

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**

19 May 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 March 2023.

Ex-date:	30 March 2023
Record date:	31 March 2023
Payment date:	19 May 2023
Total distribution rate:	1.807079 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCM	-
Fund payment – NCM	-
Fund payment - other	-
Total fund payment	-
Australian source interest income – not exempt from withholding tax	-
Amounts not subject to withholding taxes	1.807079
Total amounts subject to withholding	-
 Cash Distribution	 1.807079

This distribution includes a "Fund Payment" amount of nil 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 16 March 2023.

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 March 2023.

Ex-date:	30 March 2023
Record date:	31 March 2023
Payment date:	19 May 2023
Total distribution rate:	2.137683 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCM1	-
Fund payment – NCM1	-
Fund payment - other	2.519234
Total fund payment	2.519234
Australian source interest income – not exempt from withholding tax	0.003479
Amounts not subject to withholding taxes	-
Total amounts subject to withholding	2.522713
 Cash Distribution	 2.137683

This distribution includes a “Fund Payment” amount of 2.519234 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 16 March 2023.

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 March 2023.

Ex-date:	30 March 2023
Record date:	31 March 2023
Payment date:	19 May 2023
Total distribution rate:	1.505238 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCMI	-
Fund payment – NCMI	-
Fund payment - other	0.948397
Total fund payment	0.948397
Australian source interest income – not exempt from withholding tax	0.002342
Amounts not subject to withholding taxes	0.554499
Total amounts subject to withholding	0.950739
 Cash Distribution	 1.505238

This distribution includes a "Fund Payment" amount of 0.948397 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 16 March 2023.

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.