

Dexus Industria REIT (ASX:DXI)

ASX release

16 October 2024

2024 Notice of Annual General Meeting

Dexus Industria REIT (DXI) today confirmed details relating to its 2024 Annual General Meeting (AGM).

The 2024 AGM will be a hybrid meeting with Security holders invited to join the meeting in person or attend virtually on Thursday 21 November 2024, commencing at 10.00am (AEDT).

Registration will commence at 9.30am (AEDT) at Dexus Place, Level 15, 1 Farrer Place, Sydney NSW 2000 or via the AGM link available at www.dexus.com/DXI-AGM2024.

The Notice of Annual General Meeting, letter to Security holders, a sample Proxy and Question Form and the Virtual Online Meeting Guide are attached and will be provided to DXI Security holders today and will also be available at www.dexus.com/DXI-AGM2024.

DXI will provide hard copies of the 2024 Notice of Annual General Meeting and Annual Report to those investors who have requested them.

Authorised by the Board of Dexus Asset Management Limited and Industria Company No. 1 Limited

For further information please contact:

Investors

Gordon Korkie
Fund Manager
+61 430 787 757
gordon.korkie@dexus.com

Media

Luke O'Donnell
Senior Manager, Media and Communications
+61 412 023 111
luke.odonnell@dexus.com

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 2024, the fund's investment property portfolio is valued at \$1.4 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).

The registered office for the Responsible Entity and Industria Company No. 1 Limited is Level 30, 50 Bridge Street, Sydney NSW 2000 and their principal place of business is Level 5, 80 Collins Street (South Tower), Melbourne VIC 3000

Dexus Industria REIT

Date

Thursday, 21 November 2024

Time

10.00am (AEDST)

Where

Security holders can attend in person at:

Dexus Place
Level 15, 1 Farrer Place
Sydney NSW 2000

or online at
www.dexus.com/DXI-AGM2024

A Voting Form is enclosed

Please read this Notice of Annual General Meeting and Explanatory Memorandum carefully.

If you are unable to attend the Annual General Meeting, please complete and return the enclosed Voting Form in accordance with the specified directions.



Meeting information

Notice is given that the annual general meetings of Industria Trust No. 1, Industria Trust No. 2, Industria Trust No. 3 and Industria Trust No. 4 (together, the Trusts) and an Annual General Meeting of Industria Company No. 1 Ltd (Company) will be held concurrently on 21 November 2024, commencing at 10.00 am (Meeting).

In accordance with sections 249U(1) and 252S(1) of the *Corporations Act 2001* (Cth) (**Corporations Act**), the Responsible Entity and the board of the Company intend to appoint Ms. Jennifer Horrigan to act as Chair of the Meeting.

We invite you to participate in the Meeting. The Meeting will be held as a hybrid meeting, which provides Security holders with the option to attend and participate in person or via an online AGM platform. Registration will open at 9.30 am (AEDT) with the Meeting commencing at 10.00 am (AEDT).

How to attend in person

Security holders can attend the Meeting in person which will be held at Dexus Place, Level 15, 1 Farrer Place, Sydney NSW 2000.

How to attend virtually

Dexus is using the Link Market Services Limited (**Link**) online AGM platform to enable Security holders to attend the Meeting virtually. The link to the online platform is available at www.dexus.com/DXI-AGM2024.

To attend and participate in the Meeting virtually, you will need a desktop, laptop or mobile/tablet device with internet access. When you log onto the Meeting platform, you will need to provide your details (including SRN or HIN) to be verified as a Security holder or proxyholder.

Proxyholders will need their login details which will be provided by Link no later than 24 hours before the Meeting.

Virtual Meeting Online Guide

More information about how to use the online AGM platform (including how to vote, ask questions via the conference call and online during the Meeting) is provided in the Virtual Meeting Online Guide which is available to download at www.dexus.com/DXI-AGM2024. You can also contact Link. If you wish to attend the Meeting via the online AGM platform, we recommend you read this guide and the other information available on the website prior to the start of the Meeting.

Questions

Security holders and proxyholders who are attending the Meeting virtually will be able to ask questions at the Meeting via a conference call telephone line.

Please contact Link on 1800 990 363 or +612 9189 8867 by 10.00 am (AEDT) on Friday 15 November 2024 to obtain a PIN to enable you to ask questions on the conference call.

Alternatively, you can submit any questions you may have in writing during the Meeting using the 'ask a question' facility on the online AGM platform. Please submit any questions as early as you can during the Meeting to ensure they are received in time.

If you wish to submit questions prior to the Meeting, please download the Question Form from www.dexus.com/DXI-AGM2024 and return it to Link by 10.00 am (AEDT) on Thursday 14 November 2024.

If you are unable to participate in the Meeting on 21 November 2024, a recording will be available to view after the Meeting at www.dexus.com/DXI-AGM2024.

This Notice of Annual General Meeting is issued by Industria Company No. 1 Ltd (ACN 010 794 957) and Dexus Asset Management Limited (ACN 080 674 479) in its capacity as responsible entity for the Trusts.

Terms and abbreviations are defined in the Glossary at the end of this Notice of Annual General Meeting and Explanatory Memorandum.

For further information please refer to the Explanatory Memorandum which accompanies and forms part of this Notice of Annual General Meeting.



Business of the Meeting

The business to be considered at the Meeting is as follows:

To present the Financial Report:

To present the Directors' Report, Financial Statements and Independent Auditor's Report for the financial year ended 30 June 2024.

Resolutions:

Resolution 1 – Adoption of the Company's Remuneration Report

To consider, and if thought fit, pass the following resolution as an ordinary resolution of the Company:

'That the Remuneration Report for the financial year ended 30 June 2024 be adopted.'

Resolution 2 – Re-election of Director – Jonathan Sweeney

To consider, and if thought fit, pass the following resolution as an ordinary resolution of the Company:

'That Mr. Jonathan Sweeney, who retires by rotation in accordance with clause 4.10(a) of the Company's constitution, and being eligible, be re-elected as a director of the Company effective from the conclusion of the Annual General Meeting.'

Resolution 3 – Election of Executive Director – Melanie Bourke

To consider, and if thought fit, pass the following resolution as an ordinary resolution of the Company:

'That Ms. Melanie Bourke, being a director who was appointed by the directors of the Company on 17 July 2024 in accordance with clause 4.6(b) of the Company's constitution and whose appointment as a director expires at the conclusion of the Annual General Meeting of the Company and, being eligible, offers herself for election, be elected as a director of the Company.'

Resolution 4 – Appointment of auditor

To consider, and if thought fit, pass the following resolution as an ordinary resolution of the Company:

'That, subject to ASIC providing its consent to the resignation of the Company's current auditor, PricewaterhouseCoopers ("PwC") ("ASIC Consent"), for the purposes of section 327B of the Corporations Act and for all other purposes, KPMG, having been nominated by a Security holder and having consented in writing to act in the capacity of auditor, be appointed as the Company's auditor effective from the latter of: (1) the date of receipt of the ASIC Consent; (2) the date (if any) fixed by ASIC for the resignation of PwC as the current auditor of the Company; and (3) the conclusion of the Meeting.'

Information on each of the resolutions is set out in the accompanying Explanatory Memorandum. You should also read the Procedural Notes which form part of this Notice of Annual General Meeting.

By Order of the Board



Jennifer Horrigan
Independent Chair

Dexus Asset Management Limited
and Industria Company No. 1 Ltd

16 October 2024



Procedural Notes

Dexus Industria REIT is the collective name of the four Trusts (Industria Trust No. 1, Industria Trust No. 2, Industria Trust No. 3 and Industria Trust No. 4) and the Company (Industria Company No. 1 Ltd), and one unit in each Trust and one share in the Company together comprises a Security. As each Trust and Company is a separate entity, each may conduct a separate meeting.

The Chair of the Meeting has determined that each of the five meetings will be conducted concurrently so that, from an administrative and attendee point of view, the conduct of the meetings will be as if they were a single Meeting.

Quorum

The quorum necessary for the Meeting is at least two Security holders present in person (including using virtual meeting technology), by representative or by proxy holding or representing the holders of at least 10% of the Securities on issue unless the Trusts or Company has only one Security holder that may vote on the resolution, in which case that one Security holder constitutes a quorum. If a quorum is not present within 15 minutes after the scheduled time for the Meeting, the Meeting will be adjourned as the Responsible Entity or Director directs.

Voting at the Meeting

If you wish to vote in person physically at the Meeting, you should attend the Meeting on 21 November 2024. Registration commences at 9.30 am (AEDT) with the Meeting to commence at 10.00 am (AEDT) at Dexus Place, Level 15, 1 Farrer Place, Sydney NSW 2000.

If you wish to vote online at the Meeting, you should attend the Meeting on 21 November 2024 via the link available at www.dexus.com/DXI-AGM2024.

To log in, you will need your security holder identifier (SRN or HIN) and postcode.

More information regarding online participation at the Meeting including how to vote and ask questions is available in the Virtual Meeting Online Guide. The Virtual Meeting Online Guide is available on the Dexus Industria REIT's website at www.dexus.com/DXI-AGM2024.

Voting before the Meeting

If you are unable to attend the Meeting in person (whether physically or virtually) you may cast a vote directly prior to the Meeting or you may appoint a proxy to attend the Meeting in your place.

If you appoint a proxy, the proxy does not need to be a Security holder. If you are entitled to cast two or more votes, then you may appoint two proxies and may specify the proportion or number of votes each proxy is appointed to exercise.

If no proportion or number is specified, each proxy may exercise half of your votes.

To direct your vote before the Meeting or appoint a proxy, please complete the Voting Form and lodge it in one of the ways detailed as follows.

Lodgement of Voting Form

You may lodge your Voting Form in one of the following ways:

Online

<https://investorcentre.linkgroup.com>. In accordance with the instructions provided on the website.

By mobile device

Scanning the QR code on the back of the Voting Form or enter the voting link <https://investorcentre.linkgroup.com> into your mobile device. To scan the QR code you will need a QR code reader application which can be downloaded for free on your mobile device.

By mail

Dexus Industria REIT
C/-Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235 Australia

By fax

+61 2 9287 0309

By hand

Link Market Services Limited*
Parramatta Square
Level 22, Tower 6
10 Darcy Street
Parramatta NSW 2150

*During business hours Monday to Friday (9.00 am – 5.00 pm)

To lodge your Voting Form online, you will need your Holder Identification Number (HIN) or Security Reference Number (SRN).

If a Voting Form is signed under a power of attorney, it must be accompanied by the original power of attorney under which the Voting Form is signed, or a certified copy of that power of attorney.

In order to be effective, the Voting Form (and any accompanying documents) must be received by 10.00 am (AEDT) Tuesday 19 November 2024.

Corporate representatives

A corporation that is a Security holder may appoint an individual to act as its representative and vote at the Meeting. The appointment must comply with section 253B of the Corporations Act. The representative must provide evidence of their appointment including any authority under which it is signed and a 'Certificate of Appointment of Representative'.

A form of the certificate may be obtained from Link and must be returned to the Security Registry, Link, so it is received no later than 10.00 am (AEDT) on Tuesday 19 November 2024.

Joint holdings

If your Securities are jointly held, only one of the joint holders is entitled to vote. If both joint holders attend the Meeting through the online AGM platform, only the vote of the person whose name is first on the Register will be counted. In the case of joint holders, the Voting Form may be completed by any one holder.

Voting entitlement

Security holders registered as holders of Securities in Dexus Industria REIT (comprising units in the Trusts and shares in the Company) as at 7.00 pm (AEDT) on Tuesday 19 November 2024 will be entitled to attend and vote at the Meeting.

Required majority

All Resolutions are ordinary resolutions and will be passed if more than 50% of the votes cast by Security holders present (in person or by representative or by proxy) and eligible to vote are cast in favour of each resolution.

Poll

All Resolutions and any procedural matters arising during the Meeting will be decided on a poll. On a poll, each Security holder has one vote for each Security held.

Explanatory Memorandum

Voting exclusion

In accordance with section 253E of the Corporations Act, the Responsible Entity and its Associates are not entitled to vote on a resolution if they have an interest in the resolution other than as a Security holder. The Responsible Entity and its Associates may still vote as proxies, if their appointments specify the way they are to vote, and they vote that way.

Certain persons are not entitled to vote on Resolution 1. Refer to the voting exclusions in the Explanatory Memorandum for further information.

How the Chair will vote undirected proxies

In accordance with the instructions on your Voting Form, if you vote by proxy, the Chair is your proxy and you do not direct the Chair how to vote, you will be taken to have directed the Chair to vote as the Chair sees fit on all Resolutions, including Resolution 1 notwithstanding that this Resolution is connected with the remuneration of members of Key Management Personnel (KMP), details of whose remuneration are included in the Remuneration Report. The Chair intends to vote undirected proxies in favour of all Resolutions. Dexus Industria REIT asks all Security holders who submit proxies to direct their proxy on how to vote on each Resolution.

Enquiries

If you have any questions about the resolutions, attending the Meeting, how to vote on the Resolutions or completing the Voting Form, please contact Link on 1800 819 675 Monday to Friday between 8.30am and 5.30pm (Sydney time) or consult your financial or other professional advisor.

Issued by Dexus Asset Management Limited (ACN 080 674 479, AFSL 237500) as the Responsible Entity of the Trusts and Industria Company No. 1 Ltd (ACN 010 794 957).

This Explanatory Memorandum provides information relating to the resolutions contained in the Notice of Annual General Meeting to be put to the Meeting.

Resolutions:

Resolution 1: Adoption of the Company's Remuneration Report

Dexus Industria REIT (DXI) comprises four listed Trusts and the listed Company, Industria Company No. 1 Ltd. **All entities are externally managed, have no employees and the directors of both the Company and the responsible entity of the Trusts do not receive remuneration out of the assets of DXI.** Rather, the directors of DXI and Ross Du Vernet, as Chief Executive Officer (CEO) of the Responsible Entity, are compensated by Dexus.

Despite this fact, as a technical matter under the *Corporations Act*, the Company needs to produce a remuneration report and put the adoption of that report to its members at the Company's Annual General Meeting. This requirement does not apply to the Trusts nor the responsible entity of the Trusts.

To facilitate this technical requirement, the Company included a Remuneration Report in its 2024 Annual Report on page 3. As described in that report, no remuneration is paid by the Company to any of its KMP and the Remuneration Report is included below.

The purpose of Resolution 1 is to adopt the Remuneration Report for the financial year ended 30 June 2024. The vote on Resolution 1 is advisory only and does not bind the Company or its directors. However, the board of the Company will consider and take into account the outcome of the vote and feedback from Security holders when reviewing its remuneration policies.

Remuneration report

No remuneration or director fees are paid out of the assets of IC1.

Further, there are no employees of IC1. The Independent Directors receive director fees from the Dexus Group. Ms Deborah Coakley (and Mr Brett Cameron as Ms Coakley's Alternate up until 17 July 2024) and Ms Melanie Bourke (and Mr Brett Cameron as Ms Bourke's Alternate effective 17 July 2024) receive remuneration as employees of Dexus Group. Please refer to the Remuneration Report which forms part of the 2024 Dexus Annual Report. The Dexus Annual Report is available on the website www.dexus.com.

There are no other key management personnel for IC1. The remuneration for the Directors is set out below:

Directors

Jennifer Horrigan	Nil paid by IC1
Danielle Carter	Nil paid by IC1
Emily Smith	Nil paid by IC1
Jonathan Sweeney	Nil paid by IC1
Deborah Coakley ¹	Nil paid by IC1
Melanie Bourke ²	Nil paid by IC1
Brett Cameron – Alternate Director ³	Nil paid by IC1

1. Resigned from the DXAM Board effective 17 July 2024.
2. Appointed as Executive Director effective 17 July 2024.
3. Ceased as alternate director for Deborah Coakley on 17 July 2024, and was appointed as alternate director for Melanie Bourke on 17 July 2024.

This report has been prepared and audited in accordance with section 308(3C) of the *Corporations Act 2001*.

Explanatory Memorandum continued

Voting exclusions

In accordance with section 250R of the *Corporations Act*, a vote must not be cast (in any capacity) on Resolution 1 by or on behalf of a member of the KMP, details of whose remuneration are included in the Company's Remuneration Report, and their closely related parties. However, a vote may be cast on Resolution 1 by a KMP or its closely related parties as a proxy if the vote is not cast on behalf of a KMP or a closely related party of a KMP, and either:

- The voter is appointed as a proxy in writing, and that appointment specifies how the proxy is to vote on Resolution 1; or
- The voter is the Chair of the Meeting, and the proxy appointment does not specify the way the proxy is to vote, and expressly authorises the Chair to exercise the proxy even if the Resolution is connected directly or indirectly with the remuneration of a member of the KMP.

Resolution 1 will be decided by poll. It is an ordinary resolution.

Recommendation

The board of the Company recommends that Security holders vote in favour of Resolution 1.

Resolution 2: Re-election of Director – Jonathan Sweeney

Jonathan Sweeney will resign as a director of the Company in accordance with clause 4.10(a) of the Company's constitution and, being eligible, offers himself for re-election. The following information has been provided by Jonathan in support of his re-election as a director.

Jonathan was appointed an Independent Director in 2022 and is a Member of the Audit, Risk and Compliance Committee.

Mr Sweeney has over 35 years' experience in the investment management, fiduciary, real estate and financial services sectors having held senior executive roles at Folkestone and the Trust Company Limited. Jonathan is Chair of BT Financial Group, and Chair of Perpetual Private's Investment Committee and a member of the Noongar Boodja Trust's Investment Committee.

He was previously a director of EP&T Global (ASX: EPX), 8IP Emerging Companies Limited (ASX: 8EC), Velocity Rewards Pty Limited, Tennis NSW and Easton Investments (ASX: EAS).

Recommendation

The board of the Company (with Jonathan Sweeney abstaining) recommends that Security holders vote in favour of Resolution 2.

Resolution 3: Election of Executive Director – Melanie Bourke

Melanie Bourke will resign as a director of the Company in accordance with clause 4.6(b) of the Company's constitution, and being eligible, offers herself for election by Security holders. The following information has been provided by Melanie in support of her election as a director.

Melanie Bourke is the Chief Operating Officer (COO) at Dexus where she is responsible for supporting business activity and enhancing decision efficiency across the group. Melanie leads the Risk, Real Estate Services & Procurement, Legal, Compliance & Governance, Corporate Affairs & External Communications, Marketing, Technology and Sustainability functions, as well as leading the Strategic Delivery Office.

Melanie has more than 20 years of experience in the property industry working across Finance, Investor Relations, Office of the CEO, Asset and Property Management in Dexus's Office division and most recently led the people and culture function.

Recommendation

The board of the Company (with Melanie Bourke abstaining) recommends that Security holders vote in favour of Resolution 3.

Resolutions 4: Appointment of auditor

PricewaterhouseCoopers (**PwC**) is the current external auditor of the Company and the Trusts.

After a competitive tender process, the board of the Company resolved to appoint KPMG as the auditor of the Company based on the firm's reputation in the market, track record and technical expertise.

As at the date of this Notice of Annual General Meeting, ASIC has not provided its consent to the resignation of PwC as the Company's current auditor. Accordingly, the appointment of KPMG as the Company's auditor will become effective on the latter of: (1) the date of receipt of ASIC's consent to the resignation of PwC; (2) the date (if any) fixed by ASIC for the resignation of PwC as auditor; and (3) the conclusion of this Meeting (subject to Security holders approving this Resolution 4).

It is also the intention of the Responsible Entity that, subject to receiving ASIC consent, KPMG will be appointed as auditor of the Trusts (noting there is no requirement for the members of the Trusts to approve the appointment of the auditor).

Pursuant to section 327B(1)(b) of the *Corporations Act*, subject to receipt of ASIC's consent to PwC's resignation as the Company's auditor, the Company now seeks Security holder approval for the appointment of KPMG as auditor of the Company. In accordance with section 328B(1) of the *Corporations Act*, notice in writing nominating KPMG as auditor has been given to the Company by a Security holder. A copy of this notice is included in Schedule 1 to this Notice of Annual General Meeting.

KPMG has given its written consent to act as the Company's auditor in accordance with section 328A(1) of the *Corporations Act*, subject to Security holder approval of this Resolution 4.

If this Resolution 4 is not passed, or ASIC does not grant its consent to PwC resigning as the Company's current auditor, PwC will continue to hold office as the Company's auditor after the Meeting, and the Responsible Entity will reconsider whether PwC should remain as auditor of the Trusts.

Recommendation

The board of the Company recommends that Security holders vote in favour of Resolution 4.

Schedule 1 – Nomination of Company Auditor

Dexus Funds Management
Limited

Level 30, 50 Bridge Street,
Sydney, NSW 2000

p +61 2 9017 1100
dexus.com



Brett Cameron
Company Secretary
Industria Company No. 1 Limited (ACN 010 794 957)
Level 30, 50 Bridge Street
Sydney NSW 2000

30 September 2024

Subject: Nomination of Auditor

Dear Mr Cameron,

In accordance with the provisions of section 328B of the Corporations Act 2001, Dexus Funds Management Limited (ACN 060 920 783) in its capacity as the responsible entity of Dexus Diversified Trust (ARSN 089 324 541), being a member of Industria Company No. 1 Ltd (ACN 010 794 957) ("**Company**"), hereby nominate KPMG for appointment as auditor of the Company.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Scott Mahony".

Scott Mahony
Head of Governance and Company Secretary

For and on behalf of
Dexus Funds Management Limited (ACN 060 920 783) in its capacity as the responsible entity
of Dexus Diversified Trust (ARSN 089 324 541)

Glossary

\$	means Australian dollars.
ASX	means ASX Limited (ACN 008 624 691) and, where the context permits, the Australian Securities Exchange operated by ASX Limited.
Company	means Industria Company No. 1 Ltd (ACN 010 794 957).
Corporations Act	means <i>Corporations Act 2001</i> (Cth).
DXI or Dexus Industria REIT	means the stapled group comprising the Company and the Trusts.
Explanatory Memorandum	means the explanatory memorandum included in this Notice of Annual General Meeting.
KMP	means Key Management Personnel.
Link	means Link Market Services Limited (ACN 083 214 537).
Meeting	means the annual general meetings of the Trusts and Annual General Meeting of the Company convened by this Notice of Annual General Meeting.
Notice of Annual General Meeting	means this Notice of Annual General Meeting dated 16 October 2024.
Responsible Entity	means Dexus Asset Management Limited (ACN 080 674 479).
Security	means a stapled Security in Dexus Industria REIT.
Security holder	means a holder of Securities.
Trusts	means each 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).
Voting Form	means the Voting Form accompanying this Notice of Annual General Meeting.

Directory

Industria Trust No. 1
(ARSN 125 862 875)

Industria Trust No. 2
(ARSN 125 862 491)

Industria Trust No. 3
(ARSN 166 150 938)

Industria Trust No. 4
(ARSN 166 163 186)

Industria Company No. 1 Ltd
(ACN 010 794 957)

Responsible Entity

Dexus Asset Management Limited
ACN 080 674 479
AFSL 237500

Registered Office

Level 30, 50 Bridge Street
Sydney NSW 2000

T: +61 2 9017 1100

E: ir@dexus.com

W: www.dexus.com

Directors of the Responsible Entity and Industria Company No. 1 Ltd

Jennifer Horrigan, Independent Chair
Emily Smith, Independent Director
Danielle Carter, Independent Director
Jonathan Sweeney, Independent Director

Melanie Bourke, Executive Director
Brett Cameron, Alternate Director
for Melanie Bourke

Secretaries of the Responsible Entity and Industria Company No. 1 Ltd

Brett Cameron
Scott Mahony

Auditors

PricewaterhouseCoopers
Chartered Accountants
One International Towers Sydney
Watermans Quay
Barangaroo NSW 2000

Investor Enquiries

Telephone: +61 1800 819 675
Investor Relations: +61 2 9017 1330
E: dexus@linkmarketservices.com.au
W: www.dexus.com

For enquiries regarding your holding please contact the Security Registry, or access your Security holding at <https://investorcentre.linkmarketservices.com.au/Login>

Security Registry

Link Market Services Limited
Level 12, 680 George Street
Sydney NSW 2000

Locked Bag A14
Sydney South NSW 1235

T: +61 1800 819 675

F: +61 2 9287 0303

E: dexus@linkmarketservices.com.au

W: linkmarketservices.com.au

Open Monday to Friday between
8.30am and 5.30pm (Sydney time)

Stock Exchange Listing

Dexus Industria REIT stapled securities are listed on the Australian Securities Exchange (ASX: DXI)

Dexus Asset Management Limited (ACN 080 674 479, AFSL 237500) as the 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), and Industria Company No. 1 Ltd (ACN 010 794 957) (together, the Dexus Industria REIT)

LODGE YOUR VOTE

ONLINE
<https://investorcentre.linkgroup.com>

BY MAIL
 Dexus Industria REIT
 C/- Link Market Services Limited
 Locked Bag A14
 Sydney South NSW 1235 Australia

BY FAX
 +61 2 9287 0309

BY HAND
 Link Market Services Limited
 Parramatta Square, Level 22, Tower 6,
 10 Darcy Street, Parramatta NSW 2150

ALL ENQUIRIES TO
 Telephone: +61 1800 819 675



X99999999999

VOTING FORM

I/We being a member(s) of Dexus Industria REIT and entitled to attend and vote hereby appoint:

STEP 1 Please mark either A or B

A VOTE DIRECTLY

elect to lodge my/our vote(s) directly (mark box)

i in relation to the Annual General Meeting of the Dexus Industria REIT to be held at **10:00am (AEDT) on Thursday, 21 November 2024**, and at any adjournment or postponement of the Meeting.

You should mark either “for” or “against” for each item. Do not mark the “abstain” box.

OR

B APPOINT A PROXY

the Chair of the Meeting (mark box)

OR if you are **NOT** appointing the Chair of the Meeting as your proxy, please write the name and email of the person or body corporate you are appointing as your proxy. An email will be sent to your appointed proxy with details on how to access the virtual meeting.

Name

Email

or failing the person or body corporate named, or if no person or body corporate is named, the Chair of the Meeting, as my/our proxy to act on my/our behalf (including to vote in accordance with the following directions or, if no directions have been given and to the extent permitted by the law, as the proxy sees fit) at the Annual General Meeting of Dexus Industria REIT to be held at **10:00am (AEDT) on Thursday, 21 November 2024** (the Meeting) and at any postponement or adjournment of the Meeting.

The Meeting will be conducted as a hybrid event. You can participate by attending in person at **Dexus Place, Level 15, 1 Farrer Place, Sydney NSW 2000** or logging in online at www.dexus.com/DXI-AGM2024 (refer to details in the Virtual Annual General Meeting Online Guide).

Important for Resolution 1: If the Chair of the Meeting is your proxy, either by appointment or by default, and you have not indicated your voting intention below, you expressly authorise the Chair of the Meeting to exercise the proxy in respect of Resolution 1, even though the Resolution is connected directly or indirectly with the remuneration of a member of the Company's Key Management Personnel (KMP).

The Chair of the Meeting intends to vote undirected proxies in favour of each item of business.

STEP 2

VOTING DIRECTIONS FOR DIRECT VOTES OR PROXY VOTES

Proxies will only be valid and accepted by Dexus Industria REIT if they are signed and received no later than 48 hours before the Meeting.

Please read the voting instructions overleaf before marking any boxes with an

Resolutions

- 1 Adoption of the Remuneration Report
- 2 Re-election of Director – Jonathan Sweeney
- 3 Election of Executive Director – Melanie Bourke
- 4 Appointment of auditor

For Against Abstain*

	For	Against	Abstain*
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

i * The Abstain option is for use only by Security holders who have appointed a proxy under Box B. If you mark the Abstain box for a particular Item, you are directing your proxy not to vote on your behalf on a show of hands or on a poll and your votes will not be counted in computing the required majority on a poll.

STEP 3

SIGNATURE OF SECURITY HOLDERS – THIS MUST BE COMPLETED

Security holder 1 (Individual)

Joint Security holder 2 (Individual)

Joint Security holder 3 (Individual)

Sole Director and Sole Company Secretary

Director/Company Secretary (Delete one)

Director

This form should be signed by the Security holder. If a joint holding, either Security holder may sign. If signed by the Security holder's attorney, the power of attorney must have been previously noted by the registry or a certified copy attached to this form. If executed by a company, the form must be executed in accordance with the company's constitution and the *Corporations Act 2001* (Cth).



HOW TO COMPLETE THIS SECURITY HOLDER VOTING FORM

YOUR NAME AND ADDRESS

This is your name and address as it appears on the Dexus Industria REIT's security register. If this information is incorrect, please make the correction on the form. Security holders sponsored by a broker should advise their broker of any changes. **Please note: you cannot change ownership of your securities using this form.**

VOTING UNDER BOX A

If you ticked the box under Box A you are indicating that you wish to vote directly. Please only mark either "for" or "against" for each item. Do not mark the "abstain" box. If you mark the "abstain" box for an item, your vote for that item will be invalid.

If no direction is given on all of the items, or if you complete both Box A and Box B, your vote may be passed to the Chair of the Meeting as your proxy.

Custodians and nominees may, with the Security Registrar's consent, identify on the Voting Form the total number of votes in each of the categories "for" and "against" and their votes will be valid.

If you have lodged a direct vote, and then you attend the Meeting, your attendance will cancel your direct vote.

The Chair's decision as to whether a direct vote is valid is conclusive.

VOTING UNDER BOX B – APPOINTMENT OF PROXY

If you wish to appoint the Chair of the Meeting as your proxy, mark the box in Step 1. If you wish to appoint someone other than the Chair of the Meeting as your proxy, please write the name and email of that individual or body corporate in Step 1. A proxy need not be a Security holder of Dexus Industria REIT.

DEFAULT TO CHAIR OF THE MEETING

Any directed proxies that are not voted on a poll at the Meeting will default to the Chair of the Meeting, who is required to vote those proxies as directed. Any undirected proxies that default to the Chair of the Meeting will be voted according to the instructions set out in this Voting Form, including where the Resolution is connected directly or indirectly with the remuneration of KMP.

VOTES ON ITEMS OF BUSINESS – PROXY APPOINTMENT

You may direct your proxy how to vote by placing a mark in one of the boxes opposite each item of business. All your securities will be voted in accordance with such a direction unless you indicate only a portion of voting rights are to be voted on any item by inserting the percentage or number of securities you wish to vote in the appropriate box or boxes. If you do not mark any of the boxes on the items of business, your proxy may vote as he or she chooses. If you mark more than one box on an item your vote on that item will be invalid.

APPOINTMENT OF A SECOND PROXY

You are entitled to appoint up to two persons as proxies to attend the Meeting and vote on a poll. If you wish to appoint a second proxy, an additional Voting Form may be obtained by telephoning the Dexus Industria REIT's security registry or you may copy this form and return them both together.

To appoint a second proxy you must:

- on each of the first Voting Form and the second Voting Form state the percentage of your voting rights or number of securities applicable to that form. If the appointments do not specify the percentage or number of votes that each proxy may exercise, each proxy may exercise half your votes. Fractions of votes will be disregarded; and
- return both forms together.

SIGNING INSTRUCTIONS

You must sign this form as follows in the spaces provided:

Individual: where the holding is in one name, the holder must sign.

Joint Holding: where the holding is in more than one name, either Security holder may sign.

Power of Attorney: to sign under Power of Attorney, you must lodge the Power of Attorney with the registry. If you have not previously lodged this document for notation, please attach a certified photocopy of the Power of Attorney to this form when you return it.

Companies: where the company has a Sole Director who is also the Sole Company Secretary, this form must be signed by that person. If the company (pursuant to section 204A of the *Corporations Act 2001*) does not have a Company Secretary, a Sole Director can also sign alone. Otherwise this form must be signed by a Director jointly with either another Director or a Company Secretary. Please indicate the office held by signing in the appropriate place.

CORPORATE REPRESENTATIVES

If a representative of the corporation is to attend the Meeting virtually the appropriate "Certificate of Appointment of Corporate Representative" must be received at dexus@linkmarketservices.com.au prior to admission in accordance with the Notice of Annual General Meeting. A form of the certificate may be obtained from the Dexus Industria REIT's security registry or online at www.linkmarketservices.com.au.

LODGEMENT OF A VOTING FORM

This Voting Form (and any Power of Attorney under which it is signed) must be received at an address given below by **10:00am (AEDT) on Tuesday, 19 November 2024**, being not later than 48 hours before the commencement of the Meeting. Any Voting Form received after that time will not be valid for the scheduled Meeting.

Voting Forms may be lodged using the reply paid envelope or:



ONLINE

<https://investorcentre.linkgroup.com>

Login to the Link website using the holding details as shown on the Voting Form. Select 'Voting' and follow the prompts to lodge your vote. To use the online lodgement facility, security holders will need their "Holder Identifier" - Security holder Reference Number (SRN) or Holder Identification Number (HIN).



BY MOBILE DEVICE

Our voting website is designed specifically for voting online. You can now lodge your proxy by scanning the QR code adjacent or enter the voting link <https://investorcentre.linkgroup.com> into your mobile device. Log in using the Holder Identifier and postcode for your securityholding.

QR Code



To scan the code you will need a QR code reader application which can be downloaded for free on your mobile device.



BY MAIL

Dexus Industria REIT
C/- Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235
Australia



BY FAX

+61 2 9287 0309



BY HAND

delivering it to Link Market Services Limited*
Parramatta Square
Level 22, Tower 6
10 Darcy Street
Parramatta NSW 2150

*During business hours Monday to Friday (9:00am - 5:00pm)

IMPORTANT INFORMATION

Link Group is now known as MUFG Pension & Market Services. Over the coming months, Link Market Services will progressively rebrand to its new name MUFG Corporate Markets, a division of MUFG Pension & Market Services.

Dexus Asset Management Limited
ACN 080 674 479
AFSL No. 237500
Dexus Industria REIT
(ASX ticker code: DXI)

Industria Trust No. 1 ARSN 125 862 875
Industria Trust No. 2 ARSN 125 862 491
Industria Trust No. 3 ARSN 166 150 938
Industria Trust No. 4 ARSN 166 163 186
Industria Company No. 1 Ltd ACN 010 794 957

All Registry communications to:
Link Market Services Limited
Locked Bag A14, Sydney South NSW 1235
T: (+61) 1800 819 675
E: dexus@linkmarketservices.com.au
W: www.linkmarketservices.com.au

Dexus Industria REIT | **dexus**

Dear Security holder

On behalf of the Board, I advise that Dexus Industria REIT's 2024 Annual General Meeting (AGM) will be held on Thursday, 21 November 2024 commencing at 10.00am (AEDST).

This year we will be holding a hybrid AGM providing Security holders with the option to attend and participate in person or through the Link Market Services (Link) online AGM platform. Registration will open at 9.30am with the AGM commencing at 10.00am.

We have made available the 2024 Notice of Annual General Meeting, Virtual Meeting Online Guide, Voting and Question forms and our 2024 Annual Report at www.dexus.com/DXI-AGM2024.

We invite you to attend the AGM in person which will be held at

Dexus Place
Level 15, 1 Farrer Place
Sydney NSW 2000

If you are unable to join us in person, we invite you to join the AGM via the online AGM platform link which is available at www.dexus.com/DXI-AGM2024.

If you are joining the AGM via the online platform, prior to the meeting please:

- Download and read the Virtual Meeting Online Guide available at www.dexus.com/DXI-AGM2024. The Virtual Meeting Online Guide provides information on browser compatibility with the online AGM platform, as well as step-by-step instructions to log in, navigate the site, how to vote and ask questions using the online AGM platform
- If you wish to vote on the Resolutions outlined in the Notice of AGM, prior to the meeting login to your security holding using the link available at www.dexus.com/DXI-AGM2024 or complete the attached Voting Form and return it to Link so it is received on or before 10.00am (AEDT) on Tuesday, 19 November 2024. If you are joining the meeting via the online AGM platform, you will also be able to vote during the meeting as instructed
- If you wish to ask a question using the conference call telephone line, please contact Link on 1800 990 363 or +612 9189 8867 by 10.00 am (AEDT) on Friday 15 November 2024 to obtain a PIN to enable you to ask questions on the conference call
- Alternatively, please complete the enclosed Question Form and ensure that it is returned to Link by 10.00am (AEDT) on Thursday 14 November 2024
- Log on to the AGM platform at least 15 minutes prior to the AGM commencing. You will need to provide your full name, email address and company (if applicable)
- Proxyholders will need to provide their Proxy number issued by Link 24 hours prior to the AGM

Thank you for your continued support of Dexus Industria REIT. We look forward to meeting with you in person or via the virtual online platform for our AGM this year.

Yours sincerely



Jennifer Horrigan
Independent Chair
Dexus Asset Management Limited and Industria Company No. 1 Limited
16 October 2024

Dexus Asset Management Limited
ACN 080 674 479
AFSL No. 237500
Dexus Industria REIT
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Industria Trust No. 1 ARSN 125 862 875
Industria Trust No. 2 ARSN 125 862 491
Industria Trust No. 3 ARSN 166 150 938
Industria Trust No. 4 ARSN 166 163 186
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All Registry communications to:
Link Market Services Limited
Locked Bag A14, Sydney South NSW 1235
T: (+61) 1800 819 675
E: dexus@linkmarketservices.com.au
W: www.linkmarketservices.com.au

Dexus Industria REIT | **dexus**

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We enclose for your convenience:

- Notice of Annual General Meeting
- A personalised Voting Form
- A Question Form
- A reply-paid envelope

We invite you to attend the AGM in person which will be held at

Dexus Place
Level 15, 1 Farrer Place
Sydney NSW 2000

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Thank you for your continued support of Dexus Industria REIT. We look forward to meeting with you in person or via the virtual online platform for our AGM this year.

Yours sincerely



Jennifer Horrigan
Independent Chair
Dexus Asset Management Limited and Industria Company No. 1 Limited
16 October 2024

Virtual Meeting Online Guide

Before you begin

Ensure your browser is compatible. Check your current browser by going to the website: **whatismybrowser.com**

Supported browsers are:

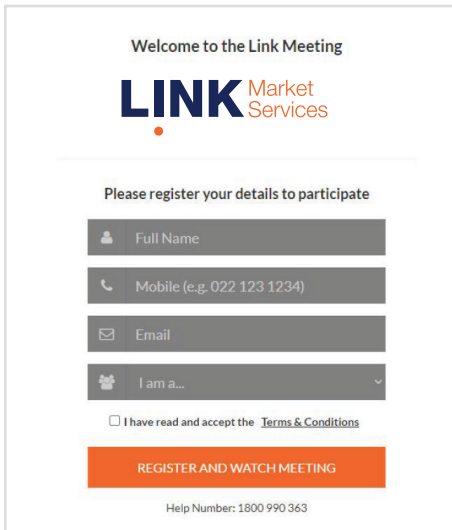
- Chrome – Version 44 & 45 and after
- Firefox – 40.0.2 and after
- Safari – OS X v10.9 & OS X v10.10 and after
- Internet Explorer – 11 and up
- Edge – 92.0 and up

To attend and vote you must have your securityholder number and postcode.

Appointed Proxy: Your proxy number will be provided by Link before the meeting.

Please make sure you have this information before proceeding.

Virtual Meeting Online Guide



Welcome to the Link Meeting

LINK Market Services

Please register your details to participate

Full Name

Mobile (e.g. 022 123 1234)

Email

I am a...

I have read and accept the [Terms & Conditions](#)

REGISTER AND WATCH MEETING

Help Number: 1800 990 363

Step 1

Open your web browser and go to <https://meetings.linkgroup.com/DXI24>

Step 2

Log in to the portal using your full name, mobile number, email address, and participant type

Please read and accept the terms and conditions before clicking on the blue **'Register and Watch Meeting'** button.

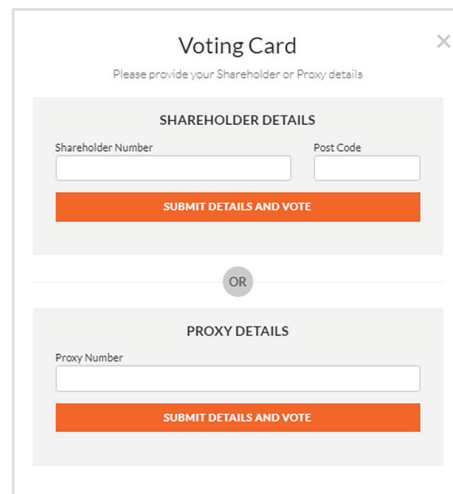
- On the left – a live webcast of the Meeting starts automatically once the meeting has commenced. If the webcast does not start automatically please press the play button and ensure the audio on your computer or device is turned on.
- On the right – the presentation slides that will be addressed during the Meeting
- At the bottom – buttons for 'Get a Voting Card', 'Ask a Question' and a list of company documents to download

Note: If you close your browser, your session will expire and you will need to re-register. If using the same email address, you can request a link to be emailed to you to log back in.

1. Get a Voting Card

To register to vote – click on the 'Get a Voting Card' button.

This will bring up a box which looks like this.



Voting Card

Please provide your Shareholder or Proxy details

SHAREHOLDER DETAILS

Shareholder Number

Post Code

SUBMIT DETAILS AND VOTE

OR

PROXY DETAILS

Proxy Number

SUBMIT DETAILS AND VOTE

If you are an individual or joint securityholder you will need to register and provide validation by entering your securityholder number and postcode.

If you are an appointed Proxy, please enter the Proxy Number issued by Link in the PROXY DETAILS section. Then click the **'SUBMIT DETAILS AND VOTE'** button.

Once you have registered, your voting card will appear with all of the resolutions to be voted on by securityholders at the Meeting (as set out in the Notice of Meeting). You may need to use the scroll bar on the right hand side of the voting card to view all resolutions.

Securityholders and proxies can either submit a Full Vote or Partial Vote.



Link Market Services Meeting

+
Get a Voting Card

?
Ask a Question

Downloads

- Speakers Bio's
- Sustainability Report
- Notice of meeting
- Online Guide
- Annual Report

JOHN SAMPLE | *****0014

Voting Card

Please complete your vote by selecting the required voting instruction (For, Against or Abstain) for each resolution. If you would like to complete a partial vote, please specify the number of votes for each resolution in the Partial Vote section. Proxy holder votes will only be applied to discretionary (undirected) votes. Directed votes will be applied as per the shareholder's voting instructions.

Full Vote | **Partial Vote**

Resolution 1 For Against Abstain

GENERAL BUSINESS

SUBMIT VOTE

Full Votes

To submit a full vote on a resolution ensure you are in the **'Full Vote'** tab. Place your vote by clicking on the **'For'**, **'Against'**, or **'Abstain'** voting buttons.

Partial Votes

To submit a partial vote on a resolution ensure you are in the **'Partial Vote'** tab. You can enter the number of votes (for any or all) resolution/s. The total amount of votes that you are entitled to vote for will be listed under each resolution. When you enter the number of votes it will automatically tally how many votes you have left.

Note: If you are submitting a partial vote and do not use all of your entitled votes, the un-voted portion will be submitted as No Instruction and therefore will not be counted.

Once you have finished voting on the resolutions scroll down to the bottom of the box and click on the **'Submit Vote'** or **'Submit Partial Vote'** button.

Note: You can close your voting card without submitting your vote at any time while voting remains open. Any votes you have already made will be saved for the next time you open up the voting card. The voting card will appear on the bottom left corner of the webpage. The message **'Not yet submitted'** will appear at the bottom of the page.

You can edit your voting card at any point while voting is open by clicking on **'Edit Card'**. This will reopen the voting card with any previous votes made.

At the conclusion of the Meeting a red bar with a countdown timer will appear at the top of the Webcast and Slide windows advising the remaining voting time. Please make any changes and submit your voting cards. Once voting has been closed all submitted voting cards cannot be changed.

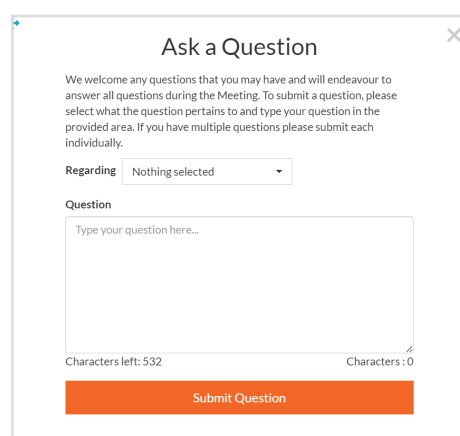
Virtual Meeting Online Guide *continued*

2. How to ask a question

Note: Only verified Securityholders, Proxyholders and Corporate Representatives are eligible to ask questions.

If you have yet to obtain a voting card, you will be prompted to enter your security holder number or proxy details before you can ask a question. To ask a question, click on the 'Ask a Question' button either at the top or bottom of the webpage.

The 'Ask a Question' box will pop up and you have the option to type in a written question or ask an audio question over the phone line.



The 'Ask a Question' dialog box contains the following elements:

- Title:** Ask a Question
- Text:** We welcome any questions that you may have and will endeavour to answer all questions during the Meeting. To submit a question, please select what the question pertains to and type your question in the provided area. If you have multiple questions please submit each individually.
- Regarding:** A dropdown menu with 'Nothing selected'.
- Question:** A text input field with the placeholder 'Type your question here...'
- Character counts:** 'Characters left: 532' and 'Characters: 0'.
- Submit Button:** An orange button labeled 'Submit Question'.

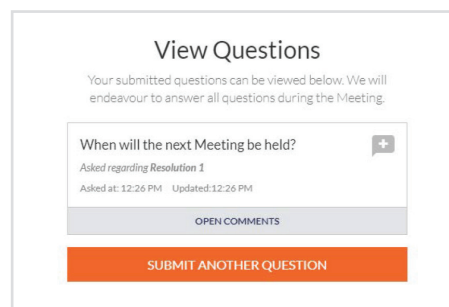
In the 'Regarding' section click on the drop down arrow and select the category/resolution for your question.

Click in the 'Question' section and type your question and click on 'Submit'.

A 'View Questions' box will appear where you can view your questions at any point. Only you can see the questions you have asked.

If your question has been answered and you would like to exercise your right of reply, you can submit another question.

Note that not all questions are guaranteed to be answered during the Meeting, but we will do our best to address your concerns.



The 'View Questions' box displays the following information:

- Title:** View Questions
- Text:** Your submitted questions can be viewed below. We will endeavour to answer all questions during the Meeting.
- Question Preview:** 'When will the next Meeting be held?' with a plus icon.
- Metadata:** 'Asked regarding Resolution 1', 'Asked at: 12:26 PM', 'Updated: 12:26 PM'.
- Buttons:** 'OPEN COMMENTS' and 'SUBMIT ANOTHER QUESTION'.

3. Downloads

View relevant documentation in the Downloads section.

4. Voting closing

Voting will end 5 minutes after the close of the Meeting.

At the conclusion of the Meeting a red bar with a countdown timer will appear at the top of the Webcast and Slide screens advising the remaining voting time. If you have not submitted your vote, you should do so now.

Phone Participation

What you will need

- a) Land line or mobile phone
- b) The name of your holding/s
- c) To obtain your unique PIN, please contact Link Market Services on +61 1800 990 363.

Joining the Meeting via Phone

Step 1

From your land line or mobile device, call: 1800 497 114 (from Australia) or +61 2 9189 1123 (from Overseas)

Step 2

You will be greeted with a welcome message and provided instructions on how to participate in the Meeting. Please listen to the instructions carefully.

At the end of the welcome message you will be asked to enter your **PIN** followed by the hash key. This will verify you as a Member and allow you to ask a question and vote on the resolutions at the Meeting.

Step 3

Once you have entered your **PIN**, you will be greeted by a moderator. Once the moderator has verified your details you will be placed into a waiting room and will hear music playing.

Note, If your holding cannot be verified by the moderator, you will attend the Meeting as a visitor and will not be able to ask a question.

Step 4

At the commencement of the Meeting, you will be admitted to the Meeting where you will be able to listen to proceedings.

Asking a Question

Step 1

When the Chairman calls for questions on each resolution, you will be asked to **press *1** on your keypad should you wish to raise your hand to ask a question.

Step 2

The moderator will ask you what item of business your question relates to? Let the moderator know if your question relates to General Business or the Resolution number.

Your question will be taken over the phone by the moderator, and will then be put into the online queue.

You will also be asked if you have any additional questions.

Step 3

When it is your time to ask your question, you will hear an auto prompt that your line has been unmuted and you can then start speaking.

Note, if at any time you no longer wish to ask your question, you can lower your hand by **pressing *1** on your key pad. If you also joined the Meeting online, we ask that you mute your laptop or desktop device while you ask your question.

Step 4

Your line will be muted once your question has been answered.

Contact us

Australia
T +61 1800 819 675
E dexus@linkmarketservices.com.au