



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 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](http://industriareit.com.au)

ASX ANNOUNCEMENT (ASX code: **IDR**)

27 September 2016

## Settlement of the WesTrac Newcastle facility

Industria REIT (**Industria** or the **Fund**) today announces settlement of the \$158.6 million acquisition of WesTrac Newcastle. The transaction was previously announced to the ASX on 1 September 2016.

The acquisition has been funded by \$85 million in new equity, with the balance drawn from existing and new debt facilities. Pro-forma gearing post acquisition is 35%.

Industria Fund Manager, Alex Abell said: "Existing and new investors have strongly supported this transaction, which provides a relatively high yield of 7.25% growing at the greater of 3% or CPI per annum for 18 years, in addition to having broader portfolio and fund benefits that underpin the future success of Industria."

The ~2% upgrade to guidance for FY17 has been reconfirmed:

- Funds From Operations (**FFO**) per stapled security 17.9 - 18.1 cents
- Distributions per stapled security (**DPS**) 16.0 cents

**ENDS**

For further information, please contact:

Fund Manager  
Alex Abell  
[aabell@industriareit.com.au](mailto:aabell@industriareit.com.au)  
+61 3 8656 1000

---

### 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 \$545 million portfolio of 16 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](http://Industriareit.com.au)