

B&I Capital

Talacker 35
8001 Zurich
Switzerland

ASX Limited
20 Bridge Street
Sydney, NSW, 2000

Zurich, 15 February 2024

Ceasing of substantial holder

Dear Sir or Madam

We hereby provide you with the following documents for our ceasing of substantial holder with respect to share of Dexu Convenience Retail REIT:

- 1) Form 605
- 2) Annex A to Form 605

Best Regards



Caspar Lagler



Marios Garganourakis

Form 605

Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To Company Name/Scheme Dexus Convenience Retail REIT, comprising: Convenience Retail REIT No. 1 (ARSN 101 227 614) (CRR1), Convenience Retail REIT No. 2 (ARSN 619 527 829) (CRR2) and Convenience Retail REIT No. 3 (ARSN 619 527 856) (CRR3)

ACN/ARSN As above

1. Details of substantial holder (1)

Name B&I Capital AG

ACN/ARSN (if applicable) N/A

The holder ceased to be a substantial holder on 15 / 02 / 2024

The previous notice was given to the company on 18 / 09 / 2023

The previous notice was dated 18 / 09 / 2023

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) 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 (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
	See Annex A				

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) 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	N/A

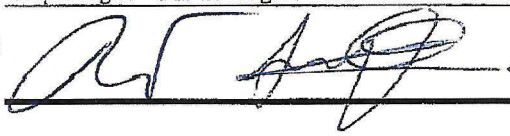
4. Addresses

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

Name	Address
B&I Capital AG	Talacker 35, 8001, Zürich, Switzerland

Signature

print name Caspar Lagler Marios Garganourakis capacity COO / CRO

sign here  date 15 / 02 / 2024

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 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) 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.
- (5) 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.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annex A to Form 605

This is Annexure A of 1 page referred to in the Form 605 signed by us dated February 15th, 2024.



Caspar Lagler Marios Garganourakis

February 15th, 2024

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	Person's votes affected
2023-09-15	B&I Capital AG	Sale	141,817.18	56,918.00	56,918.00
2023-10-25	B&I Capital AG	Sale	138,364.73	60,000.00	60,000.00
2023-10-30	B&I Capital AG	Sale	76,043.05	33,800.00	33,800.00
2023-10-30	B&I Capital AG	Sale	56,765.43	25,200.00	25,200.00
2023-11-16	B&I Capital AG	Sale	49,848.72	20,310.00	20,310.00
2023-11-16	B&I Capital AG	Sale	36,583.98	14,878.00	14,878.00
2023-11-20	B&I Capital AG	Sale	46,809.33	19,069.00	19,069.00
2023-11-28	B&I Capital AG	Sale	85,829.68	35,433.00	35,433.00
2023-11-29	B&I Capital AG	Sale	100,690.80	40,745.00	40,745.00
2023-11-30	B&I Capital AG	Sale	123,984.08	50,140.00	50,140.00
2023-12-01	B&I Capital AG	Sale	70,641.31	28,230.00	28,230.00
2023-12-05	B&I Capital AG	Sale	19,717.78	7,812.00	7,812.00
2023-12-11	B&I Capital AG	Sale	14,877.12	5,757.00	5,757.00
2023-12-12	B&I Capital AG	Sale	139,845.19	53,683.00	53,683.00
2023-12-13	B&I Capital AG	Sale	189,375.66	71,443.00	71,443.00
2023-12-20	B&I Capital AG	Sale	82,615.46	30,768.00	30,768.00
2024-02-15	B&I Capital AG	Sale	113,343.21	40,509.00	40,509.00
2024-02-15	B&I Capital AG	Sale	292,958.48	104,600.00	104,600.00
2024-02-15	B&I Capital AG	Sale	471,702.73	168,400.00	168,400.00
2024-02-15	B&I Capital AG	Sale	75,644.12	27,000.00	27,000.00