Dexus Asset Management Limited
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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 quarter ended 30 September 2026.

Ex-date:	29 September 2026
Record date:	30 September 2026
Payment date:	11 November 2026
Total distribution rate:	4.1500000000 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.0000000000
Fund payment – excluded from NCMI	0.0000000000
Fund payment – NCMI	0.0000000000
Fund payment – other	3.0593378006
Total fund payment	**3.0593378006**
Australian source interest income – not exempt from withholding tax	0.0000000000
Total amounts subject to withholding	**3.0593378006**
Amounts not subject to withholding taxes	1.0906618744
Cash Distribution	**4.1500000000**

This distribution includes a "Fund Payment" amount of 3.0593378006 cents per unit in respect of the quarter 30 September 2026, 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 23 September 2026.

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 2027.

These components are provided solely for the purpose of the non-resident MIT 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 2027.