

Dexus Industria REIT (ASX:DXI)

ASX release

19 June 2026

Portfolio valuation and buy-back update

Dexus Industria REIT (DXI) today announced that its entire portfolio of 90 assets has been externally valued as at 30 June 2026.

The external valuations have resulted in an estimated net valuation uplift of \$3.2 million¹, representing a 0.2% increase on forecast book values.

The weighted average capitalisation rate across the portfolio tightened three basis points over the six months from 5.94% at 31 December 2025 to 5.91% at 30 June 2026.

Jason Weate, DXI Fund Manager, said: "DXI's portfolio valuations remain stable, underpinned by a high-quality, well-located portfolio and balanced supply and demand fundamentals across key markets with continued low vacancy."

Further details on the final portfolio valuations for the six months to 30 June 2026 will be included in DXI's FY26 results which will be released on Wednesday, 12 August 2026.

Update relating to on-market securities buy-back

DXI also provides an update regarding its on-market securities buy-back ("buy-back"). The initial buy-back target of 2.5% has been increased to 5.0% of DXI securities on issue.

The decision to increase the buy-back target reflects DXI's rate of progress against its initial 2.5% target (52% complete as at 18 June 2026) and an opportunity to continue capitalising on the current price dislocation between listed and direct property markets. At current gearing levels, DXI retains balance sheet flexibility to increase capital allocation to the buy-back, which represents an attractive use of capital and ongoing commitment to enhancing value for security holders.

Please refer to the Appendix 3C ASX announcement lodged on 9 March 2026 and 30 March 2026 for further information relating to the buy-back.

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 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 of the Responsible Entity and Industria Company No. 1 Limited is Level 30, 50 Bridge Street, Sydney NSW.

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