

Announcement Summary

---

**Name of entity**

DEXUS

**Announcement type**

Update announcement

**Type of update**

Daily buy-back notification

**Date of this announcement**

7/9/2026

**Reason for update**

|                             |
|-----------------------------|
| Daily buy-back notification |
|-----------------------------|

**ASX Security code and description of the class of +securities the subject of the buy-back**

DXS : FULLY PAID UNITS STAPLED SECURITIES

**The type of buy-back is:**

On market buy-back

**Total number of +securities bought back before previous day**

6,384,664

**Total number of +securities bought back on previous day**

219,447

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

---

**1.1 Name of entity**

DEXUS

We (the entity named above) provide the following information about our buy-back.

**1.2 Registration number type**

ABN

**Registration number**

24060920783

**1.3 ASX issuer code**

DXS

**1.4 The announcement is**

Update/amendment to previous announcement

**1.4a Type of update**

Daily buy-back notification

**1.4b Reason for update**

Daily buy-back notification

**1.4c Date of initial notification of buy-back**

18/2/2026

**1.4d Date of previous announcement to this update**

3/9/2026

**1.5 Date of this announcement**

7/9/2026

**1.6 ASX Security code and description of the class of +securities the subject of the buy-back**

DXS : FULLY PAID UNITS STAPLED SECURITIES

Part 2 - Type of buy-back

---

**2.1 The type of buy-back is:**  
On market buy-back

Part 3 - Buy-back details

---

Part 3A - Details of +securities, price and reason

---

**3A.1 Total number of +securities on issue in the class of +securities to be bought back**

1,075,565,246

**3A.4 Does the entity intend to buy back a minimum number of +securities**

No

**3A.5 Does the entity intend to buy back a maximum number of securities**

No

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

**Broker name:**

Citigroup Global Markets Australia Pty Limited

**3A.9 Are the +securities being bought back for a cash consideration?**

Yes

**3A.9a Is the price to be paid for +securities bought back known?**

No

**3A.9a.1 In what currency will the buy-back consideration be paid?**

AUD - Australian Dollar

Part 3B - Buy-back restrictions and conditions

---

**3B.1 Does the buy-back require security holder approval?**

No

Part 3C - Key dates

---

**On-market buy-back**

**3C.2 Proposed buy-back start date**

4/3/2026

**3C.3 Proposed buy-back end date**

31/12/2026

Part 3D - Other Information

---

**3D.1 Any other information the entity wishes to notify to ASX about the buy-back**

## Part 4 - Daily buy-back notification

A daily buy-back notification must be submitted for Employee share scheme, On-market, Equal access share scheme and Other buy-backs at least half an hour before the commencement of trading on the +business day after any day on which +securities are bought back (per listing rule 3.8A)

Please verify if the pre-populated values are accurate as they are only indicative based on previous online submissions. The pre-populated values may not be accurate if previous online submissions are still in-flight or in case of announcements made via a MS Word form.

Whilst you may over-ride a pre-populated value, once over-ridden it will not be possible to retrieve the previously pre-populated value.

**4.1 Date of this notification**

7/9/2026

**4.2 Previous day on which +securities were bought back**

4/9/2026

|                                                                                                     | Before previous day                 | On previous day     |
|-----------------------------------------------------------------------------------------------------|-------------------------------------|---------------------|
| 4.3 Total number of +securities bought back, or in relation to which acceptances have been received | 6,384,664                           | 219,447             |
| 4.4 Total consideration paid or payable for the +securities                                         | AUD 38,076,071.81000                | AUD 1,278,062.64000 |
| 4.5 Highest price paid                                                                              | AUD 6.49000000                      | AUD 5.84000000      |
|                                                                                                     | <b>Date highest price was paid:</b> |                     |
|                                                                                                     | 4/3/2026                            |                     |
| 4.6 Lowest price paid                                                                               | AUD 5.72000000                      | AUD 5.79000000      |
|                                                                                                     | <b>Date lowest price was paid:</b>  |                     |
|                                                                                                     | 21/8/2026                           |                     |

**4.7 Highest price allowed to be paid by entity on the previous day under listing rule 7.33:**

AUD 6.09000000

**4.8 If the entity has disclosed an intention to buy back a maximum number of +securities, the remaining number of +securities to be bought back as at the end of the previous day**