

Dexus Industria REIT (ASX:ADI)

ASX release

26 October 2021

Settlement of two industrial acquisitions

Dexus Industria REIT (Industria) today announced it has settled on the acquisition of 2 Maker Place, Truganina, VIC (Truganina) as well as the acquisition of its 50% interest in 12 Church Street, Moorebank, NSW (Moorebank).

Truganina was acquired for \$69 million¹ and is a logistics facility leased to Australia Post. Details relating to the Truganina acquisition and Industria's recent equity raising were previously announced to the Australian Securities Exchange (ASX) on 23 September 2021.

Moorebank was acquired in joint venture with Dexus (Industria 50%; Dexus 50%) and incorporates a last mile logistics development opportunity. Industria's initial share of the acquisition costs, including stamp duty, is \$22 million. Details relating to the Moorebank acquisition were previously announced to the ASX on 13 October 2021.

Authorised by Chantal Churchill, Company Secretary of Dexus Asset Management Limited and Industria Company No. 1 Limited

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About Dexus Industria REIT

Dexus Industria REIT (ASX code: ADI) (formerly APN Industrial REIT) is a listed Australian real estate investment trust which owns interests in office and industrial properties that provide functional and affordable workspaces for business. The fund's portfolio of 91 properties, valued at \$1.6 billion, 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 band of 30 – 40%, providing flexibility for future growth without compromising the low-risk approach to management. Dexus Industria REIT is governed by a majority Independent Board and managed by Dexus (ASX code: DXS), one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development. www.dexus.com

Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) (the "Responsible Entity") as 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: ADI) stapled group. The Responsible Entity is a wholly owned subsidiary of Dexus (ASX code: DXS).

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¹ Before acquisition costs.