

Rule 3.19A.2

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 Convenience Retail REIT (DXC), 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) (Trusts) and Dexus Asset Management Limited (ACN 080 674 479) in its capacity as Responsible Entity for the Trusts

ABN

Convenience Retail REIT No 1 (ABN 87 379 678 395)
Convenience Retail REIT No 2 (ABN 65 710 871 340)
Convenience Retail REIT No 3 (ABN 26 607 945 398)
Dexus Asset Management Limited (ABN 60 080 674 479)

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	Jonathan Westaby Sweeney
Date of last notice	15 February 2024

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)	Serrano Investments Pty Ltd
Note: Provide details of the circumstances giving rise to the relevant interest.	
Date of change	11 February 2026
No. of securities held prior to change	20,000
Class	Ordinary
Number acquired	35,500

⁺ See chapter 19 for defined terms.

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Number disposed	N/A
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$100,872.50
No. of securities held after change	Vatta Pty Limited 20,000 Serrano Investment Pty Ltd 35,500
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	On market purchase of securities

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

+ See chapter 19 for defined terms.

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?	No
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.