

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**

To Company Name/Scheme Dexus Industria REIT
ACN/ARSN 010 794 957

1. Details of substantial holder (1)

Name Vanguard Group (The Vanguard Group, Inc. and its controlled entities including those listed in Annexure A)
ACN/ARSN (if applicable) N/A

There was a change in the interests of the substantial holder on 10 October 2025

The previous notice was given to the company on 25 June 2025

The previous notice was dated 25 June 2025

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary	23,500,009	7.407%	26,714,901	8.420%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate 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 (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
See Annexure A					

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Vanguard Group	Brown Brothers Harriman	Various funds and other accounts of Vanguard Group	Vanguard Group is the manager of various Mutual funds and accounts and in that capacity has the power to dispose of the shares. The other members of Vanguard Group have a relevant interest under section 608(3) of the Corporations Act.	Ordinary – 236,649	236,649
Vanguard Group	BNY Mellon	Various funds and other accounts of Vanguard Group	Vanguard Group is the manager of various Mutual funds and accounts and in that capacity has the power to dispose of the shares. The other members of Vanguard Group have a relevant interest under section 608(3) of the Corporations Act.	Ordinary – 1,455,038	1,455,038
Vanguard Group	JP Morgan Chase Bank, N.A.	Various funds and other accounts of Vanguard Group	Vanguard Group is the manager of various Mutual funds and accounts and in that capacity has the power to dispose of the shares. The other members of Vanguard Group have a relevant interest under section 608(3) of the Corporations Act.	Ordinary – 20,634,385	20,634,385
Vanguard Group	State Street Bank and Trust Company	Various funds and other accounts of	Vanguard Group is the manager of various Mutual funds and accounts and in that capacity has the power to dispose of the shares. The other members of Vanguard	Ordinary – 4,388,829	4,388,829

		Vanguard Group	Group have a relevant interest under section 608(3) of the Corporations Act.		
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5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

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

Name	Address
Vanguard Group	P.O. Box 2600, V26 Valley Forge, PA 19482 USA

Signature

print name Shawn Acker capacity Compliance Manager

sign here  date 15 October 2025

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure A

To Company
ACN/ARSN

Dexus Industria REIT
010 794 957

Substantial Holder Name
ACN/ARSN

Vanguard Group
N/A

Date of change	Person whose relevant interest changed	Nature of Change(6)	Consideration given in relation to change(7)	Class	Number of securities affected	Person's votes affected
25-Jun-2025	The Vanguard Group, Inc.	BUY	2.78	Ordinary	13,885	13,885
25-Jun-2025	The Vanguard Group, Inc.	BUY	2.78	Ordinary	2,979	2,979
1-Jul-2025	The Vanguard Group, Inc.	BUY	2.74	Ordinary	1,011	1,011
8-Jul-2025	The Vanguard Group, Inc.	BUY	2.70	Ordinary	2,022	2,022
9-Jul-2025	The Vanguard Group, Inc.	BUY	2.74	Ordinary	3,033	3,033
9-Jul-2025	The Vanguard Group, Inc.	SELL	2.74	Ordinary	(2,250)	(2,250)
11-Jul-2025	The Vanguard Group, Inc.	BUY	2.72	Ordinary	2,022	2,022
15-Jul-2025	The Vanguard Group, Inc.	BUY	2.72	Ordinary	3,033	3,033
23-Jul-2025	The Vanguard Group, Inc.	BUY	2.77	Ordinary	1,196	1,196
30-Jul-2025	The Vanguard Group, Inc.	SELL	2.80	Ordinary	(11,130)	(11,130)
31-Jul-2025	The Vanguard Group, Inc.	SELL	2.80	Ordinary	(7,410)	(7,410)
1-Aug-2025	The Vanguard Group, Inc.	BUY	2.80	Ordinary	94,018	94,018
6-Aug-2025	The Vanguard Group, Inc.	SELL	2.88	Ordinary	(6,072)	(6,072)
13-Aug-2025	The Vanguard Group, Inc.	SELL	2.83	Ordinary	(1,012)	(1,012)
21-Aug-2025	The Vanguard Group, Inc.	SELL	2.86	Ordinary	(4,048)	(4,048)
22-Aug-2025	The Vanguard Group, Inc.	SELL	2.85	Ordinary	(1,012)	(1,012)
25-Aug-2025	The Vanguard Group, Inc.	SELL	2.87	Ordinary	(3,036)	(3,036)
18-Sep-2025	The Vanguard Group, Inc.	BUY	2.91	Ordinary	7,712	7,712
19-Sep-2025	The Vanguard Group, Inc.	BUY	2.99	Ordinary	96,182	96,182
19-Sep-2025	The Vanguard Group, Inc.	BUY	3.00	Ordinary	221	221
19-Sep-2025	The Vanguard Group, Inc.	BUY	2.99	Ordinary	105,090	105,090
19-Sep-2025	The Vanguard Group, Inc.	BUY	3.00	Ordinary	242	242
19-Sep-2025	The Vanguard Group, Inc.	BUY	2.99	Ordinary	228,969	228,969
19-Sep-2025	The Vanguard Group, Inc.	BUY	3.00	Ordinary	526	526
19-Sep-2025	The Vanguard Group, Inc.	BUY	2.99	Ordinary	5,467	5,467
19-Sep-2025	The Vanguard Group, Inc.	BUY	3.00	Ordinary	14	14
19-Sep-2025	The Vanguard Group, Inc.	SELL	3.00	Ordinary	(4,959)	(4,959)
22-Sep-2025	The Vanguard Group, Inc.	BUY	2.95	Ordinary	9,280	9,280
22-Sep-2025	The Vanguard Group, Inc.	BUY	2.95	Ordinary	10,140	10,140
22-Sep-2025	The Vanguard Group, Inc.	BUY	2.95	Ordinary	22,092	22,092
22-Sep-2025	The Vanguard Group, Inc.	BUY	2.95	Ordinary	527	527
23-Sep-2025	The Vanguard Group, Inc.	BUY	2.93	Ordinary	1,750	1,750
23-Sep-2025	The Vanguard Group, Inc.	BUY	2.93	Ordinary	1,912	1,912
23-Sep-2025	The Vanguard Group, Inc.	BUY	2.93	Ordinary	4,166	4,166
24-Sep-2025	The Vanguard Group, Inc.	BUY	2.94	Ordinary	23,013	23,013
24-Sep-2025	The Vanguard Group, Inc.	BUY	2.93	Ordinary	6,130	6,130
24-Sep-2025	The Vanguard Group, Inc.	BUY	2.93	Ordinary	3,678	3,678
24-Sep-2025	The Vanguard Group, Inc.	BUY	2.95	Ordinary	29,534	29,534
24-Sep-2025	The Vanguard Group, Inc.	BUY	2.94	Ordinary	54,781	54,781
25-Sep-2025	The Vanguard Group, Inc.	BUY	2.93	Ordinary	4,019	4,019
25-Sep-2025	The Vanguard Group, Inc.	BUY	2.92	Ordinary	6,110	6,110
25-Sep-2025	The Vanguard Group, Inc.	BUY	2.93	Ordinary	9,568	9,568
26-Sep-2025	The Vanguard Group, Inc.	BUY	2.94	Ordinary	79,239	79,239
30-Sep-2025	The Vanguard Group, Inc.	BUY	2.86	Ordinary	80,390	80,390
3-Oct-2025	The Vanguard Group, Inc.	SELL	2.85	Ordinary	(5,846)	(5,846)
9-Oct-2025	The Vanguard Group, Inc.	SELL	2.81	Ordinary	(10,221)	(10,221)
9-Oct-2025	The Vanguard Group, Inc.	BUY	2.81	Ordinary	67,989	67,989
10-Oct-2025	The Vanguard Group, Inc.	BUY	2.80	Ordinary	9,194	9,194
23-Jun-2025	Vanguard Investments Australia Ltd.	BUY	2.80	Ordinary	2,271	2,271
26-Jun-2025	Vanguard Investments Australia Ltd.	BUY	2.79	Ordinary	2,375	2,375
26-Jun-2025	Vanguard Investments Australia Ltd.	SELL	2.79	Ordinary	(1,180)	(1,180)
27-Jun-2025	Vanguard Investments Australia Ltd.	BUY	2.73	Ordinary	2,277	2,277
30-Jun-2025	Vanguard Investments Australia Ltd.	SELL	2.72	Ordinary	(32,499)	(32,499)
30-Jun-2025	Vanguard Investments Australia Ltd.	SELL	2.72	Ordinary	(33,192)	(33,192)
2-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.76	Ordinary	2,364	2,364
8-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.70	Ordinary	2,364	2,364
9-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.73	Ordinary	1,434	1,434
10-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.76	Ordinary	2,364	2,364

Annexure A

Date of change	Person whose relevant interest changed	Nature of Change(6)	Consideration given in relation to change(7)	Class	Number of securities affected	Person's votes affected
11-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.72	Ordinary	2,364	2,364
14-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.72	Ordinary	2,364	2,364
15-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.73	Ordinary	468	468
16-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.74	Ordinary	2,364	2,364
17-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.79	Ordinary	1,434	1,434
17-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.79	Ordinary	468	468
21-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.74	Ordinary	2,364	2,364
21-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.74	Ordinary	1,434	1,434
23-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.77	Ordinary	4,728	4,728
25-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.73	Ordinary	11,820	11,820
25-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.73	Ordinary	468	468
28-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.74	Ordinary	2,363	2,363
28-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.74	Ordinary	1,434	1,434
28-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.74	Ordinary	1,434	1,434
29-Jul-2025	Vanguard Investments Australia Ltd.	SELL	2.73	Ordinary	(7,089)	(7,089)
30-Jul-2025	Vanguard Investments Australia Ltd.	BUY	2.80	Ordinary	2,363	2,363
30-Jul-2025	Vanguard Investments Australia Ltd.	SELL	2.80	Ordinary	(7,887)	(7,887)
31-Jul-2025	Vanguard Investments Australia Ltd.	SELL	2.81	Ordinary	(5,019)	(5,019)
5-Aug-2025	Vanguard Investments Australia Ltd.	SELL	2.83	Ordinary	(7,089)	(7,089)
8-Aug-2025	Vanguard Investments Australia Ltd.	BUY	2.91	Ordinary	2,363	2,363
13-Aug-2025	Vanguard Investments Australia Ltd.	BUY	2.83	Ordinary	2,363	2,363
21-Aug-2025	Vanguard Investments Australia Ltd.	BUY	2.86	Ordinary	2,369	2,369
22-Aug-2025	Vanguard Investments Australia Ltd.	SELL	2.84	Ordinary	(7,107)	(7,107)
22-Aug-2025	Vanguard Investments Australia Ltd.	SELL	2.84	Ordinary	(2,151)	(2,151)
25-Aug-2025	Vanguard Investments Australia Ltd.	BUY	2.87	Ordinary	14,782	14,782
26-Aug-2025	Vanguard Investments Australia Ltd.	BUY	2.85	Ordinary	2,380	2,380
26-Aug-2025	Vanguard Investments Australia Ltd.	BUY	2.85	Ordinary	4,760	4,760
26-Aug-2025	Vanguard Investments Australia Ltd.	BUY	2.85	Ordinary	1,406	1,406
26-Aug-2025	Vanguard Investments Australia Ltd.	BUY	2.85	Ordinary	470	470
29-Aug-2025	Vanguard Investments Australia Ltd.	BUY	2.81	Ordinary	14,280	14,280
29-Aug-2025	Vanguard Investments Australia Ltd.	BUY	2.81	Ordinary	2,380	2,380
1-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.82	Ordinary	2,115	2,115
3-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.74	Ordinary	4,760	4,760
5-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.77	Ordinary	2,380	2,380
11-Sep-2025	Vanguard Investments Australia Ltd.	SELL	2.84	Ordinary	(1,418)	(1,418)
12-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.86	Ordinary	1,418	1,418
15-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.90	Ordinary	2,380	2,380
16-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.91	Ordinary	4,760	4,760
18-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.91	Ordinary	2,139	2,139
19-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.99	Ordinary	653,314	653,314
19-Sep-2025	Vanguard Investments Australia Ltd.	BUY	3.00	Ordinary	1,498	1,498
19-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.99	Ordinary	783,601	783,601
19-Sep-2025	Vanguard Investments Australia Ltd.	BUY	3.00	Ordinary	378,643	378,643
19-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.99	Ordinary	18,499	18,499
19-Sep-2025	Vanguard Investments Australia Ltd.	BUY	3.00	Ordinary	956	956
19-Sep-2025	Vanguard Investments Australia Ltd.	BUY	3.00	Ordinary	43	43
19-Sep-2025	Vanguard Investments Australia Ltd.	BUY	3.00	Ordinary	1,912	1,912
19-Sep-2025	Vanguard Investments Australia Ltd.	BUY	3.00	Ordinary	713	713
22-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.95	Ordinary	63,036	63,036
22-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.95	Ordinary	75,607	75,607
22-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.93	Ordinary	713	713
22-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.95	Ordinary	1,785	1,785
23-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.93	Ordinary	14,257	14,257
23-Sep-2025	Vanguard Investments Australia Ltd.	SELL	2.94	Ordinary	(2,863)	(2,863)
23-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.94	Ordinary	2,863	2,863
24-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.94	Ordinary	187,477	187,477
25-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.93	Ordinary	32,745	32,745
26-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.93	Ordinary	2,864	2,864
26-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.93	Ordinary	1,436	1,436
26-Sep-2025	Vanguard Investments Australia Ltd.	BUY	2.93	Ordinary	240	240
2-Oct-2025	Vanguard Investments Australia Ltd.	BUY	2.87	Ordinary	719	719
3-Oct-2025	Vanguard Investments Australia Ltd.	BUY	2.85	Ordinary	1,434	1,434
7-Oct-2025	Vanguard Investments Australia Ltd.	BUY	2.85	Ordinary	2,859	2,859
9-Oct-2025	Vanguard Investments Australia Ltd.	SELL	2.81	Ordinary	(952)	(952)
10-Oct-2025	Vanguard Investments Australia Ltd.	BUY	2.80	Ordinary	39,002	39,002

Annexure A

Date of change	Person whose relevant interest changed	Nature of Change(6)	Consideration given in relation to change(7)	Class	Number of securities affected	Person's votes affected
10-Oct-2025	Vanguard Investments Australia Ltd.	BUY	2.80	Ordinary	2,160	2,160

This is Annexure A of 3 pages referred to in Form 604, Notice of change of interests of substantial holder.

Signature: 

Name: Shawn Acker

Capacity: Compliance Manager

Date: 15 October 2025