

**DREAM INDUSTRIAL REIT ANNOUNCES
SEPTEMBER 2025 MONTHLY DISTRIBUTION**

FOR IMMEDIATE RELEASE

TORONTO, SEPTEMBER 19, 2025, DREAM INDUSTRIAL REIT (TSX: DIR.UN) (the “Trust”) announced today its September 2025 monthly distribution in the amount of 5.833 cents per Unit (70 cents annualized). The September distribution will be payable on October 15, 2025 to unitholders of record as at September 30, 2025.

Dream Industrial REIT is an owner, manager, and operator of a global portfolio of well-located, diversified industrial properties. As at June 30, 2025, Dream Industrial REIT has an interest in and manages a portfolio which comprises 338 industrial assets (550 buildings) totalling approximately 72.9 million square feet of gross leasable area in key markets across Canada, Europe, and the U.S. Dream Industrial REIT’s objective is to deliver strong total returns to its unitholders through secure distributions as well as growth in net asset value and cash flow per unit underpinned by its high-quality portfolio and an investment grade balance sheet. Dream Industrial REIT is an unincorporated, open-ended real estate investment trust. For more information, please visit our website at www.dreamindustrialreit.ca.

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