

# APN INDUSTRIA REIT - ATTRIBUTION MANAGED INVESTMENT TRUST ('AMIT') MEMBER ANNUAL STATEMENTS

									Other non-					
	Distribution	Australian ta	xable income	Discounted cap	ital gains	AMIT CGT gross	Other taxable ca	apital gains	assessable	Cost base net amount - (excess)	Unfranked	Dividends <sup>3</sup>	Franking credits	
Year ended 30 June 2021	(cents per unit)	Rental income	Interest income	TAP <sup>1</sup>	NTAP <sup>2</sup>	up amount	TAP <sup>1</sup>	NTAP <sup>2</sup>	amounts	/ shortfall	amount	Franked amount	(non-cash)	Total
Industria Trust No.1 ('ADI 1')	14.30	65.56%	-	-	-	-	-	-	34.44%	(34.44%)	-	-	-	100.00%
Industria Trust No.2 ('ADI 2')	0.93	67.81%	-	-	-	-	-	-	32.19%	(32.19%)	-	-	-	100.00%
Industria Trust No.3 ('ADI 3')	0.95	-	105.58%	0.20%	-	0.20%	-	-	-	-	-	-	-	105.98%
Industria Trust No.4 ('ADI 4')	1.11	-	-	-	-	-	-	-	100.00%	(100.00%)	-	-	-	100.00%
Industria Company No.1 Limited ('ADI Co')	_	_	-	-	-	-	-	-	-	- 1	-	-	-	-
	17.300													
		Australian taxable income							Other non-			Dividends <sup>3</sup>		
	Distribution			Discounted cap		AMIT CGT gross	Other taxable capital gains		assessable	Cost base net amount - (excess)	Unfranked		Franking credits	
Year ended 30 June 2020	(cents per unit)	Rental income	Interest income	TAP <sup>1</sup>	NTAP <sup>2</sup>	up amount	TAP <sup>1</sup>	NTAP <sup>2</sup>	amounts	/ shortfall	amount	Franked amount	(non-cash)	Total
Industria Trust No.1 ('ADI 1')	13.69	64.01%	-	-	-	-	-	-	35.99%	(35.99%)	-	-	-	100.00%
Industria Trust No.2 ('ADI 2')	0.77	89.92%	-	-	-	-	-	-	10.08%	(10.08%)	-	-	-	100.00%
Industria Trust No.3 ('ADI 3')	1.67	-	96.40%	-	-	-	-	-	3.60%	(3.60%)	-	-	-	100.00%
Industria Trust No.4 ('ADI 4')	1.14	-	-	-	-	-	-	-	100.00%	(100.00%)	-	-	-	100.00%
Industria Company No.1 Limited ('ADI Co')	_	_	-	-	-	-	-	-	-	- 1	-	-	-	-
, , , , ,	17.275													
									Other non-			Dividends <sup>3</sup>		
	Distribution	Australian ta	xable income	Discounted cap	ital gains	AMIT CGT gross	Other taxable ca	apital gains	assessable	Cost base net amount - (excess)	Unfranked		Franking credits	
Year ended 30 June 2019	(cents per unit)	Rental income	Interest income	TAP <sup>1</sup>	NTAP <sup>2</sup>	up amount	TAP <sup>1</sup>	NTAP <sup>2</sup>	amounts	/ shortfall	amount	Franked amount	(non-cash)	Total
Industria Trust No.1 ('ADI 1')	13.636	55.30%	-	-	_	-	-	-	44.70%	(44.70%)	-	-	-	100.00%
Industria Trust No.2 ('ADI 2')	1.093	65.63%	_	_	_	_	_	_	34.37%	(34.37%)	_	_	_	100.00%
Industria Trust No.3 ('ADI 3')	1.739	-	84.58%	_	_	_	_	_	15.42%	(15.42%)	_	_	_	100.00%
Industria Trust No.4 ('ADI 4')	0.531	_	-	_	_	_	_	_	100.00%	(100.00%)		_	_	100.00%
Industria Company No.1 Limited ('ADI Co')	0.551	_	_					_	-	(100.0070)				100.0070
industria company No.1 Limited ( ADI Co )	17.000												-	-
	27,000													
INDUSTRIA REIT - ATTRIBUTION MANAGED INVESTMENT TRUST ('AMIT') MEMBER ANNUAL STATEMENTS														
						, ,								
		1									Dividends <sup>3</sup>			
	Distribution	Australian ta	Australian taxable income		ital gains	AMIT CGT gross	Other taxable ca	anital gains	Other non- assessable	Cost base net amount - (excess)	Unfranked		Franking credits	
Year ended 30 June 2018	(cents per unit)	Rental income	Interest income	TAP <sup>1</sup>	NTAP <sup>2</sup>	up amount	TAP <sup>1</sup>	NTAP <sup>2</sup>	amounts	/ shortfall	amount	Franked amount	(non-cash)	Total
Industria Trust No.1 ('IDR 1')	10.650	57.06%	-					-	42.94%	(42.94%)	-	-	-	100.00%
Industria Trust No.2 (IDR 2')	1.840	37.77%	_	_	_	_	_	_	62.23%	(62.23%)	_	_	_	100.00%
Industria Trust No.3 ('IDR 3')	1.840	-	80.50%	_	0.289		_	_	18.94%	(18.94%)				100.00%
Industria Trust No.4 ('IDR 4')	2.170	_	50.50%		0.207	0.2070		_	100.00%	(100.00%)			_	100.00%
Industria Trust No.4 ( IDK 4 ) Industria Company No.1 Limited ('IDR Co')	2.170	<del>-</del>	_	_	_	-	-	_	100.00%	(100.00%)	_	_	-	100.00%
illustria company No.1 Limited ( IDK Co )	16.500	-	-	-	-	-	-	-	-	-	-	-	-	-
	10.500													
									044			Dividends <sup>3</sup>		
	Distribution	Australian ta	vahle income	Discounted capital gains		AMIT CGT gross	CGT gross Other taxable capital gains		Other non- assessable	Cost base net amount - excess / Unfranked				
Year ended 30 June 2017	(cents per unit)	Rental income	Interest income	TAP <sup>1</sup>	NTAP <sup>2</sup>	up amount	TAP <sup>1</sup>	NTAP <sup>2</sup>	amounts	(shortfall)	amount	Franked amount	(non-cash)	Total
			interest income			•	IAF				amount	rialikeu alliount	'	100.00%
Industria Trust No.1 ('IDR 1')	8.583	47.36%	-	-	-	-	-	-	52.64%	(52.64%)	•	-	-	
Industria Trust No.2 (IDR 2')	2.391	29.59%		-	-	-	-	-	70.41%	(70.41%)	-	-		100.00%
Industria Trust No.3 ('IDR 3')	4.598	-	17.99%	64.00%	-	64.00%	-	-	-	45.99%	-	•	-	100.00%
Industria Trust No.4 ('IDR 4')	0.428	-	-	-	-	-	-	-	100.00%	(100.00%)	-	•	-	100.00%
Industria Company No.1 Limited ('IDR Co')	- 45 000	-	=	-	-	-	-	-	-	- 1	-	-	-	-
	15.999													

## **INDUSTRIA REIT - TAX STATEMENTS**

										ı	Dividends <sup>3</sup>			
	Distribution	Australian ta	xable income	Discounted ca	1 0.	CGT gross up	Other taxable		Tax Deferred			Franking credits		
Year ended 30 June 2016	(cents per unit)	Rental income	Interest income	TAP <sup>1</sup>	NTAP <sup>2</sup>	amount	TAP <sup>1</sup>	NTAP <sup>2</sup>	Amount	Unfranked amount	Franked amount	(non-cash)	Total	
Industria Trust No.1 ('IDR 1')	10.974	65.71%	-	-	-	-	-	-	34.29%	-	-	-	100.00%	
Industria Trust No.2 ('IDR 2')	2.398	46.19%	-	-	-	-	-	-	53.81%	-	-	-	100.00%	
Industria Trust No.3 ('IDR 3')	1.722	28.20%	5.00%						66.80%	-	-	-	100.00%	
Industria Trust No.4 ('IDR 4')	0.406	-	-	-	-	-	-	-	100.00%	-	-	-	100.00%	
Industria Company No.1 Limited ('IDR Co')	-	-	-	-	-	-	-	-		-		-	-	
	15.500													
											Dividends <sup>3</sup>			
		Australian taxable income					Other taxable capital gains							
	Distribution			Discounted capital gains		CGT gross up			Tax Deferred			Franking credits		
Year ended 30 June 2015	(cents per unit)	Rental income	Interest income	TAP <sup>1</sup>	NTAP <sup>2</sup>	amount	TAP <sup>1</sup>	NTAP	Amount	Unfranked amount	Franked amount	(non-cash)	Total	
Industria Trust No.1 ('IDR 1')	9.600	74.83%	-	-	-	-	-	-	25.17%	-	· -	-	100.00%	
Industria Trust No.2 ('IDR 2')	3.040	37.04%	-	-	-	-	-	-	62.96%	-	· -	-	100.00%	
Industria Trust No.3 ('IDR 3')	2.760	18.91%	0.02%	-	-	-	-	-	81.07%	-	· -	-	100.00%	
Industria Trust No.4 ('IDR 4')	0.800	-	-	-	-	-	-	-	100.00%	-	· -	-	100.00%	
Industria Company No.1 Limited ('IDR Co')	-	-	-	-	-	-	-	-	-	-	-	-	-	
	16.200													
											3			
										Dividends <sup>3</sup>				
	Distribution		Australian taxable income		Discounted capital gains		CGT gross up Other taxable capital gains		Tax Deferred			Franking credits		
Year ended 30 June 2014	(cents per unit)	Rental income	Interest income	TAP <sup>1</sup>	NTAP <sup>2</sup>	amount	TAP <sup>1</sup>	NTAP <sup>2</sup>	Amount	Unfranked amount	Franked amount	(non-cash)	Total	
Industria Trust No.1 ('IDR 1')	7.380	46.59%	-	-	-	-	-	-	53.41%	-	· -	-	100.00%	
Industria Trust No.2 ('IDR 2')	0.800	44.43%	-	-	-	-	-	-	55.57%	-	-	-	100.00%	
Industria Trust No.3 ('IDR 3')	1.360	-	-	-	-	-	-	-	100.00%	-	-	-	100.00%	
Industria Trust No.4 ('IDR 4')	-	-	-	-	-	-	-	-	-	-	-	-	-	
Industria Company No.1 Limited ('IDR Co')	-	-	-	-	-	-	-	-	-	-	-	-	-	

#### Notes:

 $The above is presented for information purposes only. \ Investors should refer to their annual tax statements for details of their distribution tax components.\\$ 

Distributions paid may include discounted capital gain amounts. The Tax Deferred Amounts have been calculated on the basis that the investor is an individual or a trust eligible for the 50% CGT discount. In other circumstances the Tax Deferred Amount may be different. Please refer the APN Industria REIT Tax Guide (https://apngroup.com.au/fund/apn-industria-reit/investor-information/tax-guide/) for additional information and definitions.

- 1: Taxable Australian Property
- 2: Non-Taxable Australian Property
- 3: Does not include any conduit foreign income amount

### 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 \$824 million portfolio of 32 properties located across the major Australian cities provide 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 governed by majority Independent Board, and managed by Dexus (ASX:DXS), one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management and development.

## www.apngroup.com.au

 Industria Trust No. 1 ARSN 125 862 875
 Responsible Entity:

 Industria Trust No. 2 ARSN 125 862 491
 APN Funds Management Limited

 Industria Trust No. 3 ARSN 166 150 938
 ACN 080 674 479 AFSL No. 237500

 Industria Trust No. 4 ARSN 166 163 186
 Level 30, 101 Collins Street

 Industria Company No. 1 Pty Ltd ACN 010 794 957
 Melbourne, Victoria 3000, Australia

T +61 (0) 3 8656 1000

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