

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

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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 December 2024.

Ex-date:	30 December 2024
Record date:	31 December 2024
Payment date:	20 February 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	1.645411
Total fund payment	1.645411
Australian source interest income – not exempt from withholding tax	0.019459
Total amounts subject to withholding	1.664870
Amounts not subject to withholding taxes	2.435130
 Cash Distribution	 4.100000

This distribution includes a “Fund Payment” amount of 1.645411 cents per unit in respect of the quarter ending 31 December 2024, 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 ASX on 12 February 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.