



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

20/8/2026

Reason for the Update

Provide final distribution details.

Additional Information

Distribution and Attribution Managed Investment Trust Member Annual Statements for the financial year ended 30 June 2026 will be dispatched to all Security holders on 28 August 2026.

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

23/6/2026

1.5 Date of this announcement

20/8/2026

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 ending ended/ending (date)

30/6/2026

2A.4 +Record Date

30/6/2026

2A.5 Ex Date

29/6/2026

**2A.6 Payment Date**

28/8/2026

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

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

Estimated or Actual?

Actual

AUD 0.17700000

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 0.17700000

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

Estimated or Actual?

Actual

20/8/2026

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

AUD 0.17700000

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 0.17700000

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).

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	0.00781492	Actual
Unfranked dividends not declared to be conduit foreign income	9.80	0.00007161	Actual
Unfranked dividends declared to be conduit foreign income	9.81	0.00000009	Actual
Assessable foreign source income	9.91	0.00134322	Actual
Tax-free amounts	9.96		
Tax-deferred amounts	9.97		
Managed investment trust fund payments	9.105	20.19905462	Actual
Franked distributions from trusts	9.120	0.0071802	Actual
Gross cash distribution	9.121	0.177000	Actual
Interest exempt from withholding	9.122	0.00000376	Actual
	9.124	0.00178916	Actual



Part 5 - Further information

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

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