Dexus Funds Management Limited
ABN: 24 060 920 783
AFSL: 238163
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 2026.

Ex-date:	
Record date:	30 June 2026
Payment date:	
Total distribution rate:	17.7 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.173571
Fund payment – excluded from NCMI	0.000000
Fund payment – NCMI	0.012956
Fund payment – other	20.199054
Total fund payment	**20.385581**
Australian source interest income – not exempt from withholding tax	0.781492
Unfranked dividends	0.007161
Total amounts subject to withholding	**21.174234**
Amounts not subject to withholding taxes	0.000000
Cash Distribution	**17.700000**

This distribution includes a "Fund Payment" amount of 20.385581 cents per unit in respect of the period ending 30 June 2026, 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.