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15 April 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 period ended 24 March 2025.

Ex-date:	24 March 2025
Record date:	24 March 2025
Payment date:	15 April 2025
Total distribution rate:	123.0482 cents per unit

	<b>Cents per unit</b>
Fund payment – clean building MIT	0.0000
Fund payment – excluded from NCMI	0.0000
Fund payment – NCMI	0.0000
Fund payment - other	0.0000
<b>Total fund payment</b>	<b>0.0000</b>
Australian source interest income – not exempt from withholding tax	0.0489
Dividend income unfranked – not exempt from withholding tax	0.0000
<b>Total amounts subject to withholding</b>	<b>0.0489</b>
Amounts not subject to withholding taxes	122.9993
<b>Cash Distribution</b>	<b>123.0482</b>

This distribution includes a "Fund Payment" amount of 0.0000 cents per unit in respect of the period ended 24 March 2025, 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.