

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

Level 30, 101 Collins Street
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Australia

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dexus.com

Dexus Convenience Retail REIT | **dexus**

23 August 2022

Fund Payment Components (Non-resident investors) – Distribution for the quarter ended 30 June 2022

Convenience Retail REIT No. 1 declares that it is a withholding MIT 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 2022.

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 investors should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions paid will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be available to Security holders in late August 2022.

The Dexus Convenience Retail REIT distribution of 5.82500 cents per security, payable on 23 August 2022, includes a distribution from Convenience Retail REIT No. 1 of 1.804343 cents per security. The distribution from Convenience Retail REIT No. 1 includes a Fund Payment amount of 1.320493 cents per security. Full details of the tax components pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 are as follows:

Component	Cents per unit
Fund payment	1.320493
Interest income	0.000000
Total amount subject to withholding	1.320493
Cash distribution	1.804343

About Dexus Convenience Retail REIT

Dexus Convenience Retail REIT (ASX code: DXC) (formerly APN Convenience Retail REIT (ASX code: AQR)) is a listed Australian real estate investment trust which owns high quality Australian service stations and convenience retail assets. At 30 June 2022, the fund's portfolio is valued at approximately \$850 million, is predominantly located on Australia's eastern seaboard and leased to leading Australian and international convenience retail tenants. The portfolio has a long lease expiry profile and contracted annual rent increases, delivering the fund a sustainable and strong level of income security. The fund has a conservative approach to capital management with a target gearing range of 25 – 40%. Dexus Convenience Retail REIT is governed by a majority Independent Board and managed by Dexus (ASX code: DXS), one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development. www.dexus.com

Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) (the "Responsible Entity") is the responsible entity and issuer of the financial products in respect of Convenience Retail REIT No. 1 (ARSN 101 227 614), Convenience Retail REIT No. 2 (ARSN 619 527 829) and Convenience Retail REIT No. 3 (ARSN 619 527 856) collectively the Dexus Convenience Retail REIT (ASX code: DXC) stapled group. The Responsible Entity is a wholly owned subsidiary of Dexus (ASX code: DXS).

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23 August 2022

Fund Payment Components (Non-resident investors) – Distribution for the quarter ended 30 June 2022

Convenience Retail REIT No. 2 declares that it is a withholding MIT 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 2022.

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 investors should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions paid will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be available to Security holders in late August 2022.

The Dexus Convenience Retail REIT distribution of 5.82500 cents per security, payable on 23 August 2022, includes a distribution from Convenience Retail REIT No. 2 of 2.419258 cents per security. The distribution from Convenience Retail REIT No. 2 includes a Fund Payment amount of 3.157346 cents per security. Full details of the tax components pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953* are as follows:

Component	Cents per unit
Fund payment	3.157346
Interest income	0.000223
Total amount subject to withholding	3.157569
Cash distribution	2.419258

About Dexus Convenience Retail REIT

Dexus Convenience Retail REIT (ASX code: DXC) (formerly APN Convenience Retail REIT (ASX code: AQR)) is a listed Australian real estate investment trust which owns high quality Australian service stations and convenience retail assets. At 30 June 2022, the fund's portfolio is valued at approximately \$850 million, is predominantly located on Australia's eastern seaboard and leased to leading Australian and international convenience retail tenants. The portfolio has a long lease expiry profile and contracted annual rent increases, delivering the fund a sustainable and strong level of income security. The fund has a conservative approach to capital management with a target gearing range of 25 – 40%. Dexus Convenience Retail REIT is governed by a majority Independent Board and managed by Dexus (ASX code: DXS), one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development. www.dexus.com

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Fund Payment Components (Non-resident investors) – Distribution for the quarter ended 30 June 2022

Convenience Retail REIT No. 3 declares that it is a withholding MIT 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 2022.

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 investors should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions paid will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be available to Security holders in late August 2022.

The Dexus Convenience Retail REIT distribution of 5.82500 cents per security, payable on 23 August 2022, includes a distribution from Convenience Retail REIT No. 3 of 1.601399 cents per security. The distribution from Convenience Retail REIT No. 3 includes a Fund Payment amount of 0.948781 cents per security. Full details of the tax components pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953* are as follows:

Component	Cents per unit
Fund payment	0.948781
Interest income	0.000086
Total amount subject to withholding	0.948867
Cash distribution	1.601399

About Dexus Convenience Retail REIT

Dexus Convenience Retail REIT (ASX code: DXC) (formerly APN Convenience Retail REIT (ASX code: AQR)) is a listed Australian real estate investment trust which owns high quality Australian service stations and convenience retail assets. At 30 June 2022, the fund's portfolio is valued at approximately \$850 million, is predominantly located on Australia's eastern seaboard and leased to leading Australian and international convenience retail tenants. The portfolio has a long lease expiry profile and contracted annual rent increases, delivering the fund a sustainable and strong level of income security. The fund has a conservative approach to capital management with a target gearing range of 25 – 40%. Dexus Convenience Retail REIT is governed by a majority Independent Board and managed by Dexus (ASX code: DXS), one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development. www.dexus.com

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