

Dexus Industria REIT (ASX: DXI)

Appendix 4E

Results for announcement to the market

Dexus Industria REIT

ARSN 125 862 875

Financial reporting for the year ended 30 June 2026

Dexus Industria REIT ¹			
	30 Jun 2026	30 Jun 2025	%
	\$'000	\$'000	Change
Revenue from ordinary activities	65,568	71,097	(7.8%)
Net profit attributable to security holders after tax	74,425	84,193	(11.6%)
Funds From Operations (FFO) ²	55,696	57,851	(3.7%)
Distribution to security holders	52,469	52,032	0.8%
	CPS	CPS	
FFO per security ²	17.58	18.23	(3.6%)
Distribution per security for the period ending:			
30 September	4.150	4.100	1.2%
31 December	4.150	4.100	1.2%
31 March	4.150	4.100	1.2%
30 June	4.150	4.100	1.2%
Total distributions	16.600	16.400	1.2%
Payout ratio (distribution per security as a % of FFO per security)	94.3%	90.0%	4.3 ppt
Basic earnings per security	23.49	26.54	(11.5%)
Diluted earnings per security	23.49	26.54	(11.5%)
Franked distribution amount per security	2.00	1.41	41.8%
	\$'000	\$'000	
Total assets	1,490,581	1,460,540	2.1%
Total borrowings	335,746	312,048	7.6%
Security holders equity	1,080,509	1,070,138	1.0%
Market capitalisation	759,341	862,974	(12.0%)
	\$ per security	\$ per security	
Net tangible assets ³	3.42	3.34	2.4%
Securities price	2.43	2.72	(10.7%)
Securities on issue	312,485,852	317,269,911	
Record date	30 Jun 2026	30 Jun 2025	
Payment date	20 Aug 2026	21 Aug 2025	

Distribution Reinvestment Plan (DRP)

The DRP continues to remain inactive. As a consequence, the DRP will not operate for this distribution payment.

Details of joint ventures

Name of entity	Ownership interest		Carrying Value	
	30 Jun 2026	30 Jun 2025	30 Jun 2026	30 Jun 2025
Jandakot City Holdings Trust	33.3	33.3	404,327,000	378,671,000
Jandakot Airport Holdings Trust	68.0	68.0	54,348,000	50,651,000
Dexus Moorebank Trust	100.0	50.0	N/A	47,610,000
Dexus Mamre Road Trust	50.0	50.0	47,000	45,000
Total assets - investments accounted for using the equity method			458,722,000	476,977,000

- 1 For the purposes of statutory reporting, the stapled entity, known as DXI, must be accounted for as a consolidated group. Accordingly, one of the stapled entities must be the "deemed acquirer" of all other entities in the Group. Industria Trust No. 1 (Dexus Industria REIT) has been chosen as the deemed acquirer of the balance of the DXI stapled entities, comprising Industria Trust No. 2, Industria Trust No. 3, Industria Trust No. 4 and Industria Company No. 1 Ltd.
- 2 The Directors consider the Property Council of Australia's (PCA) definition of FFO to be a measure that reflects the underlying performance of the Group. FFO comprises net profit/loss after tax attributable to stapled security holders, calculated in accordance with Australian Accounting Standards and adjusted for: property revaluations, derivative mark-to-market impacts, fair value movements of interest bearing liabilities, amortisation of tenant incentives, gain/loss on sale of certain assets, straight line rent adjustments, non-FFO tax expenses, certain transaction costs, one-off significant items, rental guarantees and coupon income.
- 3 Calculated as total net assets less goodwill on a look-through basis, divided by total securities on issue.

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 invested in high-quality industrial warehouses. At 30 June 2026, 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 asset 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 for the Responsible Entity and Industria Company No. 1 Limited is Level 30, 50 Bridge Street, Sydney NSW 2000.