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13 February 2024

Dexus Property for Income Fund No.2 ARSN 113 296 110 - Fund Payment Notice

Following are the components for the Dexus Property for Income Fund No.2's distribution for the month ended 31 January 2024.

Ex-date:	31 January 2024
Record date:	31 January 2024
Payment date:	13 February 2024
Total distribution rate:	0.4604 cents per unit

	Cents per unit
Fund payment – clean building MIT	0.0000
Fund payment – excluded from NCM	0.0016
Fund payment – NCM	0.0019
Fund payment - other	0.2302
Total fund payment	0.2337
Australian source interest income – not exempt from withholding tax	0.0174
Dividend income unfranked – not exempt from withholding tax	0.0014
Total amounts subject to withholding	0.2525
Amounts not subject to withholding taxes	0.2079
Cash Distribution	0.4604

This distribution includes a "Fund Payment" amount of 0.2337 cents per unit in respect of the month 31 January 2024, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*.

Dexus Property for Income Fund No.2 declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the income year ending 30 June 2024.

These components are provided solely for the purpose of the withholding MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 to the *Taxation Administration Act 1953* and the non-resident interest withholding tax under Subdivision 12-F of Schedule 1 to the *Taxation Administration Act 1953* and should not be used for any other purpose.

Australian resident unit holders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be sent to security holders in August 2024.