



INDUSTRIAREIT
An APN Property Group fund

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 Pty Ltd ACN 010 794 957

Responsible Entity
APN Funds Management Limited
ABN 60 080 674 479 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 industriareit.com.au
E investor@industriareit.com.au

ASX ANNOUNCEMENT (ASX code: IDR)

23 August 2016

The Manager
Company Announcements Office
ASX Limited
Level 4, Exchange Centre
20 Bridge Street
Sydney NSW 2000

Industria REIT (ASX Code: IDR)

Managed Investment Trust Tax Components - Distribution for the half year ended 30 June 2016

Industria REIT is a Managed Investment Trust (MIT) in accordance with Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953.

Detailed below are the tax components for the distribution in respect of the six month period ended 30 June 2016. The distribution of 8.0000 cents per Security, to be paid on 31 August 2016, includes a 'Fund Payment' amount of 4.2630 cents per Security pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953.

Component

June period Cents per Security

Fund Payment amount
Interest
Tax deferred amount

4.2630
0.0000
3.7370

Total Distribution

8.0000

The above MIT information is relevant for non-resident Securityholders and custodians of non-resident Securityholders.

Australian resident Securityholders 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 are provided in the annual tax statement that will be sent to Securityholders on 31 August 2016.

For further information please contact Investor Relations on 1800 996 456.

Yours sincerely,

John Freemantle
Company Secretary

About Industria REIT

Industria (ASX code: IDR) 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 \$400 million portfolio of 17 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 capital management. Industria is managed by APN Property Group, a specialist real estate investment manager established in 1996, and governed by a majority independent Board.

Industriareit.com.au