

Dexus Convenience Retail REIT (ASX:DXC)

ASX release

9 March 2026

Update relating to on-market securities buy-back

Dexus Convenience Retail REIT (DXC) today provides an update relating to its active on-market securities buy-back ("buy-back"), which was extended for a further 12-month period on 28 January 2026 to retain flexibility. DXC intends to undertake an on-market buy-back with an initial target of 2.5% of DXC securities on issue.

Pat De Maria, DXC Fund Manager said: "Around current trading levels, we believe that an on-market securities buy-back represents a compelling return on capital and further enhances value for existing securityholders".

Please refer to the Appendix 3C ASX announcement lodged on 28 January 2026 for further information relating to the buy-back.

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 31 December 2025, the fund's portfolio is valued at approximately \$760 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 and principal place of business of the Responsible Entity is Level 30, 50 Bridge Street, Sydney NSW.