



Announcement Summary

Name of entity

DEXUS INDUSTRIA REIT.

Announcement type

New announcement

Date of this announcement

9/3/2026

ASX Security code and description of the class of +securities the subject of the buy-back

DXI : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

The type of buy-back is:

On market buy-back

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

DEXUS INDUSTRIA REIT.

We (the entity named above) provide the following information about our buy-back.

1.2 Registration 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

New announcement

1.5 Date of this announcement

9/3/2026

1.6 ASX Security code and description of the class of +securities the subject of the buy-back

DXI : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES



Part 2 - Type of buy-back

2.1 The type of buy-back is:
On market buy-back



Part 3 - Buy-back details

Part 3A - Details of +securities, price and reason

3A.1 Total number of +securities on issue in the class of +securities to be bought back

317,269,911

3A.4 Does the entity intend to buy back a minimum number of +securities

No

3A.5 Does the entity intend to buy back a maximum number of securities

Yes

3A.5a Maximum number of securities proposed to be bought back

15,863,496

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

Broker name:

To be advised

3A.9 Are the +securities being bought back for a cash consideration?

Yes

3A.9a Is the price to be paid for +securities bought back known?

No

3A.9a.1 In what currency will the buy-back consideration be paid?

AUD - Australian Dollar

Part 3B - Buy-back restrictions and conditions

3B.1 Does the buy-back require security holder approval?

No



Part 3C - Key dates

On-market buy-back

3C.2 Proposed buy-back start date

24/3/2026

3C.3 Proposed buy-back end date

23/3/2027

Part 3D - Other Information

3D.1 Any other information the entity wishes to notify to ASX about the buy-back

- (a) The responsible entity (RE) of DXI trusts, in that capacity, holds 0 DXI stapled securities;
- (b) Associates of the responsible entity (including the RE in different capacities) hold: (i) 58,947,137 DXI stapled securities; and (ii) 0 performance rights, which if vested, will entitle the holder to be issued securities; and (c) any buy back will be funded by cash or existing debt facilities.