

# Dexus Industria REIT (ASX:DXI)

## ASX release

24 June 2022

### Portfolio valuation update

Dexus Industria REIT ("DXI") today announced that all of its 93 assets have been externally valued as at 30 June 2022.

The external independent valuations have resulted in a net valuation uplift of circa \$11 million for the six months to 30 June 2022, or a 0.6% increase on prior book values. The valuation uplift excluding stamp duty costs is circa \$26 million, representing a 1.5% increase.

The weighted average capitalisation rate across the total portfolio tightened five basis points over the six months from 5.09% at 31 December 2021 to 5.04% at 30 June 2022.

Alex Abell, DXI Fund Manager, said: "The valuation outcomes reflect the high-quality assets across the portfolio, which have continued to deliver solid performance, noting uncertainty in the macroeconomic environment."

Further details on the portfolio's final valuations for the period will be included in DXI's 2022 annual results which will be released on Wednesday, 10 August 2022.

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

### For further information please contact:

#### Investors

Alex Abell  
Fund Manager  
T: +61 3 8656 1070  
alex.abell@dexus.com

#### Media

Louise Murray  
Senior Manager, Corporate Communications  
+61 2 9017 1446  
louise.murray@dexus.com

### About Dexus Industria REIT

Dexus Industria REIT (ASX code: DXI) (formerly APN Industria REIT) is a listed Australian real estate investment trust which owns interests in office and industrial properties that provide functional and affordable workspaces for business. At 31 December 2021, the fund's portfolio is valued at \$1.78 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 band of 30 – 40%, providing flexibility for future growth without compromising the low-risk approach to management. 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 estate groups, with over 35 years of expertise in property investment, funds management, asset management and development. [www.dexus.com](http://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).

Level 5, 80 Collins Street (South Tower), Melbourne VIC 3000 Australia. PO Box 18011 Melbourne Collins Street East VIC 8003 Australia