

Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme **Dexus Convenience Retail REIT, comprising:**
 - Convenience Retail REIT No. 1 (ARSN 101 227 614)
 - Convenience Retail REIT No. 2 (ARSN 619 527 829)
 - Convenience Retail REIT No. 3 (ARSN 619 527 856)

ACN/ARSN **As above**

1. Details of substantial holder (1)

Name **Dexus Funds Management Limited (ACN 060 920 783) (Dexus) and its related bodies corporate as noted in this form**

ACN/ARSN (if applicable) **As above**

There was a change in the interests of the substantial holder on 22/12/2023

The previous notice was given to the company on 17/05/2023

The previous notice was dated 17/05/2023

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 securities in Dexus Convenience Retail REIT	21,261,922	15.43%	19,807,606	14.38%

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
Refer to Annexure 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
Dexus	Various as described below	Various as described below	Ultimate controlling entity of all other substantial holders noted in this form as holder of relevant interest	19,807,606 ORD	19,807,606

Dexus RE Limited (ACN 627 612 202) as trustee of APD Trust ("APD")	Perpetual Corporate Trustee Limited	Perpetual Corporate Trustee Limited	Trustee with power to exercise control over voting rights	10,011,224 ORD	10,011,224
Dexus Asset Management Limited (ACN 080 674 479) (DXAM)	DXAM	DXAM	Registered holder	2,402,816 ORD	2,402,816
DXAM as responsible entity of Dexus AREIT Fund (ARSN 134 361 229) (Dexus AREIT)	National Nominees Limited	National Nominees Limited	Responsible entity with power to exercise control over voting rights	6,530,327 ORD	6,530,327
DXAM as responsible entity of Dexus Property For Income Fund (ARSN 090 467 208) ("PFIF 1")	National Nominees Limited	National Nominees Limited	Responsible entity with power to exercise control over voting rights	540,261 ORD	540,261
DXAM as responsible entity of Dexus Property For Income Fund No.2 (ARSN 113 296 110) ("PFIF 2")	National Nominees Limited	National Nominees Limited	Responsible entity with power to exercise control over voting rights	164,166 ORD	164,166
DXAM as investment manager appointed by Colonial First State Investment Services to manage Dexus CFS AREIT Fund ("CFS")	Citi HK	Citi HK	Investment Manager with power to exercise control over voting	158,812 ORD	158,812

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 and all other holders of a relevant interest mentioned in this form	Level 30, Quay Quarter Tower, 50 Bridge Street, Sydney, 2000

Signature

print name Brett Cameron

Capacity: Company Secretary

sign here

date 31 / 12 / 2023



Annexure A

Entity	Stock	Code	Buy / Sell	Units	Price	Trade Date
AREIT	Dexus Convenience Retail REIT	DXC	Sell	130,000	244.67	21-Nov-23
AREIT	Dexus Convenience Retail REIT	DXC	Sell	450,000	251.00	6-Dec-23
PFIF	Dexus Convenience Retail REIT	DXC	Sell	30,000	252.51	11-Jul-23
PFIF2	Dexus Convenience Retail REIT	DXC	Sell	10,000.00	252.51	11-Jul-23
CFS	Dexus Convenience Retail REIT	DXC	Buy	130000	266.6715	21-Nov-23
CFS	Dexus Convenience Retail REIT	DXC	Sell	28000	270.41	14-Dec-23
CFS	Dexus Convenience Retail REIT	DXC	Transfer Out	936316	N/A	N/A