

7 May 2021

Market update – valuations

APN Funds Management Limited as Responsible Entity for APN Industria REIT (“ADI”), today announces the draft valuations for 30 June 2021. The valuations are draft and unaudited, and are being released in advance of period end to ensure the market remains fully informed.

Given recent strong sales for industrial properties nationally, valuations were undertaken over 17 of the 23 industrial properties, with values increasing by 11.9% or \$64.3 million. The average cap rate compressed by 51 basis points, and the weighted average cap rate across the portfolio is now 5.83%.

Full details relating to specific individual property valuations will be provided as part of the FY2021 results. Salient movements include:

Property	Valuation	Increase over prior book value	Cap rate compression
1-3 Westrac Drive, Tomago	251,000,000	27,950,135	-0.50%
80-96 South Park Drive, Dandenong South	35,500,000	9,600,000	-1.25%
16-18 Quarry Road, Stapylton	65,500,000	6,552,470	-0.25%
13 Ricky Way & 10 Jersey Drive, Epping	22,750,000	4,233,374	-1.00%
34 Australis Drive, Derrimut	35,500,000	2,800,000	-0.50%

The valuation outcomes equate to approximately 30 cents of Net Tangible Assets (NTA) per security, an increase over the last reported NTA (31 December 2020) of 10.3% to \$3.18 per security.

Commenting on the valuations, Alex Abell, APN Industria Fund Manager said: “These outcomes reflect the quality of our portfolio, which is now valued at over \$1.05 billion, and remains well positioned to benefit from a strengthening market, in addition to various asset management initiatives that will further improve income visibility and drive value.”

This announcement was authorised by the Board of APN Funds Management Limited and the Board of Industria Company No. 1 Limited.

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 \$1.05 billion 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.

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