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17 December 2019

Successful completion of security purchase plan

APN Industria REIT (**ADI**) confirms the successful completion of its security purchase plan (**SPP**) following the close of the SPP offer at 5.00pm (Melbourne time) on 12 December 2019.

As set out in the SPP booklet released to the ASX on 28 November 2019, ADI was seeking to raise up to \$5 million under the SPP. Demand for the offering was strong with applications received totalling approximately \$19.3 million. The Board has utilised its discretion to accept all applications in full with no scale-back of applications.

Approximately 6.7 million new stapled securities (**New Securities**) will be issued under the SPP at an issue price of \$2.88 per New Security, being the same issue price per stapled security for securities issued under the placement completed on 21 November 2019.

Alex Abell, Fund Manager of ADI said: "We are delighted with the support we have received from existing ADI investors for our second SPP this year. The funds raised will be used to reduce gearing to the bottom of the 30 – 40% target gearing range, providing capacity to fund various asset management initiatives and further growth opportunities."

FY20 guidance remains consistent with the disclosures outlined on 20 November 2019: Funds From Operations of 19.9 cents per security and Distributions Per Security of 17.5 cents.

The New Securities are expected to be allotted on 19 December 2019 and trading of the New Securities will commence on 20 December 2019. The New Securities issued under the SPP will rank equally with existing ADI securities and will be entitled to the full distribution for the quarter ending 31 December 2019.

ADI expects to despatch holding statements to securityholders on or about 20 December 2019.

This announcement was authorised to be given to the ASX by Chantal Churchill, Company Secretary.

ENDS

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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 \$798 million portfolio of 31 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.

www.apngroup.com.au

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Industria Trust No. 2 ARSN 125 862 491
Industria Trust No. 3 ARSN 166 150 938
Industria Trust No. 4 ARSN 166 163 186
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