

Dexus Asset Management Limited
ACN 080 674 479
AFSL No. 237500

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

Telephone: +61 (3) 8656 1000
Fax: +61 (3) 8656 1010
dexus.com



13 May 2025

Dexus AREIT Fund ARSN 134 361 229 - Fund Payment Notice

Following are the components for the Dexus AREIT Fund's distribution for the month ended 30 April 2025.

Ex-date:	30 April 2025
Record date:	30 April 2025
Payment date:	13 May 2025
Total distribution rate:	0.6955 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.0190
Fund payment – excluded from NCMi	0.0000
Fund payment – NCMi	0.0127
Fund payment – other	0.9735
Total fund payment	1.0052
Australian source interest income – not exempt from withholding tax	0.2315
Dividend income unfranked – not exempt from withholding tax	0.0351
Total amounts subject to withholding	1.2718
Amounts not subject to withholding taxes	0.0000

Cash Distribution	0.6955
--------------------------	---------------

This distribution includes a "Fund Payment" amount of 1.0052 cents per unit in respect of the month ended 30 April 2025, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

Dexus AREIT Fund 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 ending 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.