

Dexus Industria REIT (ASX: DXI)

ASX release

9 March 2026

On-market securities buy-back

Dexus Industria REIT (DXI) today announces an on-market buyback ("buy-back"), with an initial target of 2.5% of DXI securities on issue.

Jason Weate, DXI Fund Manager said: "Around current trading levels, we believe that an on-market securities buy-back represents a compelling return on capital and further enhances value for existing securityholders".

Following a mandatory 14-day waiting period, the buy-back may commence from 24 March 2026.

Please refer to the Appendix 3C ASX announcement for further information relating to the buy-back.

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

For further information please contact:

Investors

Jason Weate
Head of Industrial Funds
+61 409 188 228
jason.weate@dexus.com

Media

Luke O'Donnell
Senior Manager, Media & Communications
+61 412 023 111
luke.odonnell@dexus.com

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 2025, 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 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.