

Dexus Convenience Retail REIT (ASX:DXC)

ASX release

12 September 2025

Appointment of new Fund Manager

Dexus Asset Management Limited (DXAM) as the responsible entity of Dexus Convenience Retail REIT (DXC) today announced the appointment of Pat De Maria as Fund Manager of DXC.

Pat De Maria has been with the group since 2018, including at APN Property Group prior to 2021. Pat has played an integral role in the growth of DXC, supporting the fund with its strategic direction including capital transactions and asset management. Pat brings over 20 years of experience in capital transactions, investment sales and valuations across multiple sectors including convenience retail.

Pat's appointment follows former DXC Fund Manager, Jason Weate's appointment as Head of Listed Funds and Fund Manager of Dexus Industria REIT (DXI).

Pat will commence as Fund Manager on 1 November 2025 and be supported by existing DXC Assistant Fund Manager, Selina Poyner.

Michael Sheffield, Executive General Manager, Funds Management said: "Pat brings valuable skills to Dexus Convenience Retail REIT. His proven track record in capital transactions and deep understanding of the convenience retail sector will be beneficial as the Fund continues to target sustainable returns for Security holders. Jason has been integral to the success of DXC and we are pleased that his expertise will continue to benefit the Fund in his expanded role as Head of Listed Funds.

"We look forward to Pat joining the DXC team and congratulate Jason on his promotion. These appointments demonstrate our commitment to succession planning across the Platform. DXC continues to deliver defensive and growing property income and remains focused on redeploying capital into higher returning initiatives."

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 2025, the fund's portfolio is valued at approximately \$728 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), a leading Australasian fully integrated real asset group with more than four decades of expertise in real estate and infrastructure 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 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.