

# Form 604

Corporations Act 2001  
Section 671B

## Notice of change of interests of substantial holder

To Company Name/Scheme

Dexus Convenience Retail REIT, comprising:

- Convenience Retail REIT No. 1 (ARSN 101 227 614)
- Convenience Retail REIT No. 2 (ARSN 619 527 829)
- Convenience Retail REIT No. 3 (ARSN 619 527 856)

ACN/ARSN

As above

### 1. Details of substantial holder (1)

Name

Dexus Funds Management Limited (ACN 060 920 783) (Dexus) and its related bodies corporate as noted in this form

ACN/ARSN (if applicable)

As above

There was a change in the interests of the  
substantial holder on

26/08/2025

The previous notice was given to the company on

02/09/2024

The previous notice was dated

02/09/2024

### 2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Fully paid stapled securities in Dexus Convenience Retail REIT	17,685,036	12.84%	16,303,749	11.84%

### 3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
Refer to Annexure A					

### 4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Dexus	Various as described below	Various as described below	Ultimate controlling entity of all other substantial holders noted in this form as holder of relevant interest	16,303,749 ORD	16,303,749

Dexus RE Limited (ACN 627 612 202) as trustee of APD Trust ("APD")	Perpetual Corporate Trustee Limited	Perpetual Corporate Trustee Limited	Trustee with power to exercise control over voting rights	10,011,224 ORD	10,011,224
Dexus Asset Management Limited (ACN 080 674 479) (DXAM)	DXAM	DXAM	Registered holder	2,402,816 ORD	2,402,816
DXAM as responsible entity of Dexus AREIT Fund (ARSN 134 361 229) (Dexus AREIT)	National Nominees Limited	National Nominees Limited	Responsible entity with power to exercise control over voting rights	3,808,897 ORD	3,808,897
DXAM as investment manager appointed by Colonial First State Investment Services to manage Dexus CFS AREIT Fund ("CFS")	Citi HK	Citi HK	Investment Manager with power to exercise control over voting	80,812 ORD	80,812

#### 5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	

#### 6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Dexus and all other holders of a relevant interest mentioned in this form	Level 30, Quay Quarter Tower, 50 Bridge Street, Sydney, 2000

#### Signature

print name **Brett David Cameron** capacity **Company Secretary**

sign here



date **27 / 08 / 2025**

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**Annexure A**

<b>Entity</b>	<b>Stock</b>	<b>Code</b>	<b>Buy / Sell</b>	<b>Units</b>	<b>Price</b>	<b>Trade Date</b>
AREIT	Dexus Convenience Retail REIT	DXC	Sell	998,544	295.00	25-Oct-24
AREIT	Dexus Convenience Retail REIT	DXC	Sell	9,743	295.13	26-Mar-25
AREIT	Dexus Convenience Retail REIT	DXC	Sell	27,000	280	1-Apr-25
AREIT	Dexus Convenience Retail REIT	DXC	Sell	218,000	299.05	6-Aug-25
AREIT	Dexus Convenience Retail REIT	DXC	Sell	100,000	307.0548	20-Aug-25
CFS	Dexus Convenience Retail REIT	DXC	Sell	10,000	295.13	26-Mar-25
CFS	Dexus Convenience Retail REIT	DXC	Sell	3,000	299.05	6-Aug-25
CFS	Dexus Convenience Retail REIT	DXC	Sell	15,000	305.69	11-Aug-25

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