

ASX Release

26 August 2015

Notice for the purpose of Subdivision 12-H of Schedule 1 of the Tax Administration Act 1953

Distribution for the six months ended 30 June 2015

Set out below are the components of the distribution for the six months ended 30 June 2015. The distribution rate is 9.60 cents per unit and will be paid to unitholders on or about 28 August 2015.

These components are provided solely for the purpose of the MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (Cth), and should not be used for any other purpose.

Component	Cents per unit
Other Australian taxable income	4.536692
Australian interest income	0.015313
Tax deferred amount	5.047995
Total distribution	9.600000

For the purposes of Subdivision 12-H of the Taxation Administration Act 1953 (Cth), this distribution includes a 'fund payment' amount of 4.536692 cents per unit in respect of the six months ended 30 June 2015 which forms part of the income year ended 30 June 2015.

The Australian Industrial REIT declares that it is a managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (Cth) in respect of the income year ended 30 June 2015.

Australian resident members should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to unitholders in late August 2015.

About the Australian Industrial REIT (ASX: ANI)

ANI is an Australian real estate investment trust that offers investors exposure to a quality portfolio of industrial properties. ANI owns 16 properties which are independently valued at approximately \$330.1 million located across Sydney, Melbourne and Perth. The Fund's earnings are underpinned by the portfolio's long average lease term, with leases to a range of quality tenants.