

Dexus Convenience Retail REIT (ASX:DXC)

ASX release

17 December 2024

Portfolio valuation update

Dexus Convenience Retail REIT (DXC) today announced that 38 of its 91 assets have been externally valued as at 31 December 2024, with the remainder subject to internal valuations underpinned by assumptions comparable to those adopted for external valuations.

The external and internal valuations have resulted in an estimated net valuation uplift of circa \$5.4 million for the six months to 31 December 2024, representing a 0.8% increase on book values. In isolation, the valuation uplift is estimated to increase DXC's Net Tangible Asset (NTA) backing by circa four cents per security.

On a like-for-like basis, the weighted average capitalisation rate across the total portfolio expanded six basis points over the six months to 6.41% at 31 December 2024¹.

Jason Weate, DXC Fund Manager, said: "The defensive nature of DXC's portfolio has supported valuation outcomes, with embedded rental growth offsetting moderate capitalisation rate expansion. Valuation growth reflects 2024 fuel and convenience transaction volume recovery broadly in line with historical averages, providing strong asset price discovery which supports our NTA."

Further details on the final valuations for the period will be included in DXC's HY25 results which will be released on Monday, 10 February 2025.

Authorised by the Board of Dexus Asset Management Limited

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About Dexus Convenience Retail REIT

Dexus Convenience Retail REIT (ASX code: DXC) is a listed Australian real estate investment trust which owns high quality Australian service stations and convenience retail assets. At 30 June 2024, the fund's portfolio is valued at approximately \$741 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 asset 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") is 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).

The registered office for the Responsible Entity is Level 30, 50 Bridge Street, Sydney NSW 2000 and its principal place of business is Level 5, 80 Collins Street (South Tower), Melbourne VIC 3000.

¹ On a like-for-like basis, the total portfolio weighted average capitalisation rate was 6.35% at 30 June 2024.