

ASX ANNOUNCEMENT

18 June 2020

30 June 2020 Distribution and FY20 results date

APN Funds Management Limited (**APN FM**), as Responsible Entity for APN Industria REIT (**ADI**), today announces the FY20 final distribution and the FY20 results date.

30 June 2020 Distribution

The 30 June 2020 distribution for FY20 will be 4.15 cents per security. As a result, the distribution for FY20 will total 17.275 cents, an outcome ahead of the expectations when guidance was withdrawn in April 2020. The FY20 distribution will be 1.3% lower than the previously stated guidance of 17.5 cents per security.

The distribution reflects rent collection outcomes, and is largely representative of cashflow during the period. This prudent approach to the distribution is consistent with APN Property Group's active and conservative management that has ensured ADI has remained well positioned throughout this period of uncertainty.

The payment will be made in accordance with the following timetable:

Ex-distribution date:	Monday, 29 June 2020
Record date:	Tuesday 30 June 2020
Payment date:	Friday, 21 August 2020
Dispatch of distribution and taxation statements:	Friday, 21 August 2020

APM FM confirms that the distribution reinvestment plan remains suspended.

FY20 Results

Financial Year 2020 results will be disclosed to the market on Wednesday, 19 August 2020.

This document has been authorised to be given to the ASX by the Board of APN Funds Management Limited and the Board of Industria Company No. 1 Limited.

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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 \$824 million portfolio of 32 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
Industria Company No. 1 Limited ACN 010 794 957

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