



Update Summary

Entity name

DEXUS INDUSTRIA REIT.

Security on which the Distribution will be paid

DXI - FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Announcement Type

Update to previous announcement

Date of this announcement

12/8/2026

Reason for the Update

Provide final distribution details

Additional Information

The fund payment notice for this distribution will be available at www.dexus.com/dxi on or before the payment of the distribution

Refer to below for full details of the announcement



Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

DEXUS INDUSTRIA REIT.

1.2 Registered Number Type

other

Registration Number

ARSN 125 862 875

ARSN 125 862 491

ARSN 166 150 938

ARSN 166 163 186

ACN 010 794 957

1.3 ASX issuer code

DXI

1.4 The announcement is

Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Provide final distribution details

1.4b Date of previous announcement(s) to this update

19/6/2026

1.5 Date of this announcement

12/8/2026

1.6 ASX +Security Code

DXI

ASX +Security Description

FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of one quarter

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

30/6/2026

2A.4 +Record Date

30/6/2026

**2A.5 Ex Date**

29/6/2026

2A.6 Payment Date

20/8/2026

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form**Estimated or Actual?**

Actual

AUD 0.04150000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

No

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.04150000

3A.1a(i) Date that actual ordinary amount will be announced**Estimated or Actual?**

Actual

12/8/2026

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.04150000

**3A.2 Is the ordinary dividend/distribution franked?**

Yes

3A.2a Is the ordinary dividend/distribution fully franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

48.1928 %

3A.3a Applicable corporate tax rate for franking credit (%)

30.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.02000000

3A.5 Percentage amount of dividend which is unfranked

51.8072 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.02150000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

The tax information for the year ended 30 June 2026 will be made available in August 2026 at www.dexus.com/dxi.

3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79	0.00003495	Actual
Unfranked dividends not declared to be conduit foreign income	9.80		
Unfranked dividends declared to be conduit foreign income	9.81		
Assessable foreign source income	9.91		
Tax-free amounts	9.96		
Tax-deferred amounts	9.97		
Managed investment trust fund payments	9.105	0.02729608	Actual
Franked distributions from trusts	9.120		
Gross cash distribution	9.121	0.021500	Actual
	9.122		



Interest exempt from withholding	
Capital Gains discount method Non-Taxable Australian property	9.124
Capital gains other Non-Taxable Australian property	9.126
Other income	9.130
Royalties	9.135
NCMI	
Excluded from NCMI	

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary

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