Dexus Industria REIT – Tax information

Year ended 30 June 2026

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 issued on 20 August 2026 outlines 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 2026		0.047951%	67.850750%	0.0000%	0.0000%	0.0000%	32.101299%	-32.101299%
Total (cents per unit)	**14.600000**	**0.007001**	**9.906210**	**0.0000**	**0.0000**	**0.0000**	**4.686790**	**-4.686790**
Industria Trust No. 2								
30 June 2026		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 2026		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 2026		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 2026	2.000000	2.000000	100.000000%
Total (cents per unit)	**2.000000**	**2.000000**	**100.000000%**

Note: The June 2026 Industria Company No 1 Ltd dividend paid on 20 August 2026 should be included in your assessable income for the year ended 30 June 2027. The June 2025 Industria Company No 1 Ltd dividend that was paid on 21 August 2025 should be included in your assessable income for the year ended 30 June 2026.