Dexus Convenience Retail REIT (ASX:DXC)

Media Release

6 July 2026

Glass House Mountains fuel and convenience travel centre opens its doors, completing a $24 million transformation for the Sunshine Coast

Dexus Convenience Retail REIT (ASX: DXC), in partnership with Queensland-based De Luca Corporation, has officially opened the Glass House Mountains (Northbound) travel centre, completing a $24 million transformation that redefines the fuel and convenience retail experience on one of Queensland's busiest highway corridors.

The new full-service travel centre is strategically positioned on the Bruce Highway between Brisbane and the Sunshine Coast, with over 150,000 commuters passing the site daily. It marks the completion of the Northbound site redevelopment and represents a significant milestone in DXC's active portfolio management strategy, enhancing portfolio quality through the delivery of a modern, fully pre-leased asset with a diversified income profile.

The opening of a Shell service station and OTR convenience retail, followed by Hungry Jack's later this month, will complete the travel centre's full tenant rollout, joining McDonald's, KFC and Guzman y Gomez. The travel centre also offers expanded EV charging facilities and a suite of sustainability features.

To celebrate the opening, travellers can take advantage of a 10c per litre fuel discount for the first four weeks via the OTR App, alongside eight weeks of food, drinks and in-store offers at OTR.

Pat De Maria, DXC Fund Manager, said: "The opening of the Glass House Mountains Northbound site is a significant milestone, not just for DXC, but for the thousands of travellers, commuters and local residents who will benefit from this facility every day.

"This project demonstrates DXC's active portfolio management strategy in action, delivering a modern, fully pre-leased asset on an average 18-year lease term, with 43% of income derived from quick service restaurants, supporting an attractive and resilient income profile for our Securityholders.

"Glass House Mountains is precisely the kind of highway-centric, full-service asset that positions DXC well for the future. We're proud to have delivered it."

Nic De Luca, Managing Director of De Luca Corporation, said: "Seeing Glass House Mountains complete is extremely satisfying. We set out to create a state-of-the-art travel centre that meets the needs of today's traveller, from premium fuel and convenience to great food choices and EV infrastructure, and that's exactly what's been delivered.

"This project has been a true partnership, and we're excited to see the community embrace what's been built here."

The premium facility incorporates a range of sustainability features, including EV charging stations, rooftop solar, rainwater harvesting and grey water reuse, reflecting Dexus's broader commitment to Climate Action and future-ready asset design.

The Southbound site remains operational, with planning for its future enhancement continuing.

EDITORS: Photos of the site can be downloaded **here**.

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About Dexus Convenience Retail REIT

Dexus Convenience Retail REIT (ASX code: DXC) is a listed Australian real estate investment trust which owns high quality Australian service stations and convenience retail assets. At 31 December 2025, the fund's portfolio is valued at approximately $760 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), a leading Australasian fully integrated real asset group with more than four decades of expertise in real estate and infrastructure 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 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).

The registered office and principal place of business of the Responsible Entity is Level 30, 50 Bridge Street, Sydney NSW.