

Listed Investor Communications Policy

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1. Purpose

The purpose of this policy is to outline Dexus's approach to communications to existing and potential Security holders in the listed securities of Dexus (DXS), Dexus Industria REIT (DXI) and Dexus Convenience Retail REIT (DXC) (collectively referred to as 'investors'). Dexus is committed to:

- Providing high quality, timely and insightful investor communications
- Ensuring investors have access to relevant information and are fully informed to make an investment decision

2. Objective

Dexus seeks to provide an open and on-going dialogue with existing and potential investors, sell-side broker analysts, the broader investment community and other key stakeholder groups incorporating regulatory reporting, financial, operational and Environmental, Social and Governance (ESG) performance. This approach contributes to DXS, DXI and DXC securities achieving fair valuation.

3. Key considerations

When providing investor communications, the following principles and requirements should be considered and/or undertaken:

- Ensure communication is accurate, timely and does not mislead by omitting material information
- Ensure the communication is clear, balanced and expressed in an objective manner to allow investors to make independent assessments when making investment decisions
- Ensure a due diligence process has been completed
- Ensure all investor communications have been approved in the Materials Approval Database (MAD). Where approval is not completed via MAD, hard copy sign-off from the relevant approvers must be obtained, followed by an entry in MAD as evidence for review and approval
- Meet relevant regulatory and statutory requirements
- Ensure investor meetings are attended by at least one Investor Relations (IR) representative in addition to key management, or at least two Dexus staff if IR cannot attend
- Only authorised staff may make comment to the media

In addition:

- Market sensitive information may only be discussed with an external party once the information has been released to the market (ASX), (unless the external party has entered into, and continues to uphold, confidentiality undertakings)
- Dexus staff will not breach any other legal requirements, company policy or law such as but not limited to the Privacy Policy, Continuous Disclosure Policy, Code of Conduct or insider trading laws
- Technical advice such as tax or legal be sought (if required) to comply with regulatory or statutory requirements
- Dexus employees and associated parties may not provide personal advice or information that an investor could reasonably consider to be personal advice

4. Continuous Disclosure

DXS, DXI and DXC must comply with the continuous disclosure provisions of the Corporations Act and the ASX Listing Rules. Pursuant to these continuous disclosure requirements, upon becoming aware of 'market sensitive information' the entity must publicly disclose this information, unless an exception to such disclosure applies.

A Continuous Disclosure Committee (accountable to the DXFM and DXAM Boards) has been established to facilitate and support Dexus compliance with continuous disclosure obligations. The current members are the General Counsel, CEO, CFO, Chief Executive, Funds Management (for matters relating to DXAM) and Chief Strategy Officer (or their delegates) and are responsible for making decisions in relation to information that must be publicly disclosed under this policy. Available members will have the authority to act to ensure Dexus continues to meet its continuous disclosure obligations. Please see the [Continuous Disclosure Policy](#) for more information.

5. Inadvertent Disclosure

It is important that all 'market sensitive information', including price sensitive information, about DXS, DXI or DXC is kept confidential and is brought to the attention of the Chief Financial Officer or Head of Listed Investor Relations in a timely manner to avoid inadvertent disclosure or leaks and to prevent a breach of the continuous disclosure obligations.

In the event that an inadvertent disclosure of market sensitive information is made, immediately notify the Head of Listed Investor Relations, Head of Compliance and General Counsel/Company Secretary for the entity and then report the incident in the incident management register in ReadNow. Disclosure of the market sensitive information must be made available to the ASX and on Dexus's website, ensuring investors have equal access to the information.

6. Considering whether information must be disclosed

The boards of DXFM or DXAM, acting together with its Authorised Delegates, Compliance, Legal and Head of Listed Investor Relations and/or relevant external advisors (where necessary), will consider whether, and in what form, particular information needs to be disclosed, taking into account the requirements of the Corporations Act, the ASX listing rules and market expectations.

7. Communication methods

DXS, DXI and DXC aim to ensure that their stakeholders, including investors, are kept well-informed of all major developments and business events that are likely to materially affect their operations, financial standing or the market price of their securities. Information is communicated to stakeholders in several ways and is disseminated by being released to the Australian Securities Exchange (ASX). This includes:

- **ASX announcements**
- **Annual and Half Year financial reports**
- **Annual reporting suite of documents**
- **Chair and CEO address to the Annual General Meeting (for DXS and DXI)**
- **Quarterly portfolio updates (for DXS)**
- **Presentations at conferences and investor roadshows**

Announcements are issued to the ASX for market-sensitive and key information and, once confirmation is received from the ASX, the announcement is uploaded onto the Dexus website and distributed by email to registered investors, sell-side broker analysts and media contacts. Media releases are issued for information that is not price sensitive and/or relates to activities in the unlisted Funds Management business. Investors can register to receive these announcements by subscribing to alerts at www.dexus.com/subscribe

The Annual and Half Year results briefings in addition to the AGM are webcast, enabling all stakeholders including investors to have access to the information covered and are available at www.dexus.com/investor-centre

Dexus maintains a comprehensive website containing corporate, detailed property portfolio and leasing information together with current and historical announcements, results reporting and ESG performance, Dexus research publications and an investor portal with distribution and tax information.

Dexus has a company presence on LinkedIn which enables it to 'push' announcements and the latest corporate news to its large network of followers for DXS, DXI and DXC.

Investor/sell-side broker analyst meetings

Dexus proactively schedules regular meetings with existing and potential domestic and international institutional investors and sell-side broker analysts. Dexus adopts a policy that ensures a record of the meeting is maintained on its internal relationship management system.

Only those employees who are qualified can speak with current or potential investors, with training facilitated to ensure ongoing compliance with Dexus's Continuous Disclosure Policy.

Dexus also participates in international investor roadshows and conferences (in-person and virtually) which enhances access to potential investors and assists with deepening existing relationships with long-term investors.

Property tours

Dexus hosts property tours on an ad-hoc basis for investors and sell-side broker analysts. Property tours provide an insight into the challenges, opportunities and achievements of leveraging Dexus's capabilities in leasing, developing and managing properties.

Blackout periods

To ensure continued compliance with Dexus's Continuous Disclosure Policy, voluntary blackout periods exist preventing the Investor Relations team and management from engaging with institutional investors and sell-side broker analysts. The blackout period enables management to concentrate on the preparation of results materials and commences in the lead up to the announcement of the annual and half year results.

8. Enquiries

Investor enquiries relating to a security holding or change of address can be made to the Security registry via the Infoline: 1800 819 675 or dexus@linkmarketservices.com.au. Queries relating to DXS, DXI or DXC can also be made to the Dexus Investor Relations team: 612 9017 1330 or via email to ir@dexus.com. Enquiries received from investors are addressed in a timely manner in accordance with Dexus's policies on the handling of enquiries and complaints.

Document Control Log

Version	Document Owner	Author	Approving Authority	Approved Date
6	IR & Comms	David Yates	GMC	30 November 2020
7	IR & Comms	Rowena Causley	Chief Financial Officer	30 October 2022
8	Listed Investor Relations	Rowena Causley	Chief Financial Officer	29 March 2024