

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

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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 December 2025.

Ex-date:	30 December 2025
Record date:	31 December 2025
Payment date:	19 February 2026
Total distribution rate:	4.15000000 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.00
Fund payment – excluded from NCMI	0.00
Fund payment – NCMI	0.00
Fund payment - other	2.37983363
Total fund payment	2.37983363
Australian source interest income – not exempt from withholding tax	0.00
Total amounts subject to withholding	2.37983363
Amounts not subject to withholding taxes	1.77016637
Cash Distribution	4.15000000

This distribution includes a "Fund Payment" amount of 2.37983363 cents per unit in respect of the quarter ending 31 December 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 11 February 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.