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 (CRR1) ARSN 101 227 614 - Fund Payment Notice

Following are the components for CRR1's distribution for the three months ended 30 June 2026.

Ex-date:	29 June 2026
Record date:	30 June 2026
Payment date:	20 August 2026
Total distribution rate:	2.213989 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCMI	-
Fund payment – NCMI	-
Fund payment – other	1.064035
Total fund payment	**1.064035**
Australian source interest income – not exempt from withholding tax	0.005092
Total amounts subject to withholding	**1.069127**
Amounts not subject to withholding taxes	1.144862
Cash Distribution	**2.213989**

This distribution includes a "Fund Payment" amount of 1.064035 cents per unit in respect of the quarter ending 30 June 2026, 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 August 2026.

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.

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.2 (CRR2) ARSN 619 527 829 - Fund Payment Notice

Following are the components for CRR2's distribution for the three months ended 30 June 2026.

Ex-date:	29 June 2026
Record date:	30 June 2026
Payment date:	20 August 2026
Total distribution rate:	0.937764 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCMI	-
Fund payment – NCMI	-
Fund payment – other	1.409180
Total fund payment	**1.409180**
Australian source interest income – not exempt from withholding tax	0.002635
Total amounts subject to withholding	**1.411815**
Amounts not subject to withholding taxes	-
Cash Distribution	**0.937764**

This distribution includes a "Fund Payment" amount of 1.409180 cents per unit in respect of the quarter ending 30 June 2026, 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 August 2026.

CRR2 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.

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.3 (CRR3) ARSN 619 527 856 - Fund Payment Notice

Following are the components for CRR3's distribution for the three months ended 30 June 2026.

Ex-date:	29 June 2026
Record date:	30 June 2026
Payment date:	20 August 2026
Total distribution rate:	2.073247 cents per unit

	Cents per unit
Fund payment – clean building MIT	-
Fund payment – excluded from NCMI	-
Fund payment – NCMI	-
Fund payment – other	2.304481
Total fund payment	**2.304481**
Australian source interest income – not exempt from withholding tax	0.004234
Total amounts subject to withholding	**2.308715**
Amounts not subject to withholding taxes	-
Cash Distribution	**2.073247**

This distribution includes a "Fund Payment" amount of 2.304481 cents per unit in respect of the quarter ending 30 June 2026, 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 August 2026.

CRR3 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.