

Form 604

Corporations Act 2001 Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme	Dexus Convenience Retail REIT, comprising: <ul style="list-style-type: none"> Convenience Retail REIT No.1 (ARSN 101 227 614) ("CRR1") Convenience Retail REIT No.2 (ARSN 619 527 829) ("CRR2") Convenience Retail REIT No.3 (ARSN 619 527 856) ("CRR3")
ACN/ARSN	As above

1. Details of substantial holder (1)

Name	Dexus Funds Management Limited (ACN 060 920 783) as responsible entity of Dexus Property Trust (ARSN 648 526 470) and Dexus Operations Trust (ARSN 110 521 223) (" Dexus ") Dexus RE Limited (ACN 627 612 202) as responsible entity of APD Trust (ARSN 629 330 007) (" APD ") Dexus Asset Management Limited (ACN 080 674 479) (" DXAM ") in its personal capacity DXAM as responsible entity of Dexus AREIT Fund (ARSN 134 361 229) (" Dexus AREIT ") DXAM as responsible entity of Dexus Property For Income Fund (ARSN 090 467 208) (" PFIF 1 ") DXAM as responsible entity of Dexus Property For Income Fund No.2 (ARSN 113 296 110) (" PFIF 2 ") DXAM as investment manager appointed by Colonial First State Investment Services to manage Dexus CFS AREIT Fund (" CFS ")
ACN/ARSN (if applicable)	As above

There was a change in the interests of the substantial holder on	<u>12 / 05 / 2023</u>
The previous notice was given to the company on	<u>18 / 08 / 2021</u>
The previous notice was dated	<u>18 / 08 / 2021</u>

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Fully paid stapled units comprising one ordinary unit in each of CRR1, CRR2 and CRR3, stapled together (" Units ")	21,091,590	17.06% (based on 123,648,383 Units on issue)	21,261,922	15.43% (based on 137,756,563 Units on issue)

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
23 September 2021	APD	Dilution of voting power as a result of the issue of additional Units pursuant to the security purchase plan component of the offer announced on 17 August 2021 ("SPP")	N/A	N/A	N/A
23 August 2021	APD	Dilution of voting power as a result of the issue of additional Units pursuant to the institutional placement component of the offer announced on 17 August 2021 ("Placement")	N/A	N/A	N/A
23 September 2021	DXAM	Dilution of voting power as a result of the issue of additional Units pursuant to the SPP	N/A	N/A	N/A
23 August 2021	DXAM	Dilution of voting power as a result of the issue of additional Units pursuant to the Placement	N/A	N/A	N/A
12 May 2023	Dexus AREIT	On-market disposal of Units by Dexus AREIT	\$2,313,460.00	883,000 Units	883,000
9 February 2023	Dexus AREIT	On-market disposal of Units by Dexus AREIT	\$182,675.20	64,000 Units	64,000
7 November 2022	Dexus AREIT	On-market disposal of Units by Dexus AREIT	\$260,572.84	91,751 Units	91,751
5 October 2022	Dexus AREIT	On-market disposal of Units by Dexus AREIT	\$390,554.45	139,228 Units	139,228
30 September 2022	Dexus AREIT	On-market disposal of Units by Dexus AREIT	\$348,276.32	128,829 Units	128,829
3 November 2021	Dexus AREIT	On-market acquisition of Units by Dexus AREIT	\$1,340,000.00	400,000 Units	400,000
23 September 2021	Dexus AREIT	Dilution of voting power as a result of the issue of additional Units pursuant to the SPP	N/A	N/A	N/A
16 September 2021	Dexus AREIT	On-market acquisition of Units by Dexus AREIT	\$117,439.27	32,603 Units	32,603
9 September 2021	Dexus AREIT	On-market acquisition of Units by Dexus AREIT	\$942,500.00	260,000 Units	260,000
30 August 2021	Dexus AREIT	On-market acquisition of Units by Dexus AREIT	\$310,010.53	85,733 Units	85,733
23 August 2021	Dexus AREIT	Acquisition of Units by Dexus AREIT pursuant to the Placement	\$2,770,074.00	769,465 Units	769,465
12 May 2023	PFIF 1	On-market disposal of Units by PFIF 1	\$131,000.00	50,000 Units	50,000
9 February 2023	PFIF 1	On-market acquisition of Units by PFIF 1	\$111,317.70	39,000 Units	39,000
29 September 2022	PFIF 1	On-market disposal of Units by PFIF 1	\$163,614.00	60,000 Units	60,000
28 September 2022	PFIF 1	On-market disposal of Units by PFIF 1	\$219,088.00	80,000 Units	80,000
3 November 2021	PFIF 1	On-market acquisition of Units by PFIF 1	\$127,300.00	38,000 Units	38,000
23 September 2021	PFIF 1	Dilution of voting power as a result of the issue of additional Units pursuant to the SPP	N/A	N/A	N/A
9 September 2021	PFIF 1	On-market acquisition of Units by PFIF 1	\$50,750.00	14,000 Units	14,000
30 August 2021	PFIF 1	On-market acquisition of Units by PFIF 1	\$18,600.70	5,144 Units	5,144
23 August 2021	PFIF 1	Acquisition of Units by PFIF 1 pursuant to the Placement	\$240,829.20	66,897 Units	66,897
12 May 2023	PFIF 2	On-market disposal of Units by PFIF 2	\$44,540.00	17,000 Units	17,000
9 February 2023	PFIF 2	On-market acquisition of Units by PFIF 2	\$71,357.50	25,000 Units	25,000
15 November 2022	PFIF 2	On-market disposal of Units by PFIF 2	\$37,744.20	13,000 Units	13,000
29 September 2022	PFIF 2	On-market disposal of Units by PFIF 2	\$54,538.00	20,000 Units	20,000
28 September 2022	PFIF 2	On-market disposal of Units by PFIF 2	\$54,772.00	20,000 Units	20,000
3 November 2021	PFIF 2	On-market acquisition of Units by PFIF 2	\$30,150.00	9,000 Units	9,000
23 September 2021	PFIF 2	Dilution of voting power as a result of the issue of additional Units pursuant to the SPP	N/A	N/A	N/A
9 September 2021	PFIF 2	On-market acquisition of Units by PFIF 2	\$3,625.00	1,000 Units	1,000
23 August 2021	PFIF 2	Acquisition of Units by PFIF 2 pursuant to the Placement	\$75,848.40	21,069 Units	21,069
12 May 2023	CFS	On-market disposal of Units by CFS	\$131,000.00	50,000 Units	50,000
15 November 2022	CFS	On-market disposal of Units by CFS	\$81,385.74	28,031 Units	28,031
28 September 2022	CFS	On-market disposal of Units by CFS	\$136,930.00	50,000 Units	50,000
3 November 2021	CFS	On-market acquisition of Units by CFS	\$201,000.00	60,000 Units	60,000
23 September 2021	CFS	Dilution of voting power as a result of the issue of additional Units pursuant to the SPP	N/A	N/A	N/A
16 September 2021	CFS	On-market acquisition of Units by CFS	\$11,742.85	3,260 Units	3,260
9 September 2021	CFS	On-market acquisition of Units by CFS	\$126,875.00	35,000 Units	35,000
23 August 2021	CFS	Dilution of voting power as a result of the issue of additional Units pursuant to the Placement	N/A	N/A	N/A

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
APD	Perpetual Corporate Trust Limited	Perpetual Corporate Trust Limited	Responsible entity with power to exercise control over voting rights	10,011,224 Units	10,011,224
DXAM	DXAM	DXAM	Registered holder	2,402,816 Units	2,402,816
Dexus AREIT	National Nominees Limited (" National Nominees ")	National Nominees	Responsible entity with power to exercise control over voting rights	7,110,327 Units	7,110,327
PFIF 1	National Nominees	National Nominees	Responsible entity with power to exercise control over voting rights	570,261 Units	570,261
PFIF 2	National Nominees	National Nominees	Responsible entity with power to exercise control over voting rights	174,166 Units	174,166
CFS	Northern Trust (SG)	Northern Trust (SG)	Investment manager with power to exercise control over voting rights	993,128 Units	993,128

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Dexus, APD and DXAM	Level 25, 264-278 George Street, Sydney NSW 2000
Perpetual Corporate Trust Limited	Level 18, 123 Pitt Street, Sydney NSW 2000
National Nominees	Level 12, 500 Bourke Street, Melbourne VIC 3000
Colonial First State Investment Services	11 Harbour Street, Sydney NSW 2000
Northern Trust (SG)	One George Street #12-06 Singapore 049145

Signature

print name Scott Mahony capacity Company Secretary

sign here



date 17 / 5 / 2023

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

SECRET