

Dexus Industria REIT – Tax information

Year ended 30 June 2025

The information below has been prepared on the basis that you are an Australian resident individual, and you hold your Dexus Industria REIT securities on capital account. An attribution managed investment trust member annual (AMMA) statement will be issued on 21 August 2025 which will outline the tax components relevant for each Australian resident individual investor to complete their Australian income tax return. Differences may arise between the amounts presented here and your AMMA due to rounding. Investors should rely on the AMMA and dividend statement issued to them. While every care has been taken in the preparation of this information, Dexus Industria REIT does not provide taxation advice, and this document does not constitute personal advice, and differences may arise between the amounts presented here and your AMMA due to rounding. If you have any doubts about your tax position, or if you require any further information about your tax affairs or the completion of an Australian Income Tax Return, you should consult your professional adviser without delay.

Record date	Distribution Component cents per unit	Taxable: Interest Income Final	Taxable: Other Assessable Final	Discounted Capital Gains Final	Other Capital Gains Final	Foreign Other Income Final	Non-Assessable Amounts Final	AMIT cost base net increase/ (decrease) amount Final
Industria Trust No. 1								
30 June 2025		0.307222%	46.452775%	0.0000%	0.0000%	0.0000%	53.240003%	-53.240003%
Total (cents per unit)	14.990000	0.046053	6.963271	0.0000	0.0000	0.0000	7.980676	-7.980676
Industria Trust No. 2								
30 June 2025		0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Total (cents per unit)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Industria Trust No. 3								
30 June 2025		0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Total (cents per unit)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Industria Trust No. 4								
30 June 2025		0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Total (cents per unit)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	Dividend component (cents per share)	Franked amount (cents per share)	Franking credit %					
Industria Company No 1 Ltd								
30 June 2025	1.410000	1.410000	100.000000%					
Total (cents per unit)	1.410000	1.410000	100.000000%					

Note: The June 2025 Industria Company No 1 Ltd dividend to be paid on 21 August 2025 should be included in your assessable income for the year ended 30 June 2026. The June 2024 Industria Company No 1 Ltd dividend that was paid on 22 August 2024 should be included in your assessable income for the year ended 30 June 2025.