

## ASX Release

18 December 2013

### Estimated distribution for the period ending 31 December 2013

Fife Capital Funds Limited, the responsible entity for the Australian Industrial REIT (the “Fund”), announces the following estimated distribution for the period ending 31 December 2013.

The estimated distribution equates to a yield of 8.25% per annum on the IPO issue price of \$2.00 for the period from commencement of trading on ASX on 21 October 2013 to 31 December 2013.

Class of unit	ASX Code	Estimated distribution payable
Ordinary fully paid	ANI	3.21 cents per unit

### Key dates

The ex-distribution date will be 23 December 2013.

The record date will be 31 December 2013.

The distribution will be paid on or about 28 February 2014.

– ENDS –

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### About the Australian Industrial REIT (ASX: ANI)

The Fund is a recently established Australian real estate investment trust that offers investors exposure to a quality portfolio of nine industrial properties which are independently valued at approximately \$205.3 million and located across Sydney and Melbourne. The Fund’s earnings are underpinned by the portfolio’s long average lease term, with leases to a range of quality tenants.