



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
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Responsible Entity
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ASX ANNOUNCEMENT (ASX code: IDR)

18 April 2017

Market update – over 6,000 sqm new leasing activity

APN Funds Management Limited, as Responsible Entity for Industria REIT (IDR), has today provided a portfolio update after completing leases totalling 4,040 square metres (largely disclosed as terms agreed in the December 2016 results presentation), and agreeing a further 2,150 square metres of leasing since February 2017.

At Rhodes Building C, DHL Supply Chain has signed a 9 year lease over 1,860 square metres. DHL Supply Chain are a tenant in IDR's neighbouring asset – Building A – with an August 2018 expiry over 1,600 square metres and will vacate these premises in mid-2017 to move to Building C. Terms have been agreed with another party to backfill the existing DHL Supply Chain premises from October 2017, resulting in minimal downtime from a relatively near term expiry. This activity is significant for both buildings and they will be independently revalued as at 30 June 2017.

Leasing success also continues at Brisbane Technology Park, with the renewal of BTP Services over 1,640 square metres at 7 Clunies Ross Court being finalised, and 540 square metres of vacancy at 8 Clunies Ross Court being leased. Management have good visibility over near-term expiries and high expectations for tenant retention levels.

The leasing outcomes will largely benefit FY18 and are in-line with expectations for FY17. Accordingly, FY17 guidance is reconfirmed at 2 – 3% growth over the previous financial year.

Commenting on the leasing success, Alex Abell, Fund Manager said: "Our high levels of tenant engagement and our active management approach is a key part of our team's strategy on delivering value for Industria REIT's investors. We are delighted to report these results, which will underpin Industria REIT's earnings growth moving into FY18. In addition to continuing to create value and income security across the existing portfolio, we are well positioned to execute on selective acquisition opportunities, should they meet our criteria of owning real estate that generates long term sustainable income returns."

ENDS

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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.

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