



Update Summary

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**Entity name**

DEXUS INDUSTRIA REIT.

**Security on which the Distribution will be paid**

DXI - FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

**Announcement Type**

Update to previous announcement

**Date of this announcement**

13/8/2025

**Reason for the Update**

Confirm final distribution details.

**Additional Information**

The fund payment notice for this distribution will be available at [www.dexus.com/industria](http://www.dexus.com/industria) on or before the payment of the distribution.

**Refer to below for full details of the announcement**



## Announcement Details

### Part 1 - Entity and announcement details

#### 1.1 Name of +Entity

DEXUS INDUSTRIA REIT.

#### 1.2 Registered Number Type

other

#### Registration Number

ARSN 125 862 875

ARSN 125 862 491

ARSN 166 150 938

ARSN 166 163 186

ACN 010 794 957

#### 1.3 ASX issuer code

DXI

#### 1.4 The announcement is

Update/amendment to previous announcement

#### 1.4a Reason for update to a previous announcement

Confirm final distribution details.

#### 1.4b Date of previous announcement(s) to this update

24/6/2025

#### 1.5 Date of this announcement

13/8/2025

#### 1.6 ASX +Security Code

DXI

#### ASX +Security Description

FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

### Part 2A - All dividends/distributions basic details

#### 2A.1 Type of dividend/distribution

Ordinary

#### 2A.2 The Dividend/distribution:

relates to a period of one quarter

#### 2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

30/6/2025

#### 2A.4 +Record Date

30/6/2025

**2A.5 Ex Date**

27/6/2025

**2A.6 Payment Date**

21/8/2025

**2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?**

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

**2A.8 Currency in which the dividend/distribution is made ("primary currency")**

AUD - Australian Dollar

**2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form****Estimated or Actual?**

Actual

AUD 0.04100000

**2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?**

No

**2A.11 Does the entity have a securities plan for dividends/distributions on this +security?**

We have a Dividend/Distribution Reinvestment Plan (DRP)

**2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?**

No

**2A.12 Does the +entity have tax component information apart from franking?**

Yes

## Part 3A - Ordinary dividend/distribution

**3A.1 Is the ordinary dividend/distribution estimated at this time?**

No

**3A.1a Ordinary dividend/distribution estimated amount per +security**

AUD 0.04100000

**3A.1a(i) Date that actual ordinary amount will be announced**

13/8/2025

**Estimated or Actual?**

Actual

**3A.1b Ordinary Dividend/distribution amount per security**

AUD 0.04100000



**3A.2 Is the ordinary dividend/distribution franked?**  
Yes

**3A.3 Percentage of ordinary dividend/distribution that is franked**

34.3902 %

**3A.4 Ordinary dividend/distribution franked amount per +security**

AUD 0.01410000

**3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount**

AUD 0.02690000

**3A.7 Ordinary dividend/distribution conduit foreign income amount per security**

AUD 0.00000000

**3A.2a Is the ordinary dividend/distribution fully franked?**  
No

**3A.3a Applicable corporate tax rate for franking credit (%)**

30.0000 %

**3A.5 Percentage amount of dividend which is unfranked**

65.6098 %

#### Part 3E - Other - distribution components / tax

**3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).**

The tax information for the year ended 30 June 2025 will be made available in August 2025 at [www.dexus.com/industria](http://www.dexus.com/industria).

**3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)**

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79		
Unfranked dividends not declared to be conduit foreign income	9.80		
Unfranked dividends declared to be conduit foreign income	9.81		
Assessable foreign source income	9.91		
Tax-free amounts	9.96		
Tax-deferred amounts	9.97	0.01181017	Actual
Managed investment trust fund payments	9.105	0.01508983	Actual
Franked distributions from trusts	9.120		
Gross cash distribution	9.121	0.026900	Actual
Interest exempt from withholding	9.122		



Capital Gains discount  
method Non-Taxable  
Australian property

9.124

Capital gains other  
Non-Taxable Australian  
property

9.126

Other income

9.130

Royalties

9.135

NCMI

Excluded from NCMI

## Part 5 - Further information

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### 5.1 Please provide any further information applicable to this dividend/distribution

Distribution and Attribution Managed Investment Trust Member Annual Statements for the financial year ended 30 June 2025 will be dispatched to all Security holders on 21 August 2025.

### 5.2 Additional information for inclusion in the Announcement Summary

The fund payment notice for this distribution will be available at [www.dexus.com/industria](http://www.dexus.com/industria) on or before the payment of the distribution.