

Dexus (ASX: DXS) Appendix 4E

Results for announcement to the market

Dexus

ARSN 648 526 470

Financial reporting for the year ended 30 June 2025

| Dexus Property Trust ¹ | | | |
|--|------------------------|------------------------|----------|
| | 2025 | 2024 | % |
| | \$m | \$m | Change |
| Revenue from ordinary activities | 951.2 | 902.2 | 5.4 % |
| Statutory net profit/(loss) attributable to security holders after tax | 136.1 | (1,583.8) | 108.6 % |
| Funds from operations (FFO) ² | 677.2 | 703.4 | (3.7)% |
| Underlying FFO ³ | 673.3 | 693.1 | (2.9)% |
| Adjusted funds from operations (AFFO) ⁴ | 483.9 | 516.3 | (6.3)% |
| Distribution to security holders ⁵ | 398.0 | 516.3 | (22.9)% |
| | CPS | CPS | |
| FFO per security ² | 63.0 | 65.4 | (3.7)% |
| AFFO per security ⁴ | 45.0 | 48.0 | (6.3)% |
| Distribution per security for the period ending ⁵ | | | |
| 31 December | 19.0 | 26.7 | (28.8)% |
| 30 June | 18.0 | 21.3 | (15.5)% |
| Total distributions | 37.0 | 48.0 | (22.9)% |
| Payout ratio (distribution per security as a % of AFFO) | 82.2% | 98.2% | (16.3)% |
| Basic earnings per security | 12.68 | (147.3) | 108.6 % |
| Diluted earnings per security | 12.68 | (147.3) | 108.6 % |
| Franked distribution amount per security | — | 3.7 | (100.0)% |
| Record date | 30 Jun 2025 | 28 Jun 2024 | |
| Payment date | 29 Aug 2025 | 29 Aug 2024 | |
| Total assets | 15,388.6 | 15,822.4 | (2.7)% |
| Total borrowings | 4,720.1 | 4,909.6 | (3.9)% |
| Security holders equity | 9,913.1 | 10,164.8 | (2.5)% |
| Market capitalisation | 7,152.5 | 6,969.7 | 2.6 % |
| | \$ per security | \$ per security | |
| Net tangible assets | 8.81 | 8.97 | (1.8)% |
| Securities price | 6.65 | 6.48 | 2.6 % |
| Securities on issue | 1,075,565,246 | 1,075,565,246 | |

Details of joint ventures and associates

| Name of entity | Ownership interest | | 2025 \$m | 2024 \$m |
|---|--------------------|-----------|----------------|----------------|
| | 2025 % | 2024 % | | |
| Dexus Office Trust Australia (DOTA) | 50.0 | 50.0 | 1,607.3 | 1,715.9 |
| Dexus 80C Trust | 75.0 | 75.0 | 947.7 | 991.4 |
| Dexus Martin Place Trust | 50.0 | 50.0 | 850.3 | 832.4 |
| Dexus Australian Logistics Trust (DALT) | 51.0 | 51.0 | 746.4 | 731.5 |
| Dexus Australian Logistics Trust No.2 (DALT2) | 51.0 | 51.0 | 613.1 | 580.7 |
| Jandakot City Holdings Trust (JCH) | 33.4 | 33.4 | 379.9 | 318.0 |
| Bent Street Trust | 33.3 | 33.3 | 344.7 | 338.3 |
| Dexus Wholesale Australian Property Fund (DWAPF) | 30.3 | 25.0 | 326.0 | 323.4 |
| Dexus 480 Q Holding Trust | 50.0 | 50.0 | 324.5 | 316.8 |
| AAIG Holding Trust | 49.4 | 49.4 | 303.6 | 315.8 |
| Dexus Industrial Trust Australia (DITA) | 50.0 | 50.0 | 299.6 | 299.8 |
| Dexus Kings Square Trust | 50.0 | 50.0 | 213.1 | 211.2 |
| Dexus Healthcare Property Fund (DHPF) | 16.1 | 16.1 | 201.3 | 219.8 |
| Dexus Industria REIT (DXI) | 17.5 | 17.5 | 187.6 | 181.8 |
| Dexus Australian Logistics Trust No.3 (DALT3) | 51.0 | 51.0 | 164.1 | 134.5 |
| Dexus Eagle Street Pier Trust | 50.0 | 50.0 | 150.5 | 102.5 |
| Dexus Wholesale Shopping Centre Fund (DWSF) | 6.1 | 5.3 | 128.2 | 123.8 |
| Dexus Community Infrastructure Fund (COMMIF) | 9.3 | 9.3 | 120.6 | 128.1 |
| Dexus Diversified Infrastructure Trust (DDIT) | 5.1 | 5.1 | 105.8 | 102.7 |
| Other | | | 640.3 | 637.1 |
| Total assets - investments accounted for using the equity method | | | 8,654.6 | 8,605.5 |

Distribution Reinvestment Plan (DRP)

The DRP remains inactive. As a consequence, the DRP will not operate for this distribution payment.

- 1 For the purposes of statutory reporting, the stapled entity, known as DXS, must be accounted for as a consolidated group. Accordingly, one of the stapled entities must be the "deemed acquirer" of all other entities in the group. Dexus Property Trust has been chosen as the deemed acquirer of the balance of the DXS stapled entities, comprising Dexus Operations Trust and its consolidated entities.
- 2 The Directors consider the Property Council of Australia's (PCA) definition of FFO to be a measure that reflects the underlying performance of the Group. FFO comprises net profit/loss after tax attributable to stapled security holders, calculated in accordance with Australian Accounting Standards and adjusted for: property revaluations, impairments and reversal of impairments, derivative and foreign exchange mark-to-market impacts, fair value movements of interest bearing liabilities, amortisation of tenant incentives, gain/loss on sale of certain assets, straight line rent adjustments, non-FFO tax expenses, certain transaction costs, one-off significant items, amortisation of intangible assets, movements in right-of-use assets and lease liabilities, rental guarantees and coupon income.
- 3 Underlying FFO excludes trading profits (net of tax).
- 4 AFFO in accordance with guidelines provided by the Property Council of Australia (PCA): comprises FFO (refer to Note 2 above) less maintenance capital expenditure and lease incentives.
5. Reflects revised distribution policy to payout 80-100% of AFFO.

Authorised by the Board of Dexus Funds Management Limited.

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About Dexus

Dexus (ASX: DXS) is a leading Australasian fully integrated real asset group, managing a high-quality Australasian real estate and infrastructure portfolio valued at \$50.1 billion. The Dexus Platform includes the Dexus listed portfolio and the funds management business. The \$14.5 billion listed portfolio includes direct and indirect ownership of office, industrial, retail, healthcare, infrastructure, alternatives and other investments. We manage a further \$35.6 billion of investments in our funds management business which connects third party capital with exposure to quality sector specific and diversified real asset products. The funds within this business have a strong track record of delivering performance and benefit from Dexus's Platform capabilities. The Platform's \$12.6 billion real estate development pipeline provides the opportunity to grow both the listed and funds' portfolios and enhance future returns. We are deeply connected to our purpose; unlock potential, create tomorrow, reflecting our unique ability to create value for our people, customers, investors and communities over the long term. Sustainability is embedded into the way we do business, focusing on the three priority areas of Customer Prosperity, Climate Action and Enhancing Communities. Dexus is supported by more than 37,000 investors from 26 countries. With more than four decades of expertise in real asset investment, funds management, asset management and development, we have a proven track record in capital and risk management and delivering returns for investors.

www.dexus.com

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