

Form 605
Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To Company Name/Scheme Dexus Industria REIT (**DXI**), consisting of Dexus Asset Management Limited (ABN 60 080 674 479) 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) (**Trusts**) and Industria Company No. 1 Limited (ABN 61 010 794 957)

ACN/ARSN As above.

1. Details of substantial holder (1)

Name Growthpoint Properties Australia Limited (ABN 33 124 093 901) in its own capacity and as responsible entity for Growthpoint Properties Australia Trust (ARSN 120 121 002) (**Growthpoint**), Growthpoint Properties Limited of South Africa (**Growthpoint SA**) and each of the entities listed in Annexure A (together **Growthpoint Entities**)

ACN/ARSN (if applicable) The ACN/ARSN for each of the Growthpoint Entities (other than Growthpoint and Growthpoint SA) is listed in Annexure A

The holder ceased to be a substantial holder on 03/10/2024
The previous notice was given to the company on 11/10/2021
The previous notice was dated 11/10/2021

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
21/08/2024	Growthpoint Properties Australia Limited	Off-market transfer by Growthpoint Properties Australia Limited of fully paid stapled securities.	\$3,315,652	1,155,280 stapled securities	1,155,280
03/10/2024	Growthpoint Properties Australia Limited	Sale by Growthpoint Properties Australia Limited of fully paid stapled securities pursuant to an off market trade between Growthpoint Properties Australia Limited and Jarden Australia Pty Ltd (ABN 33 608 611 687 / AFSL 485351) on 1 October 2024.	\$131,713,326.25	47,895,755 stapled securities	47,895,755

3. Changes in association

The persons who have become associates of, ceased to be associates of, or have changed the nature of their association with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name	ACN/ARSN (if applicable)	Nature of association
Not applicable	Not applicable	Not applicable

4. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Growthpoint Properties Australia Limited	Level 18, 101 Collins Street, Melbourne, Victoria 3000

Signature

print name Jacqueline Jovanovski

capacity Company Secretary

sign here



date

04 / 10 / 2024

Annexure A

This is annexure of 2 pages marked "A" referred to in the Form 605, Notice of ceasing to be a substantial holder signed by me and dated 4 October 2024.



Jacqueline Jovanovski, Company Secretary, Growthpoint Properties Australia Limited

Entity	ACN/ARSN
Growthpoint Funds Management Ltd	652 169 143
Growthpoint Developments Pty Ltd	619 160 708
Growthpoint Finance Pty Ltd	633 419 842
Growthpoint Nominees (AUST) Pty Ltd	124 873 338
Growthpoint Nominees (AUST) 2 Pty Ltd	152 441 444
Growthpoint Nominees (AUST) 3 Pty Ltd	655 605 217
Growthpoint Nominees (AUST) 4 Pty Ltd	659 543 290
Growthpoint Investment Management Pty Ltd	093 111 641
Fortius Property Investment Management Australia Ltd	152 737 052
Fortius Debt Capital Pty Ltd	633 140 940
Fortius DC Pty Ltd	636 342 311
Fortius Investment Management Pty Ltd	126 274 075
Fortius Heitman Barracks Pty Ltd	629 202 231
Fortius Barracks Pty Ltd	629 454 682
Fortius Asset Management Pty Ltd	151 512 757
Fortius Properties Pty Limited	119 533 032
Fortius Investment Properties Pty Ltd	119 633 135
Fortius Waterloo Pty Ltd	169 138 792
Fortius Junction Fair Pty Ltd	602 009 343
Fortius Bourke Street Pty Ltd	603 320 976
Fortius Home HQ Holding Pty Ltd	623 983 586
Fortius Home HQ Sub Entity Pty Ltd	169 138 381
Artarmon Retail Centre TC Pty Ltd	165 551 986
Fortius FAPT No.1 Pty Ltd	621 116 596
Fortius Broadway No 1 Pty Ltd	634 804 550
Fortius Broadway No 2 Pty Ltd	634 804 569
Fortius Cammeray Pty Ltd	634 044 170
Fortius Rundle No.1 Pty Ltd	642 779 468
Fortius Rundle No.2 Pty Ltd	642 779 413
Fortius Rundle No.3 Pty Ltd	608 443 741
Fortius Grenfell No.1 Pty Ltd	642 781 315
Fortius Grenfell No.2 Pty Ltd	638 491 880
Fortius Grenfell No.3 Pty Ltd	643 074 168
Rundle Car Park Leasing Pty Ltd	609 760 894
Rundle Car Park Leasing No.2 Pty Ltd	646 529 857
Fortius QS No.1 Pty Ltd	650 067 851
Fortius QS No.2 Pty Ltd	650 067 806
Fortius QS No.3 Pty Ltd	650 067 744
Fortius Allendale No.1 Pty Ltd	658 901 725
Fortius Allendale No.2 Pty Ltd	658 901 565
Fortius Allendale No.3 Pty Ltd	658 901 823
Growthpoint Hendra 1 Pty Ltd	676 786 020
Growthpoint Hendra 2 Pty Ltd	676 786 039

(Incorporated in the Republic of South Africa)

1 Roger Dyason (Pty) Ltd
Acucap Investments (Pty) Ltd
Acucap Investments 4 (Pty)Ltd
Acucap Management Services (Pty) Ltd
Acucap Properties Limited
Acucap Property Management (Pty) Ltd
Advent Properties (Pty) Ltd
Atlas Properties Limited
Atlas Property Developments (Pty) Ltd
Atlas Property Services (Pty) Ltd
Basfour 2721 (Pty) Ltd
Burg Brothers Properties (Pty) Ltd
Carlyn's Trust (Pty) Ltd
Centralpoint Property Owners Association NPC
Changing Tides 5 (Pty) Ltd
Down House Investments (Pty) Ltd
Edmacap (Pty) Ltd
Edmacol (Pty) Ltd
Edustay Developments (Pty) Ltd

Erf 4 of 8 Sandown (Pty) Ltd
FC Property Management Company (Pty) Ltd
Ferguson Place (RF) (Pty) Ltd
Ferns Investments (Pty) Ltd
Four Ways Crossing Retail Centre (Pty) Ltd
G Properties One (Pty) Ltd
G Properties Two (Pty) Ltd
Growthpoint ABQ (Pty) Ltd
Growthpoint Healthcare Property Holdings (RF) Limited
Growthpoint Healthcare Property Management Company (Pty) Ltd
Growthpoint Management Services (Pty) Ltd
Growthpoint Properties International (Pty) Ltd
Growthpoint Student Accommodation Holdings (RF) Limited
Growthpoint SYC Properties (Pty) Ltd
Growthpoint Telecommunication Infrastructure (Pty) Ltd
Growthpoint TPG (Pty) Ltd
GRT Bloekom Properties (Pty) Ltd
Hatfield Resi (Pty) Ltd
Hatfield Studios (Pty) Ltd
HCl Auckland Park (Pty) Ltd
Highway Properties Houghton (Pty) Ltd
Inclub Properties (Pty) Ltd
K2019084863 (South Africa) (Pty) Ltd
Kilkishen Investments (Pty) Ltd
Majorshelf 184 (Pty) Ltd
Metboard Properties Limited
New Heights 344 (Pty) Ltd
Okahao Properties (Pty) Ltd
Oxford 144 Property Investments (Pty) Ltd
Paramount Property Fund Limited
Pin Mill (Pty) Ltd
Richmond Property Developments (Pty) Ltd
Scopefull 157 (Pty) Ltd
Silverhorn Properties (Pty) Ltd
Skillfull 115 (Pty) Ltd
Skillfull 82 (Pty) Ltd
Stand 1135 Houghton (Pty) Ltd
Studios At Burnett (Pty) Ltd
Sycom Property Fund Managers Limited
Tyger Hills Investments (Pty) Ltd
Tyger Hills Office Park (Pty) Ltd
Vaxovert (Pty) Ltd
Witkoppen Corner (Pty) Ltd
Woodlands Office Park Property Management Company (Pty) Ltd
V & A Waterfront
Yellow Spiral Trading (Pty) Ltd