

# Appendix 3Y

## Change of Director's Interest Notice

*Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.*

Introduced 30/09/01 Amended 01/01/11

|                       |                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Name of entity</b> | <b>Dexus comprising the stapled securities of<br/>Dexus Property Trust (DPT)<br/>Dexus Operations Trust (DXO)</b> |
| <b>ABN</b>            | <b>24 595 854 202 (DPT)<br/>69 645 176 383 (DXO)</b>                                                              |

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

|                            |                  |
|----------------------------|------------------|
| <b>Name of Director</b>    | Ross Du Vernet   |
| <b>Date of last notice</b> | 28 November 2025 |

### Part 1 - Change of director's relevant interests in securities

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

|                                                                                                                                                          |                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Direct or indirect interest</b>                                                                                                                       | Indirect                                                                                                                                                                                 |
| <b>Nature of indirect interest<br/>(including registered holder)</b><br>Note: Provide details of the circumstances giving rise to the relevant interest. | Lapsing of Performance Rights granted under the FY23 and FY24 Long Term Incentive (LTI) Plans.<br><br><ROSS DU VERNET PERSONAL A/C><br><br>DU VERNET HOLDINGS PTY LTD<br><DV FAMILY A/C> |
| <b>Date of change</b>                                                                                                                                    | 29 July 2026                                                                                                                                                                             |

+ See chapter 19 for defined terms.

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|                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <b>No. of securities held prior to change</b>                                                                            | <p>Performance Rights granted under the FY26 and previous LTI Rights Plans giving the right to 1,073,272 securities.</p> <p>ROSS GREY DU VERNET<br/>&lt;ROSS DU VERNET PERSONAL A/C&gt; - 16,285</p> <p>DU VERNET HOLDINGS PTY LTD<br/>&lt;DV FAMILY A/C&gt; - 360,927</p> <p><b>Total: 377,212 securities</b></p>                                                                                                                                                                                        |
| <b>Class</b>                                                                                                             | Ordinary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Number acquired</b>                                                                                                   | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Number disposed</b>                                                                                                   | 103,145 Performance Rights granted under the FY23 and FY24 Long Term Incentive (LTI) Plan                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Value/Consideration</b><br><small>Note: If consideration is non-cash, provide details and estimated valuation</small> | <p>No cash consideration.</p> <p><b>FY23 LTI Tranche 2 - Rights Cancelled (52,522)</b></p> <p>\$480,051 cash equivalent using the volume weighted average price of DXS Securities ten trading days either side of 1 July 2022 of \$9.14, being the grant price.</p> <p><b>FY24 LTI Tranche 1 - Rights Cancelled (50,623)</b></p> <p>\$400,934 cash equivalent using the volume weighted average price of DXS Securities ten trading days either side of 1 July 2023 of \$7.92, being the grant price.</p> |
| <b>No. of securities held after change</b>                                                                               | <p>Performance Rights granted under the FY26 and previous LTI Rights Plans giving the right to 970,127 securities.</p> <p>ROSS GREY DU VERNET<br/>&lt;ROSS DU VERNET PERSONAL A/C&gt; - 16,285</p> <p>DU VERNET HOLDINGS PTY LTD<br/>&lt;DV FAMILY A/C&gt; - 360,927</p> <p><b>Total: 377,212 securities</b></p>                                                                                                                                                                                          |

+ See chapter 19 for defined terms.

|                                                                                                                                                                                    |                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>Nature of change</b><br>Example: on-market trade, off-market trade, exercise of options,<br>issue of securities under dividend reinvestment plan, participation<br>in buy- back | Lapsing of Performance Rights granted<br>under the FY23 and FY24 Long Term<br>Incentive (LTI) Plans. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|

## Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

|                                                                                                                                                                                             |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>Detail of contract</b>                                                                                                                                                                   | N/A |
| <b>Nature of interest</b>                                                                                                                                                                   | N/A |
| <b>Name of registered holder (if issued securities)</b>                                                                                                                                     | N/A |
| <b>Date of change</b>                                                                                                                                                                       | N/A |
| <b>No. and class of securities to which interest related prior to change</b><br><small>Note: Details are only required for a contract in relation to which the interest has changed</small> | N/A |
| <b>Interest acquired</b>                                                                                                                                                                    | N/A |
| <b>Interest disposed</b>                                                                                                                                                                    | N/A |
| <b>Value/Consideration</b><br><small>Note: If consideration is non-cash, provide details and an estimated valuation</small>                                                                 | N/A |
| <b>Interest after change</b>                                                                                                                                                                | N/A |

## Part 3 – <sup>+</sup>Closed period

|                                                                                                                                                               |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>Were the interests in the securities or contracts detailed above traded during a <sup>+</sup>closed period where prior written clearance was required?</b> | N/A |
| <b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b>                                                          | N/A |
| <b>If prior written clearance was provided, on what date was this provided?</b>                                                                               | N/A |

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<sup>+</sup> See chapter 19 for defined terms.