

Dexus Industria REIT (ASX:DXI)

ASX release

6 October 2023

Change of Fund Manager

The Board of Dexus Asset Management Limited (DXAM) as Responsible Entity of Dexus Industria REIT (DXI) advises that there will be an upcoming change of Fund Manager for DXI. This follows the resignation of Alex Abell from Dexus.

Jennifer Horrigan, Chair of DXAM said: "On behalf of DXI's Security holders and the Board of DXAM, I would like to acknowledge Alex's dedication and leadership of DXI. I would like to thank Alex for his significant contribution to DXI's success since his appointment as Fund Manager in April 2016. We wish him all the best for the future."

Darren Steinberg, CEO of DXAM said: "We would like to thank Alex for his contribution to the fund. DXI offers an attractive investment proposition, delivering secure income from a high-quality industrial portfolio and a resilient balance sheet that is well placed to fund growth initiatives such as developments. Dexus is an aligned manager with deep real asset capabilities, and we are focused on an orderly transition to a new Fund Manager."

A recruitment process is currently underway which will evaluate internal and external candidates, the outcome of which will be advised to the ASX in due course.

Authorised by the Board of Dexus Asset Management Limited

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About Dexus Industria REIT

Dexus Industria REIT (ASX code: DXI) is a listed Australian real estate investment trust which is primarily invested in high-quality industrial warehouses. At 30 June 2023, the fund's portfolio is valued at \$1.6 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 range 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 asset 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).

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