

Market Announcement

29 May 2026

Dexus (ASX: DXS) – Trading Halt

Trading in the securities of Dexus ('DXS') will be halted at the request of DXS, pending the release of an announcement by DXS.

Unless ASX decides otherwise, the securities will remain in trading halt until the earlier of:

- the commencement of normal trading on Tuesday, 2 June 2026; or
- the release of the announcement to the market.

DXS's request for a trading halt is attached below for the information of the market.

Issued by

ASX Compliance

Dexus Funds Management Limited
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Andrew Black
ASX Listings Compliance
ASX Limited
39 Martin Place
SYDNEY NSW 2000

29 May 2026

By email: tradinghaltssydney@asx.com.au

Dear Andrew,

Dexus (ASX: DXS) - Request for trading halt

Dexus Funds Management Limited (ABN 24 060 920 783), in its capacity as responsible entity of Dexus Property Trust and Dexus Operations Trust (together "Dexus"), requests a trading halt in Dexus Stapled Securities pursuant to Listing Rule 17.1.

In accordance with Listing Rule 17.1, Dexus provides the following information in support of its request:

- (a) Dexus has been notified that the Supreme Court of New South Wales will deliver judgment at 10am AEST today in the proceedings referred to in the Company's ASX announcements dated 22 May 2025, 24 June 2025 and 12 Dec 2025 ("Proceedings"), in which group companies are among the plaintiffs.
- (b) Given the judgment is scheduled to be delivered during normal trading on ASX, there is a risk that trading in Dexus securities may occur while there is an asymmetry of information available to the market as to the outcome of the Proceedings.
- (c) Dexus will require time to review the judgment and prepare an appropriate market announcement in accordance with its continuous disclosure obligations under Listing Rule 3.1.

The trading halt is requested from the commencement of trading on 29 May 2026 until the earlier of:

- (a) DXS releases an announcement in relation to the Proceedings; and
- (b) the commencement of trading on 1 June 2026.

Dexus is not aware of any reason why the trading halt should not be granted or of any other information necessary to inform the market about the trading halt.

Yours sincerely

A handwritten signature in blue ink, appearing to read "B. Cameron", is written over a light blue rectangular stamp.

Brett Cameron
General Counsel and Company Secretary