

Dexus Convenience Retail REIT (ASX:DXC)

ASX release

16 March 2022

Settlement of Glass House Mountains Dual Service Centre, QLD

Dexus Convenience Retail REIT announces that it has settled on the acquisition of Glass House Mountains Dual Service Centre, QLD.

The asset was acquired for \$21.25 million (excluding transaction costs) and comprises two well established properties on either side of the Bruce Highway within the Sunshine Coast region across a combined site area of 24,769 square metres.

Details relating to the acquisition were previously announced to the Australian Securities Exchange on 25 February 2022.

Authorised by Chantal Churchill, Company Secretary of Dexus Asset Management Limited

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About Dexus Convenience Retail REIT

Dexus Convenience Retail REIT (ASX code: DXC) (formerly APN Convenience Retail REIT (ASX code: AQR)) is a listed Australian real estate investment trust which owns high quality Australian service stations and convenience retail assets. At 31 December 2021, the fund's portfolio is valued at approximately \$803 million, is predominantly located on Australia's eastern seaboard and leased to leading Australian and international convenience retail tenants. The portfolio has a long lease expiry profile and contracted annual rent increases, delivering the fund a sustainable and strong level of income security. The fund has a conservative approach to capital management with a target gearing range of 25 – 40%. Dexus Convenience Retail REIT is governed by a majority Independent Board and managed by Dexus (ASX code: DXS), one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development. www.dexus.com

Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) (the "Responsible Entity") as the responsible entity and issuer of the financial products in respect of Convenience Retail REIT No. 1 (ARSN 101 227 614), Convenience Retail REIT No. 2 (ARSN 619 527 829) and Convenience Retail REIT No. 3 (ARSN 619 527 856) collectively the Dexus Convenience Retail REIT (ASX code: DXC) stapled group. The Responsible Entity is a wholly owned subsidiary of Dexus (ASX code: DXS).

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