

INDUSTRIA REIT - TAX STATEMENTS

Year ended 30 June 2016	Distribution (cents per unit)	Australian taxable income		Discounted capital gains		CGT gross up amount	Other taxable capital gains		Tax Deferred Amount	Dividends ³			Total
		Rental income	Interest income	TAP ¹	NTAP ²		TAP ¹	NTAP ²		Unfranked amount	Franked amount	Franking credits (non-cash)	
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												

Year ended 30 June 2015	Distribution (cents per unit)	Australian taxable income		Discounted capital gains		CGT gross up amount	Other taxable capital gains		Tax Deferred Amount	Dividends ³			Total
		Rental income	Interest income	TAP ¹	NTAP ²		TAP ¹	NTAP ²		Unfranked amount	Franked amount	Franking credits (non-cash)	
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												

Year ended 30 June 2014	Distribution (cents per unit)	Australian taxable income		Discounted capital gains		CGT gross up amount	Other taxable capital gains		Tax Deferred Amount	Dividends ³			Total
		Rental income	Interest income	TAP ¹	NTAP ²		TAP ¹	NTAP ²		Unfranked amount	Franked amount	Franking credits (non-cash)	
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')	-	-	-	-	-	-	-	-	-	-	-	-	-
	9.540												

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 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 governed by majority independent Board, and managed by Dexis (ASX:DXS), one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development.
www.apngroup.com.au

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