

Dexus Asset Management Limited
ACN 080 674 479
AFSL No. 237500
Dexus Convenience Retail REIT
(ASX ticker code: DXC)

Level 5, 80 Collins Street
South Tower, Melbourne VIC 3000
Australia

Telephone: +61 (3) 8611 2900
Fax: +61 (3) 8611 2910
Email: ir@dexus.com
dexus.com

Dexus Convenience Retail REIT | **dexus**

23 February 2023

Convenience Retail REIT No. 1 ARSN 101 227 614 - Fund Payment Notice

Following are the components for the Convenience Retail REIT No. 1's distribution for the three months ended 31 December 2022.

Ex-date:	29 December 2022
Record date:	30 December 2022
Payment date:	23 February 2023
Total distribution rate:	2.104728 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCM	-
Fund payment – NCM	-
Fund payment - other	1.563332
Total fund payment	1.563332
Australian source interest income – not exempt from withholding tax	0.004119
Amounts not subject to withholding taxes	0.537277
Total amounts subject to withholding	1.567451
Cash Distribution	2.104728

This distribution includes a "Fund Payment" amount of 1.563332 cents per unit in respect of the year ending 30 June 2023, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

The components in this notice update the components listed in the distribution notice published on the ASX on 14 December 2022.

Convenience Retail REIT No. 1 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 ended 30 June 2023.

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 2023.

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Convenience Retail REIT No. 2 ARSN 619 527 829 - Fund Payment Notice

Following are the components for the Convenience Retail REIT No. 2's distribution for the three months ended 31 December 2022.

Ex-date:	29 December 2022
Record date:	30 December 2022
Payment date:	23 February 2023
Total distribution rate:	1.429620 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCMi	-
Fund payment – NCMi	-
Fund payment - other	1.034410
Total fund payment	1.034410
Australian source interest income – not exempt from withholding tax	0.008256
Amounts not subject to withholding taxes	0.386954
Total amounts subject to withholding	1.042666
Cash Distribution	1.429620

This distribution includes a “Fund Payment” amount of 1.034410 cents per unit in respect of the year ending 30 June 2023, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

The components in this notice update the components listed in the distribution notice published on the ASX on 14 December 2022.

Convenience Retail REIT No. 2 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 ended 30 June 2023.

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 2023.

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Convenience Retail REIT No. 3 ARSN 619 527 856 - Fund Payment Notice

Following are the components for the Convenience Retail REIT No. 3's distribution for the three months ended 31 December 2022.

Ex-date:	29 December 2022
Record date:	30 December 2022
Payment date:	23 February 2023
Total distribution rate:	1.765652 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCM	-
Fund payment – NCM	-
Fund payment - other	1.634164
Total fund payment	1.634164
Australian source interest income – not exempt from withholding tax	0.003905
Amounts not subject to withholding taxes	0.127583
Total amounts subject to withholding	1.638069
 Cash Distribution	 1.765652

This distribution includes a "Fund Payment" amount of 1.634164 cents per unit in respect of the year ending 30 June 2023, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

The components in this notice update the components listed in the distribution notice published on the ASX on 14 December 2022.

Convenience Retail REIT No. 3 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 ended 30 June 2023.

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 2023.