

Dexus (ASX: DXS)

ASX release



10 October 2025

Appendix 3Y – Late Lodgement

Dexus discloses the attached Appendix 3Y for changes in Key Management Personnel (KMP) interests following the vesting of Performance Rights.

1. The Appendix 3Y is being lodged late following an administrative delay in processing. As soon as the delay was identified, the document was prepared and lodged with the ASX.
2. Dexus acknowledges its obligations under ASX Listing Rules 3.19A and 3.19B, which require timely disclosure of changes in directors' interests.
3. Dexus considers the late lodgement to be an isolated incident which has been addressed, and its current practices are adequate to ensure compliance with the ASX Listing Rules.

Authorised by Brett Cameron, General Counsel and Company Secretary 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 \$13.3 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. Our sustainability approach focuses on the priority areas where we believe we can make the most impact: 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

Dexus Funds Management Limited ABN 24 060 920 783, AFSL 238163, as Responsible Entity for Dexus (ASX: DXS)
(Dexus Property Trust ARSN 648 526 470 and Dexus Operations Trust ARSN 110 521 223)
Level 30, 50 Bridge Street, Sydney NSW 2000

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity	Dexus comprising the stapled securities of Dexus Property Trust (DPT) Dexus Operations Trust (DXO)
ABN	24 595 854 202 (DPT) 69 645 176 383 (DXO)

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Ross Du Vernet
Date of last notice	17 March 2025

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Vesting of Performance Rights granted under the STI and LTI rights plans. <ROSS DU VERNET PERSONAL A/C> DU VERNET HOLDINGS PTY LTD <DV FAMILY A/C>
Date of change	21 August 2025

+ See chapter 19 for defined terms.

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Change of Director's Interest Notice

No. of securities held prior to change	<p>Performance Rights granted under the FY24 STI Rights Plan giving the right to 23,260 securities.</p> <p>Performance Rights granted under the FY24 and previous LTI Rights Plans giving the right to 269,532 securities.</p> <p>DU VERNET HOLDINGS PTY LTD <DV FAMILY A/C> - 344,642</p> <p>Total: 344,642 securities</p>
Class	Ordinary
Number acquired	32,570 securities
Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	<p>No cash consideration.</p> <p>\$220,825 cash equivalent using the volume weighted average price of securities five business days leading up to the vesting date (\$6.78).</p>
No. of securities held after change	<p>Performance Rights granted under the FY24 and previous LTI Rights Plans giving the right to 188,885 securities.</p> <p>ROSS GREY DU VERNET <ROSS DU VERNET PERSONAL A/C> - 32,570</p> <p>DU VERNET HOLDINGS PTY LTD <DV FAMILY A/C> - 344,642</p> <p>Total: 377,212 securities</p>

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Change of Director's Interest Notice

Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Vesting of Performance Rights granted under the STI and LTI rights plans. Note: Since the last Appendix 3Y disclosure on 17 March 2025, 38,370 securities were transferred from ROSS GREY DU VERNET <ROSS DU VERNET PERSONAL A/C> to DU VERNET HOLDINGS PTY LTD <DV FAMILY A/C> on 7 April 2025.
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Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	N/A
Name of registered holder (if issued securities)	N/A
Date of change	N/A
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	N/A
Interest acquired	N/A
Interest disposed	N/A
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	N/A
Interest after change	N/A

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	N/A
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

+ See chapter 19 for defined terms.

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