

Year ended 30 June 2014	Distribution (cents per unit)	Australian taxable income		Discounted capital gains		CGT gross up amount	Other taxable capital gains		Tax Deferred Amount	Dividends ³			Total
		Rental income	Interest income	TAP ¹	NTAP ²		TAP ¹	NTAP ²		Unfranked amount	Franked amount	Franking credits (non-cash)	
Industria Trust No.1 ('IDR 1')	7.380	46.59%	-	-	-	-	-	-	53.41%	-	-	-	100.00%
Industria Trust No.2 ('IDR 2')	0.800	44.43%	-	-	-	-	-	-	55.57%	-	-	-	100.00%
Industria Trust No.3 ('IDR 3')	1.360	-	-	-	-	-	-	-	100.00%	-	-	-	100.00%
Industria Trust No.4 ('IDR 4')	-	-	-	-	-	-	-	-	-	-	-	-	-
Industria Company No.1 Limited ('IDR Co')	-	-	-	-	-	-	-	-	-	-	-	-	-
	9.540												

Notes:

The above is presented for information purposes only. Investors should refer to their annual tax statements for details of their distribution tax components.

Distributions paid may include discounted capital gain amounts. The Tax Deferred Amounts have been calculated on the basis that the investor is an individual or a trust eligible for the 50% CGT discount. In other circumstances the Tax Deferred Amount may be different.

Please refer the APN Industria REIT Tax Guide (<https://apngroup.com.au/fund/apn-industria-reit/investor-information/tax-guide/>) for additional information and definitions.

1: Taxable Australian Property

2: Non-Taxable Australian Property

3: Does not include any conduit foreign income amount

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 \$826 million portfolio of 32 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.

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