



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
 ACN 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
 E investor@industriareit.com.au

ASX ANNOUNCEMENT (ASX code: IDR)

25 January 2019

Fund Payment Components (Non-resident investors) Distribution for the quarter ended 31 December 2018

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

The AMIT 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 will be provided in the annual tax statement which will be available to Securityholders in August 2019.

The distribution of 4.2500 cents per security, payable on 8 February 2019, includes a Fund Payment amount of 2.1343 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	2.1343	2.1343	-
Capital gains (discount method)	-	-	-
Net capital gains	-	-	-
Fully franked dividends	-	-	-
Unfranked dividends	-	-	-
Other non-assessable amounts (includes tax deferred amounts)	1.7524	-	-
Interest income	0.3633	-	0.3633
Total Distribution (cents per security)	4.2500	2.1343	0.3633

ENDS

For further information, please contact:

Fund Manager
 Alex Abell
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 \$686 million portfolio of 24 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 managed by APN Property Group, a specialist real estate investment manager established in 1996, and governed by a majority independent Board.

Industriareit.com.au