



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

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ASX ANNOUNCEMENT (ASX code: IDR)

24 February 2017

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

Industria REIT (ASX Code: IDR)

Managed Investment Trust Components - Distribution for the half year ended 31 December 2016 (amended)

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

The MIT information presented below is relevant for non-resident investors and custodians of non-resident investors that are obliged to deduct withholding tax (WHT) on payments made to non-resident investors.

Australian resident investors 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 for Australia resident investors will be available in the annual tax statement to be sent to investors in August 2017.

The distribution of 8.0000 cents per security, payable on 28 February 2017, includes a Fund Payment amount of 9.5854 cents per security. Full details of the tax components pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 are as follows.

Component	Total cash distribution	Component subject to fund payment WHT	Component subject to interest WHT
Rental Income	3.4228	3.4228	-
Net Capital Gain	3.0813	6.1626	-
Capital Gains Discount (CGT concession)	0.2341	-	-
Tax deferred amount	0.9184	-	-
Interest	0.3434	-	0.3434
Total Distribution (cents per security)	8.0000	9.5854	0.3434

ENDS

For further information, please contact:

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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 \$552 million portfolio of 21 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