

Dexus Industria REIT (ASX:DXI)

ASX release

26 June 2025

Portfolio valuation update

Dexus Industria REIT (DXI) today announced its entire portfolio comprising 96 assets have been externally valued as at 30 June 2025.

The external valuations have resulted in an estimated net valuation uplift of circa \$8.9 million¹ for the six months to 30 June 2025, representing a 0.6% increase on book values.

The weighted average capitalisation rate across the total portfolio expanded seven basis points over the six months from 6.07% at 31 December 2024 to 6.14% at 30 June 2025.

Gordon Korkie, DXI Fund Manager, said: "It is encouraging to see DXI's valuations have remained stable, supported by a strong industrial leasing market and slowing growth in capitalisation rates. DXI's high-quality, well-located assets and solid leasing performance during the period continue to support confidence in asset values."

Further details on the final portfolio valuations for the period will be included in DXI's FY25 results which will be released to the Australian Securities Exchange on Wednesday, 13 August 2025.

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

For further information please contact:

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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 31 December 2024, the fund's investment property portfolio is valued at \$1.4 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 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 for the Responsible Entity and Industria Company No. 1 Limited is Level 30, 50 Bridge Street, Sydney NSW 2000 and their principal place of business is Level 5, 80 Collins Street (South Tower), Melbourne VIC 3000.

¹ Excludes accounting adjustments such as straight-lining of rent and amortisation of lease incentives.