

Cost base of Dexus Industria REIT securities acquired in the Initial Public Offer (IPO)

If you acquired Dexus Industria REIT (formerly APN Industria REIT) securities as part of the Institutional Offer, Broker Firm Offer or the Priority Offer, the cost base per stapled security acquired is \$2.00. For capital gains tax purposes this cost base is required to be apportioned between each entity comprising Dexus Industria REIT on a reasonable basis. One possible method of apportionment is on the basis of the relative Net Tangible Assets of the individual entities comprising Dexus Industria REIT at IPO. This is set out below:

Entity	Allocation (\$ per security)
Industria Trust No. 1	1.3564739410
Industria Trust No. 2	0.1618314471
Industria Trust No. 3	0.1618314471
Industria Trust No. 4	0.1014358420
Industria Company No. 1 Limited	0.2750434196
	2.0000000000