

# Dexus Industria REIT (ASX:ADI)

## ASX release

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19 October 2021

#### Successful completion of Retail Entitlement Offer

Dexus Industria REIT ("Industria") confirms successful completion of the retail component ("Retail Entitlement Offer") of its underwritten 1-for-3 accelerated non-renounceable entitlement offer ("Entitlement Offer") that was announced on 23 September 2021.

Dexus Industria REIT Fund Manager, Alex Abell said: "The successful conclusion of the equity raise completes this transformational growth step for Industria, which has included investing into a portfolio of high quality assets with significant value creation opportunities, and enabling us to continue to capitalise on strong momentum in the industrial sub-sector."

#### Retail Entitlement Offer

The Retail Entitlement Offer closed at 5.00pm (Melbourne time) on Friday, 15 October 2021, raising a total of \$105 million at the offer price of \$3.45 per Industria security ("Offer Price"). Together with the institutional component of the Entitlement Offer ("Institutional Entitlement Offer"), the total amount raised under the Entitlement Offer was approximately \$250 million. In addition, approximately \$100 million was raised under the institutional placement ("Placement", together with the Entitlement Offer, the "Equity Raising").

Eligible retail securityholders took up approximately 5.4 million new securities (approximately \$19 million) under the Retail Entitlement Offer (including eligible retail securityholders who applied early and were issued new securities on the same day as new securities were issued under the Institutional Entitlement Offer as well as applications under the oversubscription facility).

The approximately 25.0 million of new securities (approximately \$86 million) that were not taken up under the Retail Entitlement Offer will be allotted to various institutional investors (including Dexus) who have sub-underwritten the Retail Entitlement Offer. As per the announcement on 23 September 2021, Dexus provided a sub-underwriting commitment of up to approximately \$39 million of the Retail Entitlement Offer, and is expected to be allocated approximately 9.2 million securities (approximately \$32 million) that were not taken up under the Retail Entitlement Offer (being its pro-rata allocation of sub-underwriting commitments).

Approximately 30.0 million new securities to be issued under the Retail Entitlement Offer are expected to be allotted on Thursday, 21 October 2021 and will trade on the ASX on a normal settlement basis from Friday, 22 October 2021. The new securities issued under the Retail Entitlement Offer will rank equally with existing Industria securities on issue.

Holding statements are expected to be dispatched on Friday, 22 October 2021.

Further information in relation to the Retail Entitlement Offer is contained in the investor presentation released to the Australian Securities Exchange ("ASX") on 23 September 2021 and the Retail Offer Booklet released to the ASX on Thursday, 30 September 2021.

*Authorised by Chantal Churchill, Company Secretary of Dexus Asset Management Limited and Industria Company No. 1 Limited*

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#### About Dexus Industria REIT

Dexus Industria REIT (ASX code: ADI) (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. The fund's portfolio of 39 properties, valued at \$1.1 billion, is located across the major Australian cities, providing sustainable income and capital growth prospects for security holders over the long term. On settlement of the transaction announced to the ASX on 23 September 2021, Industria's portfolio will increase to 90 properties valued at \$1.6 billion. 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") as 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: ADI) stapled group. The Responsible Entity is a wholly owned subsidiary of Dexus (ASX code: DXS).

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