



## Update Summary

---

**Entity name**

DEXUS

**Security on which the Distribution will be paid**

DXS - FULLY PAID UNITS STAPLED SECURITIES

**Announcement Type**

Update to previous announcement

**Date of this announcement**

18/2/2026

**Reason for the Update**

Provide final distribution details.

**Refer to below for full details of the announcement**



Announcement Details

---

Part 1 - Entity and announcement details

---

**1.1 Name of +Entity**

DEXUS

**1.2 Registered Number Type**

ABN

**Registration Number**

24060920783

**1.3 ASX issuer code**

DXS

**1.4 The announcement is**

Update/amendment to previous announcement

**1.4a Reason for update to a previous announcement**

Provide final distribution details.

**1.4b Date of previous announcement(s) to this update**

17/12/2025

**1.5 Date of this announcement**

18/2/2026

**1.6 ASX +Security Code**

DXS

**ASX +Security Description**

FULLY PAID UNITS STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

---

**2A.1 Type of dividend/distribution**

Ordinary

**2A.2 The Dividend/distribution:**

relates to a period of six months

**2A.3 The dividend/distribution relates to the financial reporting or payment period ended/ending (date)**

31/12/2025

**2A.4 +Record Date**

31/12/2025

**2A.5 Ex Date**

30/12/2025



**2A.6 Payment Date**

27/2/2026

**2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?**

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

**2A.8 Currency in which the dividend/distribution is made ("primary currency")**

AUD - Australian Dollar

<b>2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form</b>	<b>Estimated or Actual?</b>
	Actual

AUD 0.19300000

**2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?**

No

**2A.11 Does the entity have a securities plan for dividends/distributions on this +security?**

We do not have a securities plan for dividends/distributions on this security

**2A.12 Does the +entity have tax component information apart from franking?**

Yes

Part 3A - Ordinary dividend/distribution

**3A.1 Is the ordinary dividend/distribution estimated at this time?**

No

**3A.1a Ordinary dividend/distribution estimated amount per +security**

AUD 0.19300000

**3A.1a(i) Date that actual ordinary amount will be announced**

18/2/2026

**Estimated or Actual?**

Actual

**3A.1b Ordinary Dividend/distribution amount per security**

AUD 0.19300000

**3A.2 Is the ordinary dividend/distribution franked?**

No

**3A.3 Percentage of ordinary dividend/distribution that is franked**

0.0000 %

**3A.4 Ordinary dividend/distribution franked amount per +security**

AUD 0.00000000

**3A.5 Percentage amount of dividend which is unfranked**

100.0000 %

**3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount**

AUD 0.19300000

**3A.7 Ordinary dividend/distribution conduit foreign income amount per security**

AUD 0.00000000

**Part 3E - Other - distribution components / tax****3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).**The tax information for the year ended 30 June 2026 will be made available in August 2026 at [www.dexus.com/dxs](http://www.dexus.com/dxs).**3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)**

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79	0.00203132	Actual
Unfranked dividends not declared to be conduit foreign income	9.80		
Unfranked dividends declared to be conduit foreign income	9.81		
Assessable foreign source income	9.91		
Tax-free amounts	9.96		
Tax-deferred amounts	9.97	0.02864938	Actual
Managed investment trust fund payments	9.105	0.1623193	Actual
Franked distributions from trusts	9.120		
Gross cash distribution	9.121	0.193000	Actual
Interest exempt from withholding	9.122		
	9.124		



Capital Gains discount  
method Non-Taxable  
Australian property

Capital gains other  
Non-Taxable Australian  
property 9.126

Other income 9.130

Royalties 9.135

NCMI

Excluded from NCMI

Part 5 - Further information

**5.1 Please provide any further information applicable to this dividend/distribution**

The fund payment notice for this distribution will be available on the distributions and tax page at [www.dexus.com/dxs](http://www.dexus.com/dxs) on or before the payment date.

**5.2 Additional information for inclusion in the Announcement Summary**

[Redacted]