Dexus (ASX: DXS) Appendix 4E

Results for announcement to the market

Dexus

ARSN 648 526 470

Financial reporting for the year ended 30 June 2026

Dexus Property Trust[1]			
	2026	**2025**	**%**
	$m	**$m**	**Change**
Revenue from ordinary activities	710.0	951.2	(25.4)%
Statutory net profit/(loss) attributable to security holders after tax	482.2	136.1	254.3 %
Funds from operations (FFO)[2]	669.3	677.2	(1.2)%
Underlying FFO[3]	626.8	673.3	(6.9)%
Adjusted funds from operations (AFFO)[4]	483.9	483.9	0.0%
Distribution to security holders[5]	397.4	398.0	(0.2)%
	CPS	**CPS**	
FFO per security[2]	62.3	63.0	(1.1)%
AFFO per security[4]	45.0	45.0	– %
Distribution per security for the period ending[5]			
31 December	19.3	19.0	1.6 %
30 June	17.7	18.0	(1.7)%
Total distributions	37.0	37.0	– %
Payout ratio (distribution per security as a % of AFFO)	82.1 %	82.2 %	(0.1) ppt
Basic earnings per security	45.08	12.68	n/m
Diluted earnings per security	43.34	12.68	n/m
Franked distribution amount per security	–	–	– %
Record date	30 Jun 2026	30 Jun 2025	
Payment date	28 Aug 2026	29 Aug 2025	
	2026	**2025**	**%**
	$m	**$m**	
Total assets	15,218.5	15,388.6	(1.1)%
Total borrowings	4,574.0	4,720.1	(3.1)%
Security holders equity	9,969.4	9,913.1	0.6 %
Market capitalisation	5,792.0	7,152.5	(19.0)%
	$ per security	**$ per security**	
Net tangible assets	8.92	8.81	1.2 %
Securities price	5.40	6.65	(18.8)%
Securities on issue	1,072,589,964	1,075,565,246	

Details of joint ventures and associates

	Ownership interest			
	2026	2025	2026	2025
Name of entity	%	%	$m	$m
Dexus Australian Logistics Trusts (DALT)	**51.0**	51.0	**1,636.8**	1,555.8
Dexus Office Trust Australia (DOTA)	**50.0**	50.0	**1,243.2**	1,607.3
Dexus 80C Trust	**75.0**	75.0	**1,008.2**	947.7
Dexus Martin Place Trust	**50.0**	50.0	**881.2**	850.3
Jandakot City Holdings Trust (JCH)	**33.4**	33.4	**405.6**	379.9
Bent Street Trust	**33.3**	33.3	**371.2**	344.7
Dexus Wholesale Australian Property Fund (DWAPF)	**34.2**	30.3	**335.5**	326.0
Dexus 480 Q Holding Trust	**50.0**	50.0	**328.5**	324.5
Dexus Wholesale Shopping Centre Fund (DWSF)	**15.7**	6.1	**319.8**	128.2
Dexus Industrial Trust Australia (DITA)	**50.0**	50.0	**308.2**	299.6
AAIG Holding Trust	**49.4**	49.4	**300.8**	303.6
Dexus Eagle Street Pier Trust	**50.0**	50.0	**183.1**	150.5
Dexus Industria REIT (DXI)	**17.8**	17.5	**192.5**	187.6
Dexus Kings Square Trust	**50.0**	50.0	**181.1**	213.1
Dexus Healthcare Property Fund (DHPF)	**17.1**	16.1	**179.7**	201.3
Other			**897.3**	834.5
Total investments accounted for using the equity method			**8,772.7**	8,654.6

Distribution Reinvestment Plan (DRP)

The DRP remains inactive. As a consequence, the DRP will not operate for this distribution payment.

1 For the purposes of statutory reporting, the stapled entity, known as DXS, must be accounted for as a consolidated group. Accordingly, one of the stapled entities must be the "deemed acquirer" of all other entities in the group. Dexus Property Trust has been chosen as the deemed acquirer of the balance of the DXS stapled entities, comprising Dexus Operations Trust and its consolidated entities.
2 FFO is in line with Property Council of Australia definition and comprises net profit/loss after tax attributable to stapled security holders, calculated in accordance with Australian Accounting Standards and adjusted for: property revaluations, impairments and reversal of impairments, derivative and foreign exchange mark-to-market impacts, fair value movements on investments accounted for at fair value, fair value movements of interest bearing liabilities, amortisation of tenant incentives, gain/loss on sale of certain assets, straight line rent adjustments, non-FFO tax expenses, certain transaction costs, one-off significant items, amortisation of intangible assets, movements in right-of-use assets and lease liabilities, rental guarantees and coupon income.
3 Underlying FFO excludes trading profits (net of tax).
4 The Directors consider the Property Council of Australia's (PCA) definition of AFFO to be a measure that reflects the underlying performance of the Group. AFFO in accordance with guidelines provided by the Property Council of Australia (PCA): comprises FFO (refer to Note 2 above) less maintenance capital expenditure and lease incentives.
5 Reflects distribution policy to payout 80-100% of AFFO.

Authorised by the Board of Dexus Funds Management Limited.

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About Dexus

Dexus (ASX: DXS) is a leading Australasian fully integrated real asset group, managing a high-quality Australasian real estate and infrastructure portfolio valued at $51.4 billion. The Dexus Platform includes the Dexus listed portfolio and the funds management business. The $15.3 billion listed portfolio includes direct and indirect ownership of office, industrial, retail, healthcare, infrastructure, alternatives and other investments. We manage a further $36.1 billion of investments in our funds management business which connects third party capital with exposure to quality sector specific and diversified real asset products. The funds within this business benefit from Dexus's Platform capabilities. The Platform's $12.8 billion real estate development pipeline provides the opportunity to grow both the listed and funds' portfolios and enhance future returns. We are deeply connected to our purpose; unlock potential, create tomorrow, reflecting our unique ability to create value for our people, customers, investors and communities over the long term. Sustainability is embedded into the way we do business, focusing on the three priority areas of Customer Prosperity, Climate Action and Enhancing Communities. Dexus is supported by more than 33,900 investors from 28 countries. With more than four decades of expertise in real asset investment, funds management, asset management and development, we have a proven track record in capital and risk management and delivering returns for investors.

www.dexus.com

Dexus Funds Management Ltd ABN 24 060 920 783, AFSL 238163, as Responsible Entity for Dexus (ASX: DXS)
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