

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme APN Industria REIT (**ADI**), consisting of APN Funds Management Limited (ABN 60 080 674 479) as responsible entity of Industria Trust No. 1 (ARSN 125 862 875), Industria Trust No. 2 (ARSN 125 862 491), Industria Trust No. 3 (ARSN 166 150 938) and Industria Trust No. 4 (ARSN 166 163 186) (**Trusts**) and Industria Company No. 1 Limited (ABN 61 010 794 957) (**Company**)

ACN/ARSN As above
Growthpoint Properties Australia Limited ACN 124 093 901 in its own capacity and as responsible entity for Growthpoint Properties Australia Trust ARSN 120 121 002 (Growthpoint), Growthpoint Properties Limited of South Africa

1. Details of substantial holder (Growthpoint SA) and each of the entities listed in **Annexure A** (together Growthpoint Entities)

Name The ACN/ARSN for each of the Growthpoint Entities (other than Growthpoint and Growthpoint SA) is listed in **Annexure A**
ACN/ARSN (if applicable)

There was a change in the interests of the substantial holder on 26 / 11 / 2019 *
The previous notice was given to the company on 29 / 05 / 2019
The previous notice was dated 29 / 05 / 2019

*Note that the data and holdings in this Form 604 is based on the current capital base of ADI as at 14 August 2020.

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Stapled securities	29,621,555	17.04%	29,621,555	15.00%
		(based on 173,828,754 total stapled securities)		(based on 197,525,519 total stapled securities)

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
14/08/2020	Growthpoint Entities	Dilution of percentage holdings from 17.04% to 15.00% as a result of stapled security issuances and cancellations by the company.	Nil	29,621,555 stapled securities	29,621,555

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered	Nature of relevant interest (6)	Class and number of securities	Person's votes
Growthpoint	Growthpoint	Growthpoint	Registered holder	29,621,555 stapled securities	29,621,555
Growthpoint Entities (other than Growthpoint)	Growthpoint	Growthpoint	Relevant interest in the stapled securities referred to above arising under s 608(3)(a) or s 608(3)(b) of the Corporations Act.	29,621,555 stapled securities	

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:


Name and ACN/ARSN (if applicable)	Nature of association
Nil	Nil

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Growthpoint Properties Australia	Level 31, 35 Collins Street, Melbourne, Victoria 3000

Signature

print name	Jacqueline Jovanovski	capacity	Company Secretary
sign here		date	14 / 08 / 20

ANNEXURE A

Growthpoint Entities referred to in ASIC Form 604 - Notice of change of interests of substantial holder and dated 14 August 2020
Signed by me



Jacqueline Jovanovski , Company Secretary
Date: 14/08/2020

Entity	ACN/ ARSN
Growthpoint Nominees (Aust) Pty Ltd	124 873 338
Growthpoint Nominees (Aust) 2 Pty Ltd	152 441 444
Growthpoint Developments Pty Ltd	619 160 708
Growthpoint Finance Pty Ltd	633 419 842

(Incorporated in the Republic of South Africa)

1 Roger Dyason (Pty) Ltd
Acucap Investments (Pty) Ltd
Acucap Investments 4 (Pty) Ltd
Acucap Management Services (Pty) Ltd
Acucap Properties Limited
Acucap Property Management (Pty) Ltd
Advent Properties (Pty) Ltd
Atlas Properties Limited
Atlas Property Developments (Pty) Ltd
Atlas Property Services (Pty) Ltd
Basfour 2721 (Pty) Ltd
Burg Brothers Properties (Pty) Ltd
Carlyn's Trust (Pty) Ltd
Changing Tides 5 (Pty) Ltd
Complex Investments (Pty) Ltd
Down House Investments (Pty) Ltd
Erf 4 of 8 Sandown (Pty) Ltd
Erven 99 and 100 Parktown Township (Pty) Ltd
Fairy Glen Properties (Pty) Ltd
FC Property Management Company (Pty) Ltd
Ferguson Place (RF) (Pty) Ltd (**previously Newshelf 919**)
Ferns Investments (Pty) Ltd
Four Ways Crossing Retail Centre (Pty) Ltd
G Properties One (Pty) Ltd
G Properties Two (Pty) Ltd
GRT Bloekom Properties (Pty) Ltd
Growthpoint ABQ (Pty) Ltd (**previously Abseq Properties**)
Growthpoint Building Managers (Pty) Ltd
Growthpoint Healthcare Property Holdings (RF) Limited
Growthpoint Healthcare Property Management Company (Pty) Ltd
Growthpoint Management Services (Pty) Ltd
Growthpoint Properties International (Pty) Ltd
Growthpoint SYC Properties (Pty) Ltd
Growthpoint Telecommunication Infrastructure (Pty) Ltd
Growthpoint TPG (Pty) Ltd (**previously Tiber Property Group**)
Highway Properties Houghton (Pty) Ltd
Inclub Properties (Pty) Ltd
Kilkishen Investments (Pty) Ltd
Centralpoint Property Owners Association NPC (Samrand Management Company)
Majorshelf 184 (Pty) Ltd
Metboard Properties Limited
New Heights 344 (Pty) Ltd
Okahao Properties (Pty) Ltd
Oxford 144 Property Investments (Pty) Ltd
Paramount Property Fund Limited
Pin Mill (Pty) Ltd
Remaining Extent of Erf 241 Sandown Share Block (Pty) Ltd
Scopefull 157 (Pty) Ltd
Silverhorn Properties (Pty) Ltd
Skillfull 115 (Pty) Ltd
Skillfull 82 (Pty) Ltd
Stand 1135 Houghton (Pty) Ltd
Sycom Property Fund (CISP) - IN DEREGISTRATION PROCESS
Sycom Property Fund Managers Limited
Tyger Hills Investments (Pty) Ltd
Tyger Hills Office Park (Pty) Ltd
Witkoppen Corner (Pty) Ltd
Woodlands Office Park Property Management Company (Pty) Ltd
V & A Waterfront
Workshop 17