

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

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August 2025

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 30 June 2025.

Ex-date:	27 June 2025
Record date:	30 June 2025
Payment date:	21 August 2025
Total distribution rate:	2.690000 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	1.508983
Total fund payment	1.508983
Australian source interest income – not exempt from withholding tax	0.000000
Total amounts subject to withholding	1.508983
Amounts not subject to withholding taxes	1.181017

Cash Distribution	2.690000
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This distribution includes a "Fund Payment" amount of 1.508983 cents per unit in respect of the quarter ending 30 June 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 ASX on 13 August 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 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.