

Dexus Industria REIT (ASX:DXI)

ASX release

15 December 2025

Portfolio valuation update

Dexus Industria REIT (DXI) today announced that 86 of its 88 assets have been externally valued for the six months to 31 December 2025, with the remainder subject to internal valuations.

The external and internal valuations have resulted in an estimated net valuation uplift of \$14.9 million¹, representing an approximate 1.0% increase on forecast book values.

The weighted average capitalisation rate across the portfolio expanded three basis points over the six months from 5.91% at 30 June 2025 to 5.94% at 31 December 2025.

Jason Weate, DXI Fund Manager, said: "DXI's continued valuation growth reflects the strength of our high-quality, well-located asset base and ongoing performance at Jandakot. Robust industrial transaction volumes continue to demonstrate investor confidence in asset values across the sector."

Further details on the final valuations for the six months to 31 December 2025 will be included in DXI's HY26 results which will be released on Wednesday, 11 February 2026.

Authorised by the Boards of Dexus Asset Management Limited and Industria Company No. 1 Limited

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About Dexus Industria REIT

Dexus Industria REIT (ASX code: DXI) is a listed Australian real estate investment trust which is primarily invested in high-quality industrial warehouses. At 30 June 2025, the fund's investment property portfolio is valued at \$1.5 billion and is located across the major Australian cities, providing sustainable income and capital growth prospects for security holders over the long term. The fund has a target gearing range of 30–40%. Dexus Industria REIT is governed by a majority Independent Board and managed by Dexus (ASX code: DXS), a leading Australasian fully integrated real asset group, with more than four decades of expertise in real estate and infrastructure investment, funds management, asset management and development. www.dexus.com

Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) (the "Responsible Entity") is the responsible entity and issuer of the financial products in respect of Industria Trust No. 1 (ARSN 125 862 875), Industria Trust No. 2 (ARSN 125 862 491), Industria Trust No. 3 (ARSN 166 150 938) and Industria Trust No. 4 (ARSN 166 163 186), and Industria Company No. 1 Limited (ACN 010 794 957), collectively the Dexus Industria REIT (ASX code: DXI) stapled group. The Responsible Entity is a wholly owned subsidiary of Dexus (ASX code: DXS).

The registered office and principal place of business of the Responsible Entity and Industria Company No. 1 Limited is Level 30, 50 Bridge Street, Sydney NSW.

¹ Excludes accounting adjustments such as straight-lining of rent and amortisation of lease incentives.