

APPENDIX 4E

APN Industria REIT

Full-Year Report

Year ended 30 June 2021

Note on Stapling Arrangements:

APN Industria REIT is a stapled entity that comprises the following five entities:

- Industria Trust No. 1 (deemed parent) (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); and
- Industria Company No. 1 Ltd (ABN 61 010 794 957).

The following information is based on the consolidated financial statements of Industria Trust No. 1, representing the results of APN Industria REIT for the full financial year.

Results for announcement to the market

	APN Industria REIT	
	\$'000	
Revenues from ordinary activities	up 8.92% to 67,394	
Profit from ordinary activities after tax attributable to members	up 117.37% to 119,197	
Net profit for the period attributable to members	up 117.37% to 119,197	
Funds from operations (FFO) ¹	up 11.89% to 41,225	
Net tangible assets per unit	30 June 2021 \$3.20	30 June 2020 \$2.82

¹ Funds from Operations (FFO) for the year has been calculated as follows:

	30 June 2021 \$'000	30 June 2020 \$'000
Total comprehensive income attributable to securityholders	119,197	54,836
<i>Adjusted for:</i>		
- Straight line lease revenue recognition	(2,880)	(2,323)
- Net (gain)/loss on change in fair value of:		
Investment properties	(78,340)	(20,650)
Investment properties - ROU assets	123	(709)
Derivatives	(3,438)	2,184
- Amortisation of leasing costs and rent free adjustments	5,392	4,648
- Payments for ground leases	(968)	(721)
- Interest expense on lease liability	833	516
- Deferred tax provision	1,985	24
- Other one-off items	(679)	(960)
FFO	41,225	36,845

Distributions	Amount per unit (cents)	\$'000
Quarter ended 30 Sep 2020 (197,525,519 units on issue)	4.300	8,493
Quarter ended 31 Dec 2020 (209,763,282 units on issue)	4.300	9,020
Quarter ended 31 Mar 2021 (216,862,393 units on issue)	4.350	9,433
Quarter ended 30 Jun 2021 (217,001,053 units on issue)	4.350	9,440
Total	17.300	36,386
Previous corresponding period	17.275	33,408
Record date for determining entitlements to the distribution	30 June 2021	
Details of any distribution reinvestment plan in operation	Full DRP	
Last date for receipt of an election notice for participation in any distribution reinvestment plan	5pm Thursday, 1 July 2021	

Note: Franked amount per unit is not applicable

Other information	30 June 2021	30 June 2020
Distribution declared (\$'000)	36,386	33,408
DPS (cents per security)	17.300	17.275
FFO payout ratio	86.92%	89.30%

For further details, please refer to the following documents:

- Directors' Report and Financial Statements (separate ASX release)
- Full-year Results Announcement (separate ASX release)
- Investor presentation (separate ASX release)

Chantal Churchill

Chantal Churchill
Company Secretary

18 August 2021