

5 November 2020

Fund Payment Components (Non-resident investors) Distribution for the quarter ended 30 September 2020

APN Industria REIT is a Managed Investment Trust (MIT) in accordance with Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 and applies the Attribution Managed Investment Trust ('AMIT') regime. The AMIT information presented below is relevant for non-resident investors and custodians of non-resident investors that are obliged to deduct withholding tax (WHT) on payments made to non-resident investors.

Australian resident investors should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions paid will be provided in the annual tax statement which will be available to Securityholders in late August 2021.

The distribution of 4.3000 cents per security, payable on 6 November 2020, includes a Fund Payment amount of 2.2512 cents per security. Full details of the tax components pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 are as follows.

Component	Total cash distribution	Component subject to fund payment WHT	Component subject to interest WHT
Rental income	2.2512	2.2512	-
Capital gains (discount method)	-	-	-
Net capital gains	-	-	-
Fully franked dividends	-	-	-
Unfranked dividends	-	-	-
Other non-assessable amounts (includes tax deferred amounts)	1.6541	-	-
Interest income	0.3947	-	0.3947
Total Distribution (cents per security)	4.3000	2.2512	0.3947

This announcement was authorised to be given to the ASX by Joseph De Rango, Chief Financial Officer.

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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 \$826 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.

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