

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

Level 5, 80 Collins Street
South Tower, Melbourne VIC 3000
Australia

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Dexus Industria REIT | **dexus**

23 February 2023

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 2022.

Ex-date:	29 December 2022
Record date:	30 December 2022
Payment date:	23 February 2023
Total distribution rate:	3.752504 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.00
Fund payment – excluded from NCM	0.00
Fund payment – NCM	0.00
Fund payment - other	5.981367
Total fund payment	5.981367
Australian source interest income – not exempt from withholding tax	0.00
Amounts not subject to withholding taxes	0.00
Total amounts subject to withholding	5.981367
 Cash Distribution	 3.752504

This distribution includes a "Fund Payment" amount of 5.981367 cents per unit in respect of the year ending 30 June 2023, 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 14 December 2022.

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 2023.

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 2023.

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Industria Trust No. 2 ARSN 125 862 491 - Fund Payment Notice

Following are the components for the Industria Trust No. 2's distribution for the three months ended 31 December 2022.

Ex-date:	29 December 2022
Record date:	30 December 2022
Payment date:	23 February 2023
Total distribution rate:	0.347496 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.00
Fund payment – excluded from NCM	0.00
Fund payment – NCM	0.00
Fund payment - other	0.809660
Total fund payment	0.809660
Australian source interest income – not exempt from withholding tax	0.00
Amounts not subject to withholding taxes	0.00
Total amounts subject to withholding	0.809660
 Cash Distribution	 0.347496

This distribution includes a "Fund Payment" amount of 0.809660 cents per unit in respect of the year ending 30 June 2023, 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 14 December 2022.

Industria Trust No. 2 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 2023.

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 2023.