

Date: 20 August 2021

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ATTRIBUTION MANAGED INVESTMENT TRUST ('AMIT') MEMBER ANNUAL STATEMENT FOR THE YEAR ENDED 30 JUNE 2021

APN Industria REIT

This statement summarises the distributions you have received or are entitled to receive from APN Industria REIT in respect of the 2020/2021 financial year.

APN Industria REIT is a stapled entity comprising of:

- Units in Industria Trust No. 1 ('ADI 1')
- Units in Industria Trust No. 2 ('ADI 2')
- Units in Industria Trust No. 3 ('ADI 3')
- Units in Industria Trust No. 4 ('ADI 4')
- Shares in Industria Company No. 1 Limited ('ADI Co')

The first four entities listed above are trusts (collectively, the 'Trusts') and ADI Co is a company. The Trusts are Managed Investment Schemes for the purposes of Subdivision 12-H of the Taxation Administration Act 1953. The Trusts have opted-in to apply the Attribution Managed Investment Trust ('AMIT') regime.

This information is supplied to enable you to complete your 2020/2021 Income Tax Return on the assumption that you are an Australian resident for tax purposes for the full 2020/2021 financial year. The disclosures herein should be read in conjunction with the APN Industria REIT 2021 Tax Guide which is available on our website, <https://apngroup.com.au/fund/apn-industria-reit/investor-information/tax-guide/>.

Please note that for taxation purposes distributions from the Trusts and ADI Co are treated differently. The distributions from the Trusts are assessable on a present entitlement basis. As ADI Co is a company, any dividends paid to you are assessable on a payments basis.

Distribution summary

Period ended	Payment date	Gross distribution amount (Trusts)	Tax withheld (Trusts)	Dividend amount (ADI Co)	Tax withheld (ADI Co)	Net total distribution (Trusts & ADI Co)
September 2020	6 November 2020	\$342.41	\$0.00	\$0.00	\$0.00	\$342.41
December 2020	5 February 2021	\$342.41	\$0.00	\$0.00	\$0.00	\$342.41
March 2021	7 May 2021	\$346.40	\$0.00	\$0.00	\$0.00	\$346.40
June 2021	20 August 2021	\$346.39	\$0.00	\$0.00	\$0.00	\$346.39
Total		\$1,377.61	\$0.00	\$0.00	\$0.00	\$1,377.61

Cost base adjustment summary

Trusts	Cost base net amount – (excess) / shortfall ¹
ADI 1	(\$392.23)
ADI 2	(\$23.91)
ADI 3	\$4.53
ADI 4	(\$88.61)

Notes:

- You must adjust your cost base if the cost base net amount is:
 - Excess - adjust the cost base and reduced cost base of your securities held in the Trusts downwards by the reported amount.
 - Shortfall - adjust the cost base and reduced cost base of your securities held in the Trusts upwards by the reported amount.

Information for securityholders completing a 2020/2021 Income Tax Return

APN Industria REIT Trusts

The tax components attributable to your distributions received from the Trusts are summarised in the table below:

Trusts	Gross distribution	Australian taxable income ¹	Discounted capital gains ²	AMIT CGT gross up amount	Other taxable capital gains ²	Other non-assessable amount ⁴
ADI 1	\$1,138.89	\$746.66	\$0.00	\$0.00	\$0.00	\$392.23
ADI 2	\$74.29	\$50.38	\$0.00	\$0.00	\$0.00	\$23.91
ADI 3	\$75.82	\$80.05	\$0.15	\$0.15	\$0.00	\$0.00
ADI 4	\$88.61	\$0.00	\$0.00	\$0.00	\$0.00	\$88.61
Total	\$1,377.61	\$877.09	\$0.15	\$0.15	\$0.00	\$504.75

Industria Company No 1 Limited

The tax components of your dividends received from ADI Co are summarised in the following table:

Year assessable ³	Total dividend amount	Unfranked amount	Franked amount	Franking credit
2020/2021 financial year	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00

Notes:

- Breakdown of Australian taxable income into interest and rental components is set out below:

Interest	\$80.05
Rental	\$797.04
Total	\$877.09

2. Breakdown of the capital gains shown above is as follows:

Components	Discounted capital gains (net amount)	Other taxable capital gains
Taxable Australian Property	\$0.15	\$0.00
Non-Taxable Australian Property	\$0.00	\$0.00
Total	\$0.15	\$0.00

3. The table assumes that securityholders have an income tax year end of 30 June.
4. Tax-free amounts and tax-deferred amounts (including returns of capital) are included in non-assessable amounts and reflected in the calculation for AMIT cost base net amount. Refer to excess or shortfall shown in the Cost base adjustment summary above.

Completing your income tax return

Individual securityholders completing their 2020/2021 Income Tax Return will need to insert the following information. Note, this assumes that securityholders have no other transactions required to be disclosed for the following income tax return items:

- (a) **Item 11 Dividends** of the 2021 Tax Return:

Unfranked amount	S	\$0.00
Franked amount	T	\$0.00
Franking credit	U	\$0.00
TFN amounts withheld from dividends		\$0.00

- (a) **Item 13 Partnerships and trusts** of the 2021 Supplementary Tax Return:

Distributions from trusts, less net capital gains and foreign income	U	\$877.09
Share of credit for tax file number amounts withheld from interest, dividends and unit trust distributions	R	\$0.00

- (b) **Item 18 Capital gains** of the 2021 Tax Return:

Did you have a CGT event during the year?	G	Y
Net capital gain	A	\$0.15
Total current year capital gains	H	\$0.30