

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

Name of entity:	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)
ABN	Industria Trust No 1 (ABN 63 402 071 709) Industria Trust No 2 (ABN 60 459 855 935) Industria Trust No 3 (ABN 56 137 420 669) Industria Trust No 4 (ABN 75 586 402 648) Industria Company No 1 Limited (ABN 61 010 794 957) 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.

Name of Director	Emily Margaret Williams Smith
Date of last notice	20 April 2022

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.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	EMWS Super Fund Pty Limited <EMWS Super Fund>
Date of change	31 August 2023
No. of securities held prior to change	0
Class	Ordinary
Number acquired	10,450

+ See chapter 19 for defined terms.

Appendix 3Y

Change of Director's Interest Notice

Number disposed	N/A
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$30,004.46
No. of securities held after change	10,450
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	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.

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

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	N/A
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

⁺ See chapter 19 for defined terms.