

# Dexus Industria REIT (ASX:DXI)

## ASX release

17 December 2024

### Portfolio valuation update

Dexus Industria REIT (DXI) today announced the draft valuation outcomes for the six months to 31 December 2024, which have resulted in an estimated net valuation uplift of \$33.3 million, representing a 2.4% increase on book values. All 93 assets have been externally valued.

The weighted average capitalisation rate across the total portfolio expanded nine basis points over the six months from 5.98% at 30 June 2024 to 6.07% at 31 December 2024.

Gordon Korkie, DXI Fund Manager, said: "The pace of capitalisation rate expansion has slowed, with industrial assets remaining highly sought after by a range of direct property market investors. DXI's high-quality portfolio and strong leasing outcomes continue to generate solid rental growth which has supported valuations."

Further details on the final valuations for the period will be included in DXI's HY25 results which will be released on Wednesday, 12 February 2025.

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

### For further information please contact:

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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 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](http://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.