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| | |
|----------------------------|---------------------------------------|
| Name of Fund: | Dexus |
| ASX Code: | DXS |
| Responsible Entity: | Dexus Funds Management Limited |
| Statement Period: | 01/07/2021 - 30/06/2022 |
| Unitholder Number: | X*****1148 |
| Date: | 30/09/2022 |

Dexus Periodic Statement

This statement¹ represents a Periodic Statement for the period 1 July 2021 to 30 June 2022 for your holding in Dexus.

Transaction details

| Date ² | Transaction | Securities | Securities held ³ | Security price ⁴ | Security value A\$ ⁴ |
|-------------------|---|------------|------------------------------|-----------------------------|---------------------------------|
| 01/07/2021 | Opening Balance | 0 | 0 | \$10.6700 | \$0.00 |
| 26/04/2022 | MISCELLANEOUS TRANSACTION Holding Net Movement (CHESS 510) | 1,850 | 1,850 | | |
| 30/06/2022 | Closing Balance | 0 | 1,850 | \$8.8800 | \$16,428.00 |

Distribution details

| Distributions | Securities | Distribution Rate \$ | Value A\$ |
|--|------------|----------------------|-----------|
| Distribution paid by DXS on 30/08/2022 for the period ended 30/06/2022 | 1,850 | \$0.2520 | \$466.20 |
| Gross distribution you received for the reporting period | | | \$466.20 |
| Tax withheld | | | Value A\$ |
| Tax withheld for the period ended 30/06/2022 | | | \$0.00 |
| Net distribution you received for the reporting period | | | \$466.20 |

Costs of your investment

| Fees | Amount |
|---|----------------|
| Directly charged management costs paid ⁵ | \$0.00 |
| Indirect costs of your investment ⁶ | \$39.22 |
| Total fees paid⁷ | \$39.22 |

Explanatory notes

Opening Balance and Closing Balance

The number of Dexus stapled securities as at the close of business on the days on which the reporting period commenced and ended respectively.

Distribution

Distributions, where declared, are usually paid in February and August of each year.

Investment returns

This statement does not show your return on investment during the reporting period as the market price at which you executed your transactions on the ASX is not provided to DXS. You can calculate your investment return by obtaining the market price of your transactions from your broker or your personal records.

The following table shows how DXS has performed over 1, 3, 5 and 10 years on a compound annual basis*.

| As at 30 June 2022 | 1 Year | 3 Years | 5 Years | 10 Years |
|---|--------|---------|---------|----------|
| DXS | -12.3% | -7.4% | 3.6% | 10.3% |
| S&P/ASX 200 Property Accumulation Index | -12.3% | -2.8% | 4.4% | 9.2% |

Source: UBS Securities Australia.

* Performance represents a compound annual Total Return (including distributions and change of Security Price).

Resolving complaints

If you have a complaint concerning your security holding, please write to:

Investor Relations
Dexus
PO Box R1822
Royal Exchange NSW 1225

If you are not satisfied with the resolution of your complaint, you may refer your complaint to the Australian Financial Complaints Authority

Australian Financial Complaints Authority,
GPO Box 3
Melbourne VIC 3001
Tel 1800 931 678
Email info@afca.org.au

Further information

Tax statements are provided each year in August. If you have not received your tax statement (now called Attribution Managed Investment Trust Member Annual Statement), please log in to your security holding at www.dexus.com/update to download your statement or contact Link Market Services on +61 1800 819 675.

Additional information on Dexus's operational and financial performance (including Dexus's investment objectives) is available at www.dexus.com.

If you have any questions or require further information in relation to your investment, please contact Dexus's Infoline on +61 1800 819 675 (freecall) (8.30am to 5.30pm Sydney time, Monday to Friday) or email your enquiry to dexus@linkmarketservices.com.au

THE AUSTRALIAN TAXATION OFFICE ("ATO") SUGGESTS THAT YOU KEEP THIS STATEMENT. DISPOSAL OF SECURITIES MAY LEAD TO CAPITAL GAINS TAX. PHONE THE ATO ON 1300 720 092 IF YOU NEED THE "GUIDE TO CAPITAL GAINS TAX"

- 1 This statement should not be relied upon for the purpose of preparing your income tax return. Details of the taxable amounts of distributions are provided in your Attribution Managed Investment Trust Member Annual Statement issued in August each year. You should seek independent professional tax advice regarding taxation matters.
- 2 Date - The date of any purchase or sale of DXS stapled securities refers to the settlement date of the transaction. You can obtain the trade dates from your broker or financial adviser.
- 3 Securities held - The number of DXS stapled securities on register at the close of business on the relevant settlement date.
- 4 Security price and security value - If you have sold or purchased DXS stapled securities during the reporting period, the security price (market price as at close of business) and security value (the number of securities multiplied by the market price) has not been included as DXS does not have access to the price at which you bought or sold the securities, the date you traded or any brokerage costs, commissions or spread between the bid price (price at which investors are willing to buy) or ask price (price at which investors are willing to sell). You can obtain this from your broker or financial advisor.
- 5 Fees deducted directly from your account - No direct fees are charged to security holders.
- 6 Fees and costs deducted from your investment - This approximate amount has been deducted from your investment and includes amounts that have reduced the return on your investment but are not charged to you directly as a fee. The amount shown has been rounded to 2 decimal places. This amount is not required to include management costs paid or payable by one member of the Dexus Group to other members of the Dexus Group.
- 7 Total fees and costs paid - This approximate amount includes all fees and costs which affected your investment during the period (refer to 5 and 6 above). This amount does not include brokerage or spread between bid and ask prices for DXS stapled securities on the ASX.