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

	Ownership interest		Carrying Value	
Name of entity	**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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