

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 | **dexus**

13 May 2022

Fund Payment Components (Non-resident investors) - Distribution for the quarter ended 31 March 2022

Industria Trust No. 1 declares that it is a withholding MIT for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953* in respect of the income year ending 30 June 2022.

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 investors should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions paid will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be available to Security holders in late August 2022.

The distribution of 4.32500 cents per security, payable on 13 May 2022, includes a distribution from Industria Trust No.1 of 3.1956 cent per security. The distribution from Industria Trust No. 1 includes a Fund Payment amount of 2.4166 cents per security. Full details of the tax components pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953* are as follows.

Component	Cents per unit
Fund payment	2.4166
Interest income	-
Total amount subject to withholding	2.4166
Total distribution	3.1956

About Dexus Industria REIT

Dexus Industria REIT (ASX code: DXI) (formerly APN Industria REIT) is a listed Australian real estate investment trust which owns interests in office and industrial properties that provide functional and affordable workspaces for business. At 31 December 2021, the fund's portfolio is valued at \$1.78 billion and is located across the major Australian cities, providing sustainable income and capital growth prospects for security holders over the long term. The fund has a target gearing band of 30 – 40%, providing flexibility for future growth without compromising the low-risk approach to management. Dexus Industria REIT is governed by a majority Independent Board and managed by Dexus (ASX code: DXS), one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development. www.dexus.com

Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) (the "Responsible Entity") is the responsible entity and issuer of the financial products in respect of Industria Trust No. 1 (ARSN 125 862 875), Industria Trust No. 2 (ARSN 125 862 491), Industria Trust No. 3 (ARSN 166 150 938) and Industria Trust No. 4 (ARSN 166 163 186), and Industria Company No 1 Limited (ACN 010 794 957), collectively the Dexus Industria REIT (ASX code: DXI) stapled group. The Responsible Entity is a wholly owned subsidiary of Dexus (ASX code: DXS).

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