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14 March 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 28 February 2025.

Ex-date:	28 February 2025
Record date:	28 February 2025
Payment date:	14 March 2025
Total distribution rate:	0.6955 cents per unit

	<b>Cents per unit</b>
Fund payment – clean building MIT	0.0000
Fund payment – excluded from NCMI	0.0019
Fund payment – NCMI	0.0000
Fund payment – other	0.2927
<b>Total fund payment</b>	<b>0.2946</b>
Australian source interest income – not exempt from withholding tax	0.0152
Dividend income unfranked – not exempt from withholding tax	0.1344
<b>Total amounts subject to withholding</b>	<b>0.4442</b>
Amounts not subject to withholding taxes	0.2513
 <b>Cash Distribution</b>	 <b>0.6955</b>

This distribution includes a "Fund Payment" amount of 0.2946 cents per unit in respect of the month ended 28 February 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.