

Dexus Industria REIT (ASX: DXI)

ASX release

10 February 2026

\$49.6 million strategic acquisition consolidates Sydney industrial ownership

Dexus Industria REIT (DXI) today announced the acquisition of Dexus's 50% interest in 12 Church Road, Moorebank, NSW, for a price of \$49.6 million. The acquisition reflects a capitalisation rate of 5.25% and consolidates DXI's ownership to a 100% freehold interest. The small-unit industrial estate is 63% occupied with a Weighted Average Lease Expiry (WALE) of 2.8 years. Dexus will provide a level of income support for vacant space during FY26, with the acquisition expected to be broadly neutral to FFO in FY26. The headline price is in line with the independent valuation as at 31 December 2025.

The modern, high-clearance warehouse facility offers strong arterial connectivity via the M5 Motorway and is adjacent to the Moorebank intermodal terminal. Located in Sydney's supply-constrained Inner Southwest industrial precinct, the asset benefits from access to 93% of Sydney's population within 60 minutes. The small-unit format is well-positioned to capture tenant demand.

Jason Weate, DXI Fund Manager said: "This transaction continues the successful redeployment of capital following the divestment of Brisbane Technology Park, with proceeds reinvested into quality industrial assets across Sydney and Melbourne's supply-constrained markets. The asset's quality specifications and positioning within Sydney's core logistics precinct support long-term value creation for securityholders. With material leasing success since practical completion of the development in February 2025, DXI remains focused on continuing to lease up the asset."

The acquisition will be funded through existing debt facilities and is expected to increase look-through gearing by approximately 2.3 percentage points, with pro forma gearing expected to remain below the 30% to 40% target range following the acquisition. The transaction was simultaneously exchanged and settled on 9 February 2026.

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

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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 2025, the fund's investment property portfolio is valued at \$1.5 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), a leading Australasian fully integrated real asset group, with more than four decades of expertise in real estate and infrastructure 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 and principal place of business for the Responsible Entity and Industria Company No. 1 Limited is Level 30, 50 Bridge Street, Sydney NSW 2000.