

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 31 December 2025.

Ex-date:	30 December 2025
Record date:	31 December 2025
Payment date:	27 February 2026
Total distribution rate:	19.3 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.144316
Fund payment – excluded from NCMi	0.000000
Fund payment – NCMi	0.000000
Fund payment – other	16.087614
Total fund payment	16.231930
Australian source interest income – not exempt from withholding tax	0.203132
Unfranked dividends	0.000000
Total amounts subject to withholding	16.435062
Amounts not subject to withholding taxes	2.864938
Cash Distribution	19.300000

This distribution includes a "Fund Payment" amount of 16.231930 cents per unit in respect of the period ending 31 December 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 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 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 2026.