

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

Level 30, 50 Bridge Street
Sydney NSW 2000
Australia

Telephone: +61 (2) 9017 1330
Email: ir@dexus.com
dexus.com

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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 31 March 2026.

Ex-date:	30 March 2026
Record date:	31 March 2026
Payment date:	14 May 2026
Total distribution rate:	4.15000000 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.00000000
Fund payment – excluded from NCMI	0.00000000
Fund payment – NCMI	0.00000000
Fund payment - other	2.61592491
Total fund payment	2.61592491
Australian source interest income – not exempt from withholding tax	0.00354309
Total amounts subject to withholding	2.61946800
Amounts not subject to withholding taxes	1.53053200
Cash Distribution	4.15000000

This distribution includes a "Fund Payment" amount of 2.61592491 cents per unit in respect of the quarter ending 31 March 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 9 March 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 2026.

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 2026.