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13 February 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 31 January 2025.

Ex-date:	31 January 2025
Record date:	31 January 2025
Payment date:	13 February 2025
Total distribution rate:	0.6955 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.0000
Fund payment – excluded from NCMI	0.0018
Fund payment – NCMI	0.0000
Fund payment - other	0.1775
Total fund payment	0.1793
Australian source interest income – not exempt from withholding tax	0.0000
Dividend income unfranked – not exempt from withholding tax	0.0380
Total amounts subject to withholding	0.2173
Amounts not subject to withholding taxes	0.4782
 Cash Distribution	 0.6955

This distribution includes a "Fund Payment" amount of 0.1793 cents per unit in respect of the month ended 31 January 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.