

## **ASX ANNOUNCEMENT**

22 December 2020

## Settlement of 16 - 28 Quarry Road, Stapylton

APN Funds Management Limited as Responsible Entity for APN Industria REIT ('ADI') announces the settlement of 16 – 28 Quarry Road, Stapylton, Queensland, for \$62.52 million. This transaction was previously announced to the ASX on 10 December 2020.

The acquisition has been funded by \$35 million in equity provided by the Institutional Placement, with the balance drawn from existing and new debt facilities.

Alex Abell, Fund Manager of APN Industria REIT said: "The equity raising and acquisitions have been well supported by existing and new investors attracted by the 7.2% initial yield and APN's track record of consistently delivering on its stated commitments."

This acquisition, in conjunction with three industrial warehouses at Adelaide Airport, are anticipated to result in 5 – 6% FFO accretion on an annualised basis, and FY21 guidance is reiterated as:

- Funds From Operations (FFO) per stapled security 19.7 19.9 cents
- Distributions per stapled security 17.3 cents

This announcement was authorised to be given to the ASX by Joseph De Rango, Chief Financial Officer.

## **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.

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