

Dexus Asset Management Limited
ACN 080 674 479
AFSL No. 237500
Dexus Industria REIT
(ASX ticker code: DXI)

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Dexus Industria REIT

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Industria Trust No. 1 ARSN 125 862 875 - Fund Payment Notice

Following are the components for the Industria Trust No. 1's distribution for the three months ended 31 March 2025.

| | |
|--------------------------|-------------------------|
| Ex-date: | 28 March 2025 |
| Record date: | 31 March 2025 |
| Payment date: | 15 May 2025 |
| Total distribution rate: | 4.100000 cents per unit |

| | Cents per unit |
|---|-----------------|
| Fund payment – clean building MIT | 0.00 |
| Fund payment – excluded from NCMi | 0.00 |
| Fund payment – NCMi | 0.00 |
| Fund payment - other | 1.857956 |
| Total fund payment | 1.857956 |
| Australian source interest income – not exempt from withholding tax | 0.010644 |
| Total amounts subject to withholding | 1.868600 |
| Amounts not subject to withholding taxes | 2.231400 |
| Cash Distribution | 4.100000 |

This distribution includes a "Fund Payment" amount of 1.857956 cents per unit in respect of the quarter ending 31 March 2025, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

The components in this notice update the components listed in the distribution notice published on the 7 March 2025.

Industria Trust No. 1 declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the income year ended 30 June 2025.

These components are provided solely for the purpose of the withholding MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 to the *Taxation Administration Act 1953* and the non-resident interest withholding tax under Subdivision 12-F of Schedule 1 to the *Taxation Administration Act 1953* and should not be used for any other purpose.

Australian resident unit holders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be sent to security holders in August 2025.