | <p>The entity will undertake an on market buy-back of up to 8,155,694 stapled securities (which equates to approximately 5% of stapled securities on issue). Noting that the percentage relates to the total number of securities on issue as at the time the buy-back commenced.</p> | <p>The entity will undertake an on market buy-back of up to 9,057,671 stapled securities (which equates to approximately 5% of stapled securities on issue). Noting that the percentage relates to the total number of securities on issue as at the time of this notice.</p> |
| <p>5 If the company/trust intends to buy back a maximum number of shares/units – the number remaining to be bought back</p> | <p>Not applicable</p> | <p>8,783,533</p> |
| <p>6 If the company/trust intends to buy-back shares/units within a period of time – that period of time; if the company/trust intends that the buy-back be of unlimited duration - that intention</p> | <p>The entity intends to extend the on market buy-back for an additional 12 months.</p> | <p>The entity intends to extend the on market buy-back for an additional 12 months.</p> |
| <p>7 If the company/trust intends to buy back shares/units if conditions are met – those conditions</p> | <p>Not applicable</p> | <p>Not applicable</p> |

All buy-backs

| | | |
|---------------------------|-----------------------|-----------------------|
| <p>8 Any other change</p> | <p>Not applicable</p> | <p>Not applicable</p> |
|---------------------------|-----------------------|-----------------------|

⁺ See chapter 19 for defined terms.

9 Reason for change Extension of on market buy-back period

10 Any other information material to a shareholder's/unitholder's decision whether to accept the offer (eg, details of any proposed takeover bid)

The entity intends to use a combination of debt and internal cash reserves to fund the buy-back.

As at the date of this Appendix 3D, the responsible entity and its associates have a substantial holding in the entity, the complete details of which are contained in substantial holder notices lodged with ASX from time to time in accordance with the *Corporations Act 2001* (Cth).

Compliance statement

1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.

or, for trusts only:

1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.

2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here: Churchill 21 August 2019
..... Date:

Company secretary

Print name: Chantal Churchill
.....

== == == == ==

⁺ See chapter 19 for defined terms.