Announcement Summary

Name of entity

DEXUS

Announcement type

Update announcement

Type of update
Daily buy-back notification

Date of this announcement

9/11/2026

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

12,236,340

Total number of +securities bought back on previous day

217,098

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	Registration number
ABN	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

30/10/2026

1.5 Date of this announcement

9/11/2026

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

9/11/2026

4.2 Previous day on which +securities were bought back

6/11/2026

	Before previous day	On previous day
4.3 Total number of +securities bought back, or in relation to which acceptances have been received	12,236,340	217,098
4.4 Total consideration paid or payable for the +securities	AUD 71,024,211.76000	AUD 1,307,898.26000
4.5 Highest price paid	AUD 6.49000000 **Date highest price was paid:** 4/3/2026	AUD 6.03000000
4.6 Lowest price paid	AUD 5.42000000 **Date lowest price was paid:** 28/9/2026	AUD 5.98000000

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

AUD 6.14000000

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