

3 May 2021

**Fund Payment Components (Non-resident investors)
Distribution for the quarter ended 31 March 2021**

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 4.3500 cents per security, payable on 7 May 2021, includes a Fund Payment amount of 3.1320 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	3.1320	3.1320	-
Capital gains (discount method)	-	-	-
Net capital gains	-	-	-
Fully franked dividends	-	-	-
Unfranked dividends	-	-	-
Other non-assessable amounts (includes tax deferred amounts)	1.0235	-	-
Interest income	0.1945	-	0.1945
Total Distribution (cents per security)	4.3500	3.1320	0.1945

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

ENDS

For further information, please contact:

Alex Abell

Fund Manger

T +613 8656 1000

E aabell@apngroup.com.au

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 \$989 million portfolio of 38 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

Industria Trust No. 1 ARSN 125 862 875
 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

Responsible Entity:
 APN Funds Management Limited
 ACN 080 674 479 AFSL No. 237500
 Level 30, 101 Collins Street
 Melbourne, Victoria 3000, Australia

T +61 (0) 3 8656 1000
 F +61 (0) 3 8656 1010
 W www.apngroup.com.au