

11 July 2023

Dear Investor,

Australian Property Fund Legal Name Change

We are pleased to share with you that effective 7 July 2023, the legal name for Australian Property Fund has been changed to the Dexus Australian Property Fund.

This change is part of Dexus's acquisition of AMP Capital's real estate and domestic infrastructure business and an important step as the Fund transitions to the Dexus platform.

Effective today, all future correspondence will be on the new branding under Dexus Australian Property Fund. There is no change to the Fund's investment strategy, and the Fund continues to be managed by the same investment team.

Updated Product Disclosure Statement

We have updated the Fund's Product Disclosure Statement (PDS) for investors, which is available at <http://www.dexus.com/dapfinvest> to reflect the above changes.

Fund	ARSN	APIR Code	PDS Location
Dexus Australian Property Fund	096 853 619	NML0337AU	http://www.dexus.com/dapfinvest

In addition to changing the legal name change of the Fund, key changes to the Fund's PDS include:

- Incorporation of the PDS Update issued on 27 March 2023 that was issued in connection with the Dexus transaction, which included the acquisition of the Responsible Entity (AMPCFM) and the termination of AMP Capital Investors Limited as the investment manager of the Fund; and
- Incorporation of the Supplementary Product Disclosure Statement (SPDS) of the Fund's PDS that was issued on 12 May 2023.

What you need to do

This communication is for noting only. No further action is required from you.

About Dexus

We are one of Australia's leading real assets groups, actively managing a real estate and infrastructure portfolio valued at over \$60 billion (pro forma post final completion of the AMP



Capital acquisition). Experts across our platform including funds, asset management, property investment and development work seamlessly together to find more in - and make the most of - every opportunity. Through real assets, we amplify opportunities for the benefit of our investors and communities. Click [here](#) to read more about Dexus.

Further information

If you have any questions about this update, please contact our Client Services Team on 1800 658 404, between 8.30am and 5.30pm (Sydney time) Monday to Friday or via email at clientservices@dexus.com.

Yours sincerely

Christopher Davitt
Fund Manager
Dexus Australian Property Fund

Dexus Funds Management Limited as responsible entity of Dexus Property Trust and Dexus Operations Trust (**Dexus**) recently acquired the responsible entity AMP Capital Funds Management Limited (**Responsible Entity**) of Dexus Australian Property Fund (ARSN 096 853 619) (**Fund**). Following the acquisition, Dexus intends to change the legal name of the Responsible Entity to Dexus Capital Funds Management Limited. Dexus has registered each name as a business name with the Australian Securities and Investments Commission. Subject to regulatory filings and approvals, the change of name is expected to be completed in 2023.

Dexus Falcon Pty Limited is licensed to use the AMP Capital trade marks by AMP Limited. AMP Limited announced the sale of AMP Capital's real estate and domestic infrastructure equity business to Dexus Funds Management Ltd on 27 April 2022. Dexus Falcon Pty Limited and its products and services are not affiliated with, guaranteed by or endorsed by AMP Limited.