

Dexus Asset Management Limited
ACN 080 674 479
AFSL No. 237500
Dexus Industria REIT
(ASX ticker code: DXI)

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22 February 2024

Industria Trust No. 1 ARSN 125 862 875 - Fund Payment Notice

Following are the components for the Industria Trust No. 1's distribution for the three months ended 31 December 2023.

Ex-date:	28 December 2023
Record date:	29 December 2023
Payment date:	22 February 2024
Total distribution rate:	3.63 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.00
Fund payment – excluded from NCM1	0.00
Fund payment – NCM1	0.00
Fund payment - other	3.707070
Total fund payment	3.707070
Australian source interest income – not exempt from withholding tax	0.00
Total amounts subject to withholding	3.707070
Amounts not subject to withholding taxes	0.00
 Cash Distribution	 3.630000

This distribution includes a "Fund Payment" amount of 3.707070 cents per unit in respect of the quarter ending 31 December 2023, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

The components in this notice update the components listed in the distribution notice published on the ASX on 7 February 2024.

Industria Trust No. 1 declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the income year ended 30 June 2024.

These components are provided solely for the purpose of the withholding MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 to the *Taxation Administration Act 1953* and the non-resident interest withholding tax under Subdivision 12-F of Schedule 1 to the *Taxation Administration Act 1953* and should not be used for any other purpose.

Australian resident unit holders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be sent to security holders in August 2024.