

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

Level 30, 50 Bridge Street
Sydney NSW 2000
Australia

Telephone: +61 (2) 9017 1330
Email: ir@dexus.com
dexus.com

Dexus Convenience Retail REIT | **dexus**

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 quarter ended 30 September 2025.

Ex-date:	29 September 2025
Record date:	30 September 2025
Payment date:	13 November 2025
Total distribution rate:	1.949867 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCM	-
Fund payment – NCM	-
Fund payment – other	1.216626
Total fund payment	1.216626
Australian source interest income – not exempt from withholding tax	0.001310
Total amounts subject to withholding	1.217936
Amounts not subject to withholding taxes	0.731931

Cash Distribution	1.949867
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This distribution includes a "Fund Payment" amount of 1.216626 cents per unit in respect of the quarter ending 30 September 2025, 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 September 2025.

Convenience Retail REIT No.1 declares that it is a withholding managed investment trust (**MIT**) 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 2026.

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 2026.

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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 quarter ended 30 September 2025.

Ex-date:	29 September 2025
Record date:	30 September 2025
Payment date:	13 November 2025
Total distribution rate:	1.638292 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCM	-
Fund payment – NCM	-
Fund payment – other	0.686822
Total fund payment	0.686822
Australian source interest income – not exempt from withholding tax	0.001837
Total amounts subject to withholding	0.688659
Amounts not subject to withholding taxes	0.949633
Cash Distribution	1.638292

This distribution includes a “Fund Payment” amount of 0.686822 cents per unit in respect of the quarter ending 30 September 2025, 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 September 2025.

Convenience Retail REIT No.2 declares that it is a withholding managed investment trust (**MIT**) 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 2026.

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 2026.

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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 quarter ended 30 September 2025.

Ex-date:	29 September 2025
Record date:	30 September 2025
Payment date:	13 November 2025
Total distribution rate:	1.636841 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCMi	-
Fund payment – NCMi	-
Fund payment – other	1.132843
Total fund payment	1.132843
Australian source interest income – not exempt from withholding tax	0.001135
Total amounts subject to withholding	1.133978
Amounts not subject to withholding taxes	0.502863
Cash Distribution	1.636841

This distribution includes a "Fund Payment" amount of 1.132843 cents per unit in respect of the quarter ending 30 September 2025, 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 September 2025.

Convenience Retail REIT No.3 declares that it is a withholding managed investment trust (**MIT**) 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 2026.

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 2026.