

Distribution components for non-residents and intermediaries for December 2024
For the income year ended 30 June 2025

The notice is issued for the purposes of Subdivisions 12-H and 12A-A of the Taxation Administration Act 1953 in relation to payments made by Managed Investment Trusts and Attribution Managed Investment Trusts to unit holders and intermediaries.

Under sections 12-395 and 12A-15 in Schedule 1 to the Taxation Administration Act 1953, Managed Investment Trusts and Attribution Managed Investment Trusts are required to provide unit holders with a notice which sets out the components of the distribution in accordance with the legislation, or to make those details available on a website. Subdivision 12-H and 12A-A require any discount capital gains from taxable Australian property that form part of a distribution to be grossed up in calculating the fund payment amount. Consequently, significant discount capital gains can in some cases result in the fund payment amount exceeding the actual cash distribution paid.

Australian resident unit holders should not rely on this notice for the purpose of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statements which will be provided to investors after 30 June each year.

For the purpose of the information required by the legislation, we provide the following details in respect of the trust distributions listed below.

Managed Investment Trust/Attribution Management Investment Trust	Total cash distribution (CPU)	Fund Payment	Fund Payment Clean Building MIT	Fund Payment Non-Concessional MIT	Fund Payment excluded Non-Concessional MIT	Australian Interest	Unfranked Dividends
Dexus Australian Property Fund - Unit Class M - Unit Class M	1.040	42.49%	0.00%	0.00%	0.00%	1.17%	0.00%
Dexus Core Infrastructure Fund - Off-Platform Class H	1.002	7.75%	0.00%	6.96%	0.00%	1.13%	0.72%
Dexus Core Infrastructure Fund - On-Platform Class A	1.107	7.64%	0.00%	6.85%	0.00%	1.15%	0.80%
Dexus Core Infrastructure Fund - Wholesale Class O	1.129	7.51%	0.00%	6.74%	0.00%	1.16%	0.89%
Dexus Core Property Fund - Off-Platform Class H	0.723	0.77%	0.00%	0.09%	0.07%	2.17%	0.00%
Dexus Core Property Fund - On-Platform Class A	0.883	0.77%	0.00%	0.09%	0.07%	2.17%	0.00%
Dexus Core Property Fund - Wholesale Class O	0.645	0.77%	0.00%	0.09%	0.07%	2.22%	0.00%
Dexus Wholesale Australian Property Fund - Unit Class M - Unit Class M	1.540	27.23%	0.00%	0.00%	0.00%	0.55%	0.00%