

## ASX ANNOUNCEMENT

### NOT FOR DISTRIBUTION OR RELEASE IN THE UNITED STATES

27 January 2021

#### Successful completion of security purchase plan

APN Industria REIT (**ADI** or **Industria**) confirms the successful completion of its security purchase plan (**SPP**) following the close of the SPP offer at 5.00pm (Sydney time) on 22 January 2021. The SPP was oversubscribed, with Industria receiving applications for approximately \$28 million.

As set out in the SPP booklet released to the ASX on 18 December 2020, ADI was seeking to raise up to \$5 million under the SPP. As the SPP was oversubscribed and as contemplated in the SPP booklet, the Board has utilised its discretion to increase the amount raised under the offer to \$20 million.

In accordance with the terms and conditions set out in the SPP booklet, a scale back policy will be implemented. Under this policy, eligible securityholders<sup>1</sup> who applied for securities will be issued with securities to the value of approximately 71% of the value applied for.

Approximately 7.1 million new stapled securities (**New Securities**) will be issued under the SPP at an issue price of \$2.817 per New Security, being the issue price per stapled security for securities issued under the placement completed on 10 December 2020 less 4.3 cents per security for the declared distribution for the quarter ending 31 December 2020.

Alex Abell, Fund Manager of ADI said: "We are pleased to have received strong support from our smaller shareholders. The additional equity raised will further reduce debt, and provide funding flexibility to pursue growth opportunities in the coming periods."

The New Securities are expected to be allotted on 29 January 2021 and trading of the New Securities will commence on 1 February 2021. The New Securities issued under the SPP will rank equally with existing ADI securities and will carry the same voting rights and entitlements to receive distributions.

ADI expects to despatch refunds and holding statements to securityholders on or about 1 February 2021.

This announcement was authorised to be given to the ASX by the Board of APN Funds Management Limited and the Board of Industria Company No. 1 Limited.

**ENDS**

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#### 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 \$952 million portfolio of 37 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.

[www.apngroup.com.au](http://www.apngroup.com.au)

<sup>1</sup> Eligible securityholders are holders of existing Industria securities as at 7.00 pm (Melbourne time) on Wednesday, 9 December 2020, with a registered address in Australia and New Zealand and who are not in the United States and are not acting for the account or benefit of a person in the United States (Eligible Securityholders).