

Dexus Industria REIT (ASX:DXI)

ASX release

21 May 2024

Upgrade to FY24 guidance

Dexus Industria REIT (DXI) today announced an upgrade to its previously stated guidance for FY24 Funds from Operations (FFO) per security. Barring unforeseen circumstances, DXI expects to deliver FFO per security of 17.4 cents, compared to previous guidance of 17.1 cents. Guidance for distributions per security remains at 16.4 cents.

The increase in FFO per security guidance has been driven by a range of factors including positive leasing outcomes at Jandakot and Brisbane Technology Park, as well as lower net finance costs.

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

For further information please contact:

Investors

Gordon Korkie
Fund Manager
+61 430 787 757
gordon.korkie@dexus.com

Media

Luke O'Donnell
Senior Manager, Media and 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 2023, 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), one of Australia's leading fully integrated real asset groups, with over 35 years of expertise in property 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.