

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

APN | Industria REIT

ASX Market Announcements
ASX Limited
Level 4, North Tower, Rialto
525 Collins Street, Melbourne VIC 3000

23 September 2021

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 www.apngroup.com.au

Notice under sections 708AA(2)(f) and 1012DAA(2)(f) of the Corporations Act 2001 (Cth)

This notice is given by Industria Company No.1 Limited (ACN 010 794 957) (**Company**) and APN Funds Management Limited (ACN 080 674 479) in its capacity as responsible entity of Industria Trust No. 1 (ARSN 125 862 875), Industria Trust No. 2 (ARSN 125 862 491), Industria Trust No. 3 (ARSN 166 150 938) and Industria Trust No. 4 (ARSN 166 163 186) (**Trusts**) (the Company and APN FM together the **Issuers** and the Company and the Trusts together **APN Industria REIT**).

APN Industria REIT has today announced an accelerated non-renounceable entitlement offer of stapled securities each comprising one unit in each of the Trusts and one share in the Company (together, **Stapled Securities**). The offer comprises the issue of 1 new Stapled Security for every 3 Stapled Securities held by eligible existing APN Industria REIT securityholders at 7pm on Monday, 27 September 2021.

The Issuers advise that:

- (a) the New Securities will be offered without disclosure to investors under Part 6D.2 and Part 7.9 of the Corporations Act 2001 (Cth) (Corporations Act) and without a prospectus or product disclosure statement;
- (b) this notice is being given under sections 708AA(2)(f) and 1012DAA(2)(f) of the Corporations Act as modified by ASIC;
- (c) as disclosing entities, the Issuers are subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, the Issuers have complied with:
 - (i) the provisions of Chapter 2M of the Corporations Act, as they apply to the Company and each of the Trusts respectively; and
 - (ii) section 674 of the Corporations Act, as it applies to the Company and each of the Trusts respectively;
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 708AA(8) and 708AA(9) or sections 1012DAA(8) and 1012DAA(9) of the Corporations Act that is required to be set out in this notice; and
- (f) the potential effect the Offer will have on the control of the Issuers, and the consequences of that effect, will depend on a number of factors, including investor demand and existing securityholdings. Given the structure of the Offer as a pro-rata issue and the current level of holdings of substantial holders, the Offer is not expected to have any material effect or consequence on the control of the Issuers.

Please contact me on 8656 1043 if there are any queries regarding the request.

Your sincerely



Chantal Churchill
Company Secretary

About APN Industria REIT

APN Industria REIT ('Industria') (ASX code: ADI) 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 \$1.1 billion portfolio of 39 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 governed by a majority Independent Board, and managed by Dexus (ASX:DXS), one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development.

www.apngroup.com.au