

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 2022

Dexus Industria REIT¹			
	30 Jun 2022	30 Jun 2021	%
	\$'000	\$'000	Change
Revenue from ordinary activities	74,689	65,644	13.8%
Net profit attributable to security holders after tax	169,350	119,197	42.1%
Funds from operations (FFO) ²	53,569	41,225	29.9%
Distribution to security holders	50,700	36,386	39.3%
	CPS	CPS	
FFO per security ²	18.46	19.90	-7.2%
Distribution per security for the period ending:			
30 September	4.325	4.300	0.6%
31 December	4.325	4.300	0.6%
31 March	4.325	4.350	-0.6%
30 June	4.325	4.350	-0.6%
Total distributions	17.300	17.300	0.0%
Payout ratio (distribution per security as a % of FFO per security)	93.7%	86.9%	7.6%
Basic earnings per security	58.35	57.55	1.4%
Diluted earnings per security	58.35	57.55	1.4%
Franked distribution amount per security	-	-	-
	\$'000	\$'000	
Total assets	1,715,754	1,113,559	54.1%
Total borrowings	475,929	343,003	38.8%
Security holders equity	1,153,531	695,421	65.9%
Market capitalisation	856,629	720,433	18.9%
	\$ per security	\$ per security	
Net tangible assets ³	3.60	3.20	12.5%
Securities price	2.70	3.32	-18.7%
Securities on issue	317,270,012	217,001,053	
Record date	30 Jun 2022	30 Jun 2021	
Payment date	23 Aug 2022	20 Aug 2021	

Distribution Reinvestment Plan (DRP)

The Group has a DRP in place. The DRP is not currently open.

Name of entity	Ownership interest		Carrying Value	
	30 Jun 2022 %	30 Jun 2021 %	30 Jun 2022 \$'000	30 Jun 2021 \$'000
Jandakot City Holdings Trust (JCHT)	33.3	-	250,162	-
Jandakot Airport Holdings Trust (JAHT)	68.0	-	44,725	-
Dexus Moorebank Trust	50.0	-	22,599	-
Total assets – investments accounted for using the equity method			317,486	-

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 and foreign exchange 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, movements in right-of-use assets and lease liabilities, rental guarantees and coupon income.

3 Calculated as total net assets less intangible assets 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

For further information please contact:

Investors

Alex Abell
Fund Manager
+61 3 8656 1070
alex.abell@dexus.com

Media

Louise Murray
Senior Manager, Corporate Communications
+61 2 9017 1446
louise.murray@dexus.com

About Dexus Industria REIT

Dexus Industria REIT (ASX code: DXI) (formerly APN Industria REIT) is a listed Australian real estate investment trust which owns, manages and develops high-quality industrial warehouses and business parks, and is invested in the operations of Jandakot Airport industrial precinct. At 30 June 2022, the fund's portfolio is valued at \$1.73 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 band of 30 – 40%. 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") 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).

Level 5, 80 Collins Street (South Tower), Melbourne VIC 3000 Australia. PO Box 18011 Melbourne Collins Street East VIC 8003 Australia