

Dexus Convenience Retail REIT (ASX:DXC)

ASX release

14 December 2023

Portfolio valuation update

Dexus Convenience Retail REIT (DXC) today announced that 45 of its 101 assets have been externally valued as at 31 December 2023, with the remainder subject to internal valuations.

The external and internal valuations have resulted in an estimated net devaluation of circa \$8.7 million for the six months to 31 December, representing a 1.1% decrease on prior book values.

The weighted average capitalisation rate across the total portfolio expanded 20 basis points over the six months from 6.10% at 30 June 2023 to 6.30% at 31 December 2023.

Jason Weate, DXC Fund Manager, said: "The strength of contracted rent growth across high-quality tenant covenants continues to partially offset the impact of capitalisation rate expansion. The portfolio average cap rate of 6.30% is well positioned in the current environment, remaining above the marginal cost of debt with broad-based appeal to direct property market investors."

Further details on the portfolio's final valuations for the period will be included in DXC's HY24 results which will be released on Monday, 5 February 2024.

Authorised by the Board of Dexus Asset Management Limited

For further information please contact:

Investors

Jason Weate
Fund Manager
+61 409 188 228
jason.weate@dexus.com

Media

Luke O'Donnell
Senior Manager, Media and Communications
+61 412 023 111
luke.odonnell@dexus.com

About Dexus Convenience Retail REIT

Dexus Convenience Retail REIT (ASX code: DXC) (formerly APN Convenience Retail REIT (ASX code: AQR)) is a listed Australian real estate investment trust which owns high quality Australian service stations and convenience retail assets. At 30 June 2023, the fund's portfolio is valued at approximately \$781 million, is predominantly located on Australia's eastern seaboard and leased to leading Australian and international convenience retail tenants. The portfolio has a long lease expiry profile and contracted annual rent increases, delivering the fund a sustainable and strong level of income security. The fund has a conservative approach to capital management with a target gearing range of 25 – 40%. Dexus Convenience Retail REIT is governed by a majority Independent Board and managed by Dexus (ASX code: DXS), one of Australia's leading fully integrated real asset groups, with over 35 years of expertise in property investment, funds management, asset management and development. www.dexus.com

Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) (the "Responsible Entity") is the responsible entity and issuer of the financial products in respect of Convenience Retail REIT No. 1 (ARSN 101 227 614), Convenience Retail REIT No. 2 (ARSN 619 527 829) and Convenience Retail REIT No. 3 (ARSN 619 527 856) collectively the Dexus Convenience Retail REIT (ASX code: DXC) stapled group. The Responsible Entity is a wholly owned subsidiary of Dexus (ASX code: DXS).

Level 5, 80 Collins Street (South Tower), Melbourne VIC 3000 Australia. PO Box 18011 Melbourne Collins Street East VIC 8003 Australia