

# Appendix 3Y

## Change of Director's Interest Notice

*Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.*

Introduced 30/09/01 Amended 01/01/11

|                        |                                                                                                                                                                                                                                                                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of entity:</b> | Dexus Industria REIT (DXI), comprising Industria Company No 1 Limited (ACN 010 794 957) and Dexus Asset Management Limited (ACN 080 674 479) as responsible entity 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) |
| <b>ABN</b>             | Industria Trust No 1 (ABN 63 402 071 709)<br>Industria Trust No 2 (ABN 60 459 855 935)<br>Industria Trust No 3 (ABN 56 137 420 669)<br>Industria Trust No 4 (ABN 75 586 402 648)<br>Industria Company No 1 Limited (ABN 61 010 794 957)<br>Dexus Asset Management Limited (ABN 60 080 674 479)                                              |

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

|                            |                           |
|----------------------------|---------------------------|
| <b>Name of Director</b>    | Michael Grahame Sheffield |
| <b>Date of last notice</b> | 3 June 2026               |

### Part 1 - Change of director's relevant interests in securities

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

|                                                                                                                                                                     |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Direct or indirect interest</b>                                                                                                                                  | Direct         |
| <b>Nature of indirect interest (including registered holder)</b><br><small>Note: Provide details of the circumstances giving rise to the relevant interest.</small> | N/A            |
| <b>Date of change</b>                                                                                                                                               | 13 August 2026 |
| <b>No. of securities held prior to change</b>                                                                                                                       | 0              |
| <b>Class</b>                                                                                                                                                        | Ordinary       |

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+ See chapter 19 for defined terms.

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|                                                                                                                                                                                            |                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>Number acquired</b>                                                                                                                                                                     | 21,276                           |
| <b>Number disposed</b>                                                                                                                                                                     | N/A                              |
| <b>Value/Consideration</b><br><small>Note: If consideration is non-cash, provide details and estimated valuation</small>                                                                   | \$50,058.59                      |
| <b>No. of securities held after change</b>                                                                                                                                                 | 21,276                           |
| <b>Nature of change</b><br><small>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</small> | On market purchase of securities |

### Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

|                                                                                                                                                                                             |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>Detail of contract</b>                                                                                                                                                                   | N/A |
| <b>Nature of interest</b>                                                                                                                                                                   | N/A |
| <b>Name of registered holder (if issued securities)</b>                                                                                                                                     | N/A |
| <b>Date of change</b>                                                                                                                                                                       | N/A |
| <b>No. and class of securities to which interest related prior to change</b><br><small>Note: Details are only required for a contract in relation to which the interest has changed</small> | N/A |
| <b>Interest acquired</b>                                                                                                                                                                    | N/A |
| <b>Interest disposed</b>                                                                                                                                                                    | N/A |
| <b>Value/Consideration</b><br><small>Note: If consideration is non-cash, provide details and an estimated valuation</small>                                                                 | N/A |
| <b>Interest after change</b>                                                                                                                                                                | N/A |

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+ See chapter 19 for defined terms.

**Part 3 – <sup>+</sup>Closed period**

|                                                                                                                                                               |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>Were the interests in the securities or contracts detailed above traded during a <sup>+</sup>closed period where prior written clearance was required?</b> | No  |
| <b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b>                                                          | N/A |
| <b>If prior written clearance was provided, on what date was this provided?</b>                                                                               | N/A |

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<sup>+</sup> See chapter 19 for defined terms.