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14 January 2025

Dexus Asian REIT Fund ARSN 162 658 200 - Fund Payment Notice

Following are the components for the Dexus Asian REIT Fund's distribution for the month ended 31 December 2024.

Ex-date:	31 December 2024
Record date:	31 December 2024
Payment date:	14 January 2025
Total distribution rate:	0.8333 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.0000
Fund payment – excluded from NCMI	0.0000
Fund payment – NCMI	0.0000
Fund payment - other	0.0000
Total fund payment	0.0000
Australian source interest income – not exempt from withholding tax	0.0028
Dividend income unfranked – not exempt from withholding tax	0.0000
Total amounts subject to withholding	0.0028
Amounts not subject to withholding taxes	0.8305
Cash Distribution	0.8333

This distribution includes a "Fund Payment" amount of 0.0000 cents per unit in respect of the month ended 31 December 2024, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

Dexus Asian REIT 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.