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Taxation Components - Distribution for the month ended 31 January 2023 (Non-resident investors)

Dexus AREIT Fund
ARSN 162 658 200

Dexus AREIT Fund is a Managed Investment Trust ('MIT') in accordance with Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 and applies the Attribution Managed Investment Trust ('AMIT') regime. The AMIT information presented below is relevant for non-resident investors and custodians of non-resident investors that are obliged to deduct withholding tax (WHT) on payments made to non-resident investors.

Australian resident investors should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions paid will be provided in the annual tax statement which will be available to unitholders in late August 2023.

The distribution of 0.6955 cents per security, includes a Fund Payment amount of 0.0000 cents per unit. Full details of the tax components pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 are as follows.

Components	Cents per unit
TAP CGT (non-discounted)	0.0727
NCMI – Non primary production	0.0000
Excluded from NCMI	0.0009
Other taxable income	0.0962
Dividend income franked	0.0169
Dividend income unfranked	0.0000
Interest income	0.0143
Foreign source income	0.0000
Non-TAP CGT	0.2477
Deferred tax amount	0.2468
Total Distribution (cents per unit)	0.6955

For further information, please contact:
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