

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  
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### 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 2024.

Ex-date:	30 December 2024
Record date:	31 December 2024
Payment date:	20 February 2025
Total distribution rate:	1.997057 cents per unit

	<b>Cents per unit</b>
Fund payment – clean building MIT	-
Fund payment – excluded from NCM1	-
Fund payment – NCM1	-
Fund payment – other	1.940929
<b>Total fund payment</b>	<b>1.940929</b>
Australian source interest income – not exempt from withholding tax	0.001631
<b>Total amounts subject to withholding</b>	<b>1.942560</b>
Amounts not subject to withholding taxes	0.054497
<b>Cash Distribution</b>	<b>1.997057</b>

This distribution includes a “Fund Payment” amount of 1.940929 cents per unit in respect of the quarter ending 31 December 2024, 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 10 February 2025.

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 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.

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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 2024.

Ex-date:	30 December 2024
Record date:	31 December 2024
Payment date:	20 February 2025
Total distribution rate:	1.569094 cents per unit

	<b>Cents per unit</b>
Fund payment – clean building MIT	-
Fund payment – excluded from NCM1	-
Fund payment – NCM1	-
Fund payment – other	1.806714
<b>Total fund payment</b>	<b>1.806714</b>
Australian source interest income – not exempt from withholding tax	0.001633
<b>Total amounts subject to withholding</b>	<b>1.808347</b>
Amounts not subject to withholding taxes	-

**Cash Distribution** **1.569094**

This distribution includes a “Fund Payment” amount of 1.806714 cents per unit in respect of the quarter ending 31 December 2024, 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 10 February 2025.

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 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.

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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 2024.

Ex-date:	30 December 2024
Record date:	31 December 2024
Payment date:	20 February 2025
Total distribution rate:	1.571849 cents per unit

	<b>Cents per unit</b>
Fund payment – clean building MIT	-
Fund payment – excluded from NCM1	-
Fund payment – NCM1	-
Fund payment – other	1.198321
<b>Total fund payment</b>	<b>1.198321</b>
Australian source interest income – not exempt from withholding tax	0.001221
<b>Total amounts subject to withholding</b>	<b>1.199542</b>
Amounts not subject to withholding taxes	0.372307
<b>Cash Distribution</b>	<b>1.571849</b>

This distribution includes a “Fund Payment” amount of 1.198321 cents per unit in respect of the quarter ending 31 December 2024, 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 10 February 2025.

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 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.