

Dexus Asset Management Limited
ACN 080 674 479
AFSL No. 237500
Dexus Convenience Retail REIT
(ASX ticker code: DXC)

Level 5, 80 Collins Street
South Tower, Melbourne VIC 3000
Australia

Telephone: +61 (2) 9017 1330
Email: ir@dexus.com
dexus.com

Dexus Convenience Retail REIT | **dexus**

Convenience Retail REIT No.1 ARSN 101 227 614 - Fund Payment Notice

Following are the components for the Convenience Retail REIT No.1's distribution for the three months ended 31 March 2025.

Ex-date:	28 March 2025
Record date:	31 March 2025
Payment date:	15 May 2025
Total distribution rate:	2.029316 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCM	-
Fund payment – NCM	-
Fund payment – other	2.132181
Total fund payment	2.132181
Australian source interest income – not exempt from withholding tax	0.002356
Total amounts subject to withholding	2.134537
Amounts not subject to withholding taxes	-

Cash Distribution	2.029316
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This distribution includes a "Fund Payment" amount of 2.132181 cents per unit in respect of the quarter ending 31 March 2025, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

The components in this notice update the components listed in the distribution notice published on the ASX on 7 March 2025.

Convenience Retail REIT No.1 declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the income year ended 30 June 2025.

These components are provided solely for the purpose of the withholding MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 to the *Taxation Administration Act 1953* and the non-resident interest withholding tax under Subdivision 12-F of Schedule 1 to the *Taxation Administration Act 1953* and should not be used for any other purpose.

Australian resident unit holders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be sent to security holders in August 2025.

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Convenience Retail REIT No.2 ARSN 619 527 829 - Fund Payment Notice

Following are the components for the Convenience Retail REIT No.2's distribution for the three months ended 31 March 2025.

Ex-date:	28 March 2025
Record date:	31 March 2025
Payment date:	15 May 2025
Total distribution rate:	2.030786 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCM	-
Fund payment – NCM	-
Fund payment – other	2.102016
Total fund payment	2.102016
Australian source interest income – not exempt from withholding tax	0.002586
Total amounts subject to withholding	2.104602
Amounts not subject to withholding taxes	-

Cash Distribution	2.030786
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This distribution includes a “Fund Payment” amount of 2.102016 cents per unit in respect of the quarter ending 31 March 2025, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

The components in this notice update the components listed in the distribution notice published on the ASX on 7 March 2025.

Convenience Retail REIT No.2 declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the income year ended 30 June 2025.

These components are provided solely for the purpose of the withholding MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 to the *Taxation Administration Act 1953* and the non-resident interest withholding tax under Subdivision 12-F of Schedule 1 to the *Taxation Administration Act 1953* and should not be used for any other purpose.

Australian resident unit holders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be sent to security holders in August 2025.

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Convenience Retail REIT No.3 ARSN 619 527 856 - Fund Payment Notice

Following are the components for the Convenience Retail REIT No.3's distribution for the three months ended 31 March 2025.

Ex-date:	28 March 2025
Record date:	31 March 2025
Payment date:	15 May 2025
Total distribution rate:	1.076898 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCMI	-
Fund payment – NCMI	-
Fund payment – other	1.336251
Total fund payment	1.336251
Australian source interest income – not exempt from withholding tax	0.002084
Total amounts subject to withholding	1.338335
Amounts not subject to withholding taxes	-

Cash Distribution	1.076898
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This distribution includes a "Fund Payment" amount of 1.336251 cents per unit in respect of the quarter ending 31 March 2025, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

The components in this notice update the components listed in the distribution notice published on the ASX on 7 March 2025.

Convenience Retail REIT No.3 declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the income year ended 30 June 2025.

These components are provided solely for the purpose of the withholding MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 to the *Taxation Administration Act 1953* and the non-resident interest withholding tax under Subdivision 12-F of Schedule 1 to the *Taxation Administration Act 1953* and should not be used for any other purpose.

Australian resident unit holders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be sent to security holders in August 2025.