

Dexus Funds Management Limited
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Dexus Property Trust ARSN 648 526 470
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Dexus Property Trust - Fund Payment Notice

Following are the components for the Dexus Property Trust's distribution for the six months ended 30 June 2025.

Ex-date:	27 June 2025
Record date:	30 June 2025
Payment date:	29 August 2025
Total distribution rate:	18.0 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.159277
Fund payment – excluded from NCM	0.000000
Fund payment – NCM	0.004472
Fund payment – other	9.963405
Total fund payment	10.127154
Australian source interest income – not exempt from withholding tax	2.892978
Unfranked dividends	0.004166
Total amounts subject to withholding	13.024298
Amounts not subject to withholding taxes	4.975702
Cash Distribution	18.000000

This distribution includes a "Fund Payment" amount of 10.127154 cents per unit in respect of the period ending 30 June 2025, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

Dexus Property Trust 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 dividend and 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.