

**Dexus Property for Income Fund No.2
(Formerly APN Property for Income Fund
No.2)
Annual Report
30 June 2023**

Contents

Operating and Financial Review	2
Directors' Report	4
Auditor's Independence Declaration	7
Statement of Comprehensive Income	8
Statement of Financial Position	9
Statement of Changes in Equity	10
Statement of Cash Flows	11
Notes to the Financial Statements	12
Fund performance	15
Note 1 Operating segment	15
Note 2 Distributions paid and payable	15
Capital and financial risk management and working capital	16
Note 3 Capital and financial risk management	16
Note 4 Commitments and contingencies	20
Note 5 Contributed equity	20
Note 6 Working capital	21
Other disclosures	22
Note 7 Audit, taxation and transaction service fees	22
Note 8 Cash flow information	22
Note 9 Related parties	23
Note 10 Other matters	24
Note 11 Subsequent events	24
Directors' Declaration	25
Independent Auditor's Report	26

Dexus Property for Income Fund No.2 (the Fund) is a registered managed investment scheme domiciled in Australia that invests in a portfolio of listed Australian Real Estate Investment Trusts (AREITs). Dexus Asset Management Limited (DXAM) is the Responsible Entity and Manager of the Fund. DXAM oversees the management and strategic direction of the Fund in its role as Responsible Entity.

The registered office of the Responsible Entity of the Fund is Level 30, Quay Quarter Tower, 50 Bridge Street, Sydney, NSW 2000 and its principal place of business is Level 5, 80 Collins Street (South Tower), Melbourne, VIC 3000.

Operating and Financial Review



Strategy

The principal activity of the Fund is to invest in a diversified portfolio of Australian Real Estate Investment Trusts (AREITs). The Fund may also invest in cash and fixed interest investments, Unlisted Property Trusts (UPTs) and debt securities. The investment return objective is to provide investors with a consistent, relatively high level of income combined with some capital growth.

Review of operations

The results of the Fund's operations are disclosed in the Statement of Comprehensive Income. A summary of results for the 12 months to 30 June 2023 is as follows:

Key financial performance metrics:	2023	2022	Change
Net profit/(loss) after tax (\$'000)	946	(2,471)	3,417
Distribution per unit (cents)	5.5248	5.5248	-
Distributions paid/payable (\$'000)	1,066	1,199	(133)
Total assets (\$'000)	17,503	19,621	(2,118)
Average NAV (\$'000)	19,038	25,154	(6,116)

Investment objectives

	2023	2022
Fund distribution yield [^]	5.82%	5.77%
Fund yield hurdle (S&P/ASX200 AREIT Index Dividend Yield x 110%)*	5.09%	4.78%

[^] Current running yield is calculated daily by dividing the annualised distribution rate by the latest month end (ex distribution) unit price. Distributions may include a capital gains component.

* Bloomberg best estimate for DPS for the next 12 months. Fund objective is to provide a minimum 110% of the S&P/ASX200 AREIT Index dividend yield.

Investment performance

	6 months	1 year	3 years	5 years
Fund performance (after fees and costs)	0.15%	4.86%	5.74%	1.08%
AREIT200 Index Return	3.94%	8.10%	8.12%	3.48%

Financial result

The Fund's total comprehensive income was \$0.95 million for the year ended 30 June 2023 (2022: total comprehensive loss of \$2.47 million), up \$3.42 million, primarily driven by \$3.49 million valuation gains on financial assets held at fair value through profit or loss.

The Fund continued to manage its assets in accordance with its governing documents and Constitution.

Operating and Financial Review (continued)

FY23 Market Summary

The performance of the S&P/ASX 200 AREIT Index (AREIT Index) improved considerably over FY23 returning 8.1% over the financial year (vs. -12.3% for FY22). This much improved outcome highlighted the over-reaction that occurred throughout the first nine months of 2022, which saw interest rate sensitive sectors such as AREITs sold off aggressively as investors wrestled with the implications of high inflation and rapidly rising interest rates. While AREITs underperformed the broader S&P/ASX 200 Index (equities index) by 6.7%, the margin of performance divergence steadily reduced as the year unfolded and the implications of higher interest rates were digested by the market.

While elevated inflation and rising rates were a significant headwind for the AREIT sector over the year, it is worth noting that since its September 2022 low, the AREIT sector has recovered some ground, returning a very solid 15.9% over the nine months to 30 June 2023. This rebound was notable as AREITs outperformed the broader equities index by 1.6%, through a period when the RBA increased the cash rate by a total of 1.75%. Interest rate sensitivity clearly broke down as the magnitude of the initial over-reaction was absorbed by markets.

At a sector level, Industrial AREITs provided the strongest returns (+14.4%) over the financial year. Strong rental growth was maintained for another year due to the extremely low vacancy rates across major Australian industrial markets coupled with demand for new space continuing to outstrip supply. Diversified AREITs (+11.0%) also performed well, led by those with exposures to industrial and residential real estate. Retail AREITs returned 4.9% over the year. After being a standout performer in the first half, the pressures of successive RBA cash rate increases, and moderating consumer sentiment weighted on retail AREIT returns in the second half of the year. Unsurprisingly the office sector (-7.9%) was the worst performer over the year, as the long-term implications of work from home and elevated vacancy rates across most markets continued to weigh on the sector.

At the stock level residential names, such as Mirvac (+19.9%) and Stockland (+19.4%) were the top performers over the year. While the residential sector faces interest rate headwinds, supply shortages and immigration provide a strong platform for future housing demand. Service station landlord Waypoint (+18.9%) was another performance leader, its high-income security, predictable rental growth and strong balance sheet proving attractive to investors in volatile times. Office landlords, Cromwell (-22.4%) and Growthpoint (-12.0%) along with neighbourhood retail REIT, Region Group (-12.3%), were the performance laggards over the year.

Fund Overview

Over FY23, the Property for Income Fund No 2 returned 4.9%, which was 3.2% behind the AREIT Index. Pleasingly for investors the Fund's performance has recovered markedly from FY22 (-11.7%) which was impacted significantly by inflation, higher interest rates and the Ukraine War.

FY24 Outlook

Higher interest rates for longer remain a risk to the sector in FY24, with higher debt costs a drag on AREIT earnings growth. Higher inflation can also have a positive impact on rental growth for landlords who have CPI linked rental increases in their leases. This will underpin higher than normal rental growth that will offset higher debt costs. Another factor will be capitalisation rates which are expected to soften (increase) further over the next 12-18 months, which is a risk to asset capital values. However, with the majority of AREITs still trading at significant discounts, future declines in asset values appear to be more than priced into the market.

As an income focused manager our preference remains AREITs with resilient income streams and solid balance sheets with a bias toward lower gearing and higher interest rate hedging. Industrial remains our preferred real estate asset class, given its favourable structural dynamics, with a number of alternative sectors (child/healthcare, self-storage and service stations) also offering attractive investment attributes at currently discounted prices.

Directors' Report

The Directors of Dexu Asset Management Limited (DXAM) as the Responsible Entity of Dexu Property for Income Fund No.2 (formerly APN Property for Income Fund No.2) present their Directors' Report together with the Financial Statements for the year ended 30 June 2023.

On 31 October 2022, the Responsible Entity approved the change of name for the Fund from APN Property for Income Fund No.2 to Dexu Property for Income Fund No.2.

Directors

The following persons were Directors of DXAM at all times during the year and to the date of this Directors' Report, unless otherwise stated:

Directors	Appointed
Howard Brenchley, BEc ¹	16 March 1998
Danielle Carter, BA/BCom, GradDipAppFin, CA, GAICD	17 October 2022
Deborah Coakley, BBus, GAICD	19 August 2021
Jennifer Horrigan, BBus, GradDipMgt, GradDipAppFin, MAICD	30 April 2012
Michael Johnstone, BTRP, LS, AMP (Harvard) ¹	25 November 2009
Emily Smith, BCom, GAICD	19 April 2022
Jonathan Sweeney, BCom, LLB, CFA, GAICD	17 October 2022
Brett D Cameron, LLB/BA, GAICD, FGIA – Alternate Director for Deborah Coakley	1 March 2022

¹ Resigned, effective 17 October 2022.

Operating and financial review

Information on the operations and financial position of the Fund and its business strategies and prospects is set out in the operating and financial review on pages 2 to 3 of this Annual Report and forms part of this Directors' Report.

Principal activities

The Fund is a registered managed investment scheme domiciled in Australia. The principal activity of the Fund is to invest in a diversified portfolio of AREITs. There has been no significant change in the activities of the Fund during the year. The Fund did not have any employees during the year.

Total value of Fund assets

The total value of the assets of the Fund as at 30 June 2023 was \$17,503,000 (2022: \$19,621,000). Details of the basis of this valuation are outlined in the Notes to the Financial Statements and form part of this Directors' Report.

Likely developments and expected results of operations

In the opinion of the Directors, disclosure of any further information regarding business strategies and future developments or results of the Fund, other than the information already outlined in this Directors' Report or the Financial Statements accompanying this Directors' Report would be unreasonably prejudicial to the Fund.

Significant changes in the state of affairs

During the financial year, the Fund had no significant changes in its state of affairs:

Matters subsequent to the end of the financial year

Since the end of the year, the Directors are not aware of any matter or circumstance not otherwise dealt with in their Directors' Report or the Financial Statements that has significantly or may significantly affect the operation of the Fund, the results of those operations, or state of the Fund's affairs in future financial periods.

Distributions

Distributions paid or payable by the Fund for the year ended 30 June 2023 were 5.5248 cents per unit which amounted to \$1,066,000 (2022: 5.5248 cents per unit, \$1,199,000) as outlined in note 2 of the Notes to the Financial Statements.

Interests in the Fund

The movement in units on issue in the Fund during the year and the number of units on issue as at 30 June 2023 are detailed in note 5 of the Notes to the Financial Statements and form part of this Directors' Report.

The number of units in the Fund held by DXAM or its related entities as at the end of the financial year is nil (2022: nil).

The Fund did not have any options on issue as at 30 June 2023 (2022: nil).

Environmental regulation

The Responsible Entity, DXAM is part of the Dexus listed group (Dexus). The Dexus Risk Committee oversees the policies, procedures and systems that have been implemented to ensure the adequacy of its environmental risk management practices. It is the opinion of this Committee that adequate systems are in place for the management of its environmental responsibilities and compliance with its various licence requirements and regulations. Further, the Committee is not aware of any material breaches of these requirements.

Dexus is subject to the reporting requirements of the National Greenhouse and Energy Reporting Act 2007 (NGER Act). The NGER Act requires Dexus to report its annual greenhouse gas emissions and energy use.

Dexus has implemented systems and processes for the collection and calculation of the data required. Dexus submitted its 2022 report to the Greenhouse and Energy Data Officer on 27 October 2022 and will submit its 2023 report by 31 October 2023. During the 12 month period ending 30 June 2023, Dexus complied with all the relevant requirements as set out by the NGER Act.

Information regarding Dexus' sustainability approach is available at: www.dexus.com/sustainability

Indemnification and insurance

The insurance premium for a policy of insurance indemnifying Directors, Officers and others (as defined in the relevant policy of insurance) is paid by DXAM's parent entity, Dexus Holdings Pty Limited (DXH).

Subject to specified exclusions, the liabilities insured are for costs that may be incurred in defending civil or criminal proceedings that may be brought against Directors and Officers in their capacity as Directors and Officers of the Fund, and other payments arising from liabilities incurred by the Directors and Officers in connection with such proceedings.

PricewaterhouseCoopers (PwC or the Auditor), is indemnified out of the assets of the Fund pursuant to the Dexus Specific Terms of Business agreed for all engagements with PwC, to the extent that the Fund inappropriately uses or discloses a report prepared by PwC. The Auditor is not indemnified for the provision of services where such an indemnification is prohibited by the *Corporations Act 2001*.



Audit

Auditor

PricewaterhouseCoopers continues in the office in accordance with section 327 of the *Corporations Act 2001*.

Non-audit services

The Fund may decide to employ the Auditor on assignments, in addition to its statutory audit duties, where the Auditor's expertise and experience with the Fund are important.

Details of the amounts paid or payable to the Auditor for audit and non-audit services provided during the year are set out in note 7 of the Notes to the Financial Statements.

The Audit, Risk and Compliance Committee is satisfied that the provision of non-audit services provided during the year by the Auditor (or by another person or firm on the Auditor's behalf) is compatible with the standard of independence for auditors imposed by the *Corporations Act 2001*.

The reasons for the Directors being satisfied are:

- All non-audit services have been reviewed by the Audit, Risk and Compliance Committee to ensure that they do not impact the impartiality and objectivity of the Auditor
- None of the services undermine the general principles relating to auditor independence as set out in APES 110 *Code of Ethics for Professional Accountants*

The above Directors' statements are in accordance with the advice received from the Audit, Risk and Compliance Committee.

Auditor's Independence Declaration

A copy of the Auditor's Independence Declaration as required under section 307C of the *Corporations Act 2001* is set out on page 7 and forms part of this Directors' Report.

Rounding of amounts and currency

As the Fund is an entity of the kind referred to in *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, the Directors have chosen to round amounts in this Directors' Report and the accompanying Financial Report to the nearest thousand dollars, unless otherwise indicated. All figures in this Directors' Report and the Financial Statements, except where otherwise stated, are expressed in Australian dollars.

Directors' authorisation

The Directors' Report is made in accordance with a resolution of the Directors. The Financial Statements were authorised for issue by the Directors on 14 September 2023.

Jennifer Horrigan
Chair
14 September 2023



Auditor's Independence Declaration

As lead auditor for the audit of Dexus Property for Income Fund No.2 (Formerly APN Property for Income Fund No.2) for the year ended 30 June 2023, I declare that to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.

A handwritten signature in black ink that reads 'Samantha Johnson' in a cursive script.

Samantha Johnson
Partner
PricewaterhouseCoopers

Sydney
14 September 2023

Statement of Comprehensive Income

For the year ended 30 June 2023



	2023 \$'000	2022 \$'000
Revenue from ordinary activities		
Distribution income	1,000	1,157
Interest revenue	8	-
Total revenue from ordinary activities	1,008	1,157
Other income		
Net fair value gain on financial assets at fair value through profit or loss	168	-
Total other income	168	-
Total income	1,176	1,157
Expenses		
Management fee expense	(107)	(152)
Net fair value loss on financial assets at fair value through profit or loss	-	(3,324)
Other expenses	(123)	(152)
Total expenses	(230)	(3,628)
Profit/(loss) for the year	946	(2,471)
Other comprehensive	-	-
Total comprehensive income/(loss) for the year	946	(2,471)

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Statement of Financial Position

As at 30 June 2023



	Note	2023 \$'000	2022 \$'000
Current assets			
Cash and cash equivalents		185	214
Distribution receivable		309	345
Receivables	6(b)	49	38
Financial assets at fair value through profit or loss		16,960	19,024
Total assets		17,503	19,621
Current liabilities			
Payables	6(c)	95	74
Provisions	6(d)	84	94
Total liabilities		179	168
Net assets		17,324	19,453
Equity			
Contributed equity	5	452,887	454,896
Retained losses		(435,563)	(435,443)
Total equity		17,324	19,453

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Statement of Changes in Equity

For the year ended 30 June 2023



	Note	Contributed Equity \$'000	Retained losses \$'000	Total \$'000
Balance as at 1 July 2021		458,882	(431,773)	27,109
Loss for the year		-	(2,471)	(2,471)
Other comprehensive income		-	-	-
Total comprehensive income for the year		-	(2,471)	(2,471)
Transactions with owners in their capacity as unitholders:				
Issue of contributed equity net of transaction costs	5	452	-	452
Unit redemptions including transaction costs	5	(4,537)	-	(4,537)
Units issued under distribution reinvestment plan (DRP)	5	99	-	99
Distributions paid or payable	2	-	(1,199)	(1,199)
Total transactions with owners in their capacity as unitholders		(3,986)	(1,199)	(5,185)
Balance as at 30 June 2022		454,896	(435,443)	19,453
Balance as at 1 July 2022		454,896	(435,443)	19,453
Profit for the year		-	946	946
Other comprehensive income		-	-	-
Total comprehensive income for the period		-	946	946
Transactions with owners in their capacity as unitholders:				
Issue of contributed equity net of transaction costs	5	88	-	88
Unit redemptions including transaction costs	5	(2,193)	-	(2,193)
Units issued under distribution reinvestment plan (DRP)	5	96	-	96
Distributions paid or payable	2	-	(1,066)	(1,066)
Total transactions with owners in their capacity as unitholders		(2,009)	(1,066)	(3,075)
Closing balance as at 30 June 2023		452,887	(435,563)	17,324

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows

For the year ended 30 June 2023



	Note	2023 \$'000	2022 \$'000
Cash flows from operating activities			
Receipts in the course of operations (inclusive of GST)		1,037	1,263
Payments in the course of operations (inclusive of GST)		(227)	(294)
Interest received		7	-
Net cash inflow from operating activities	8	817	969
Cash flows from investing activities			
Payments for financial assets at fair value through profit or loss		(2,379)	(3,799)
Proceeds from sale of financial assets at fair value through profit or loss		4,619	7,838
Net cash inflow from investing activities		2,240	4,039
Cash flows from financing activities			
Proceeds from issue of contributed equity		88	452
Payments for redemption of units		(2,195)	(4,537)
Distributions paid to unitholders		(979)	(1,116)
Net cash outflow from financing activities		(3,086)	(5,201)
Net decrease in cash and cash equivalents		(29)	(193)
Cash and cash equivalents at the beginning of the year		214	407
Cash and cash equivalents at the end of the year		185	214

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

Notes to the Financial Statements

In this section

This section sets out the basis upon which the Fund's Financial Statements are prepared.

Basis of preparation

These Financial Statements are general purpose financial statements which have been prepared in accordance with the requirements of the Fund's Constitution, the *Corporations Act 2001*, Australian Accounting Standards issued by the Australian Accounting Standards Board and the International Financial Reporting Standards adopted by the International Accounting Standard Board.

Unless otherwise stated the Financial Statements have been prepared using consistent accounting policies in line with those of the previous financial year and corresponding interim reporting period. Where required, comparative information has been restated for consistency with the current year's presentation.

The Financial Statements are presented in Australian dollars, with all values rounded to the nearest thousand dollars in accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, unless otherwise stated.

The Fund is a for-profit entity.

Going concern

The Directors of the Responsible Entity of the Fund remain of the opinion that the Fund can continue as a going concern considering its underlying investments are fully liquid, diversified and will be able to meet redemption requests as per the Fund's Product Disclosure Statement ("PDS").

The Financial Statements have therefore been prepared on a going concern basis using historical cost conventions, except for investments in listed equities which are stated at their fair value.

Critical accounting estimates

The preparation of the Financial Statements requires the use of certain critical accounting estimates and management to exercise its judgement in the process of applying the Fund's accounting policies.

In the process of applying the Fund's accounting policies, management has considered the current economic environment including the impacts of inflation and rising interest rates.

There are no key assumptions concerning the future or areas of estimation uncertainty at the end of the reporting period that have a significant risk of causing material adjustments to the Financial Statements.



Key accounting policies

Financial assets held at fair value through profit or loss

(a) Classification

The Fund's investments comprising listed equities and investment schemes are classified as at fair value through profit or loss as they are managed, and their performance evaluated, on a fair value basis.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Fund takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis.

(b) Recognition and derecognition

The Fund recognises financial assets on the date it becomes party to the contractual agreement (trade date) and recognises changes in fair value of the financial assets from this date.

Financial assets are derecognised when the right to receive cash flows from the investments has expired or the Fund has transferred substantially all risks and rewards of ownership.

(c) Measurement

Subsequent to initial recognition, all financial assets held at fair value through profit or loss are measured at fair value with changes in their fair value recognised in the Statement of Comprehensive Income.

Fair value of listed equities and investment schemes is based on their quoted closing prices on the relevant stock exchanges at the reporting date.

Distribution and interest income

Income is measured at the fair value of the consideration received or receivable. Distribution income is recognised on a receivable basis at the quoted ex-distribution date.

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Fund and the amount of income can be measured reliably. Interest income is accrued on a pro-rata basis taking into account the effective yield on the financial asset.

Distributions to unitholders

In accordance with the Fund's Constitution, the Fund fully attributes its taxable income to unitholders by way of a cash distribution or distribution reinvestment into the Fund. Distributions are payable monthly.

Applications and redemptions

Applications received for units in the Fund are recorded net of any entry fees payable for the issue of units in the Fund. Redemptions from the Fund are recorded net of any exit fees payable.

The application and redemption prices are determined by reference to the Fund's net asset value adjusted for the estimated transaction costs, divided by the number of units on issue on the date of the application or redemption.

Notes to the Financial Statements (continued)

Key accounting policies (continued)

Expenses

All expenses, including management fees, are recognised in the Statement of Comprehensive Income on an accruals basis.

Income tax

The Fund is a “flow-through” entity for Australian income tax purposes and has elected into the Attribution Managed Investment Trusts rules on and from 1 July 2017, such that the determined trust components of the Fund will be taxable in the hands of the beneficiaries (the unitholders) on an attribution basis.

Accordingly, deferred taxes have not been recognised in the financial statements in relation to differences between the carrying amounts of assets and liabilities and their respective tax bases, including taxes on capital gains/losses which could arise in the event of a sale of investments for the amount at which they are stated in the Financial Statements.

Goods and services tax

Revenues, expenses and capital assets are recognised net of any amount of Australian Goods and Services Tax (GST), except where the amount of GST incurred is not recoverable. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of the expense. Cash flows are included in the Statement of Cash Flows on a gross basis. The GST component of cash flows arising from investing and financing activities that is recoverable from or payable to the Australian Taxation Office is classified as cash flows from operating activities.

Notes to the Financial Statements

The Notes include information which is required to understand the Financial Statements and is material and relevant to the operations, financial position and performance of the Fund.

The Notes to the Financial Statements are organised into the following sections:

Fund performance	Capital and financial risk management and working capital	Other disclosures
1. Operating segment	3. Capital and financial risk management	7. Audit, taxation and transaction service fees
2. Distributions paid and payable	4. Commitments and contingencies	8. Cash flow information
	5. Contributed equity	9. Related parties
	6. Working capital	10. Other matters
		11. Subsequent events

Fund performance

In this section

This section explains the results and performance of the Fund.

It provides additional information about those individual line items in the Financial Statements that the Directors of the Responsible Entity consider most relevant in the context of the operations of the Fund, including operating segment and distributions paid and payable.

Note 1 Operating segment

The Fund derives its income in the form of distributions from listed property securities and is deemed to have only one operating segment which is consistent with the reporting reviewed by the chief operating decision makers.

Note 2 Distributions paid and payable

Distributions are recognised when declared.

a) Distributions to unitholders

	2023 \$'000	2022 \$'000
31 July 2022 (paid 10 August 2022)	93	107
31 August 2022 (paid 12 September 2022)	92	106
30 September 2022 (paid 10 October 2022)	91	104
31 October 2022 (paid 10 November 2022)	91	102
30 November 2022 (paid 12 December 2022)	90	100
31 December 2022 (paid 10 January 2023)	90	99
31 January 2023 (paid 10 February 2023)	89	100
28 February 2023 (paid 10 March 2023)	88	98
31 March 2023 (paid 11 April 2023)	87	97
30 April 2023 (paid 9 May 2023)	86	97
31 May 2023 (paid 9 June 2023)	85	95
30 June 2023 (paid 10 July 2023)	84	94
Total distributions to unitholders	1,066	1,199

b) Distribution rate

	2023 Cents per unit	2022 Cents per unit
31 July 2022 (paid 10 August 2022)	0.4604	0.4604
31 August 2022 (paid 12 September 2022)	0.4604	0.4604
30 September 2022 (paid 10 October 2022)	0.4604	0.4604
31 October 2022 (paid 10 November 2022)	0.4604	0.4604
30 November 2022 (paid 12 December 2022)	0.4604	0.4604
31 December 2022 (paid 10 January 2023)	0.4604	0.4604
31 January 2023 (paid 10 February 2023)	0.4604	0.4604
28 February 2023 (paid 10 March 2023)	0.4604	0.4604
31 March 2023 (paid 11 April 2023)	0.4604	0.4604
30 April 2023 (paid 9 May 2023)	0.4604	0.4604
31 May 2023 (paid 9 June 2023)	0.4604	0.4604
30 June 2023 (paid 10 July 2023)	0.4604	0.4604
Total distribution rate	5.5248	5.5248

c) Non-cash financing activities

During the year distributions declared totalling \$96,000 (2022: \$99,000) were reinvested by unitholders for additional units in the Fund.

Capital and financial risk management and working capital



In this section

The Fund's overall risk management program focuses on reducing volatility from impacts of movements in financial markets and seeks to minimise potential adverse effects on the financial performance of the Fund.

Note 3 *Capital and financial risk management* outlines how the Fund manages its exposure to a variety of financial risks (interest rate risk, price risk, credit risk and liquidity risk).

The Directors of the Responsible Entity determines the appropriate capital structure of the Fund, how much is borrowed from financial institutions and capital markets (debt), and how much is raised from unitholders (equity) in order to finance the Fund's activities both now and in the future. This capital structure is detailed in the following notes:

- Assets and Liabilities: *Fair value measurement* in note 3 and *Commitments and contingencies* in note 4; and
- Equity: *Contributed equity* in note 5.

Note 3 Capital and financial risk management

The Responsible Entity is responsible for ensuring a prudent risk management culture is established for the Fund. This is reflected in the adoption of a Risk Management Framework that clearly defines risk appetite and risk tolerance limits which are consistent with the Fund's investment mandate.

The Fund's Manager is responsible for overseeing the establishment and implementation of appropriate systems, controls, and policies to manage the Fund's risk. The focus is on ensuring compliance with the approved Risk Management Framework whilst seeking to maximise the returns derived for the level of risk to which the Fund is exposed.

The effective design and operation of the risk management systems, controls and policies is overseen by the Responsible Entity and its Audit, Risk and Compliance Committee.

Risk management in respect to financial instruments is achieved via written policies that establish risk appetite and tolerance limits in respect to exposure to interest rate risk, credit risk and the investment of excess liquidity. Compliance with these policies and exposure limits is reviewed by the Responsible Entity on a continuous basis.

National Australia Bank Limited acts as the master custodian on behalf of the Responsible Entity and, as such, provides services including physical custody and safekeeping of assets, settlement of trades and collection of income.

Financial instruments

The Fund holds a range of financial instruments including:

- Cash and cash equivalents
- Receivables
- Investment in listed equities
- Payables

Transactions in these instruments expose the Fund to a variety of financial risks including market risk (which includes interest rate risk and price risks), credit risk, and liquidity risk. The Fund does not enter into or trade financial instruments for speculative purposes.

Note 3 Capital and financial risk management (continued)

Financial instruments (continued)

Categories of financial instruments

	2023 \$'000	2022 \$'000
Financial assets		
Cash and cash equivalents	185	214
Listed equities	16,960	19,024
Distribution receivable	309	345
Receivables	49	38
Total financial assets	17,503	19,621
	2023 \$'000	2022 \$'000
Financial liabilities		
Payables	(95)	(74)
Total financial liabilities	(95)	(74)

a) Capital risk management

The Responsible Entity's objective when managing capital is to safeguard its ability to continue as a going concern, so that it can continue to provide returns for unitholders in accordance with the Fund's investment strategy.

The capital structure of the Fund consists of cash and cash equivalents and the proceeds from the issue of the units of the Fund. The Fund Manager aims to ensure that there is sufficient capital for possible redemptions by unitholders.

The Fund has no restrictions or specific capital requirements on the application and redemption of units other than those imposed by *Corporations Act 2001*. The Fund's overall investment strategy remains unchanged from the prior year.

b) Market risk

Market risk is the risk that the fair value or future cash flows of the Fund's financial instruments will fluctuate because of changes in market prices. The Fund Manager manages the financial risks relating to the operations of the Fund in accordance with an investment mandate set out in accordance with the Fund's Constitution and PDS. The Fund's investment mandate is to provide investors with a consistent, relatively high level of income combined with some capital growth, sourced from an appropriately wide spread of property-based revenue streams. There has been no change to the Fund's exposure to market risks or the manner in which it manages and measures the risk. Components of market risk to which the Fund is exposed are interest rate risk and price risk.

Interest rate risk

The Fund's interest bearing financial assets expose it to risks associated with the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. The risk is measured using sensitivity analysis.

The Fund's policy is to hold up to a maximum of 10% (2022: 10%) of its total investments in cash and fixed interest securities.

Note 3 Capital and financial risk management (continued)

b) Market risk (continued)

Interest rate risk (continued)

Interest rate sensitivity

The sensitivity analyses below have been determined based on the Fund's exposure to interest rates at the reporting date and the stipulated change taking place at the beginning of the financial year and held constant throughout the reporting period, in the case of instruments that have floating interest rates.

The table below shows the impact on the Fund's net interest income of a 100 basis point movement in market interest rates on cash and cash equivalents.

	2023 (+/-) \$'000	2022 (+/-) \$'000
+/- 1.00% (100 basis points)	3	4
Total	3	4

The interest rate movements have been determined based on management's best estimate, having regard to historical levels of changes in interest rates and the current environment in which the Fund operates.

Actual movements in the interest rate may be greater or less than anticipated due to a number of factors, including unusually large market shocks both in the global and domestic markets. As a result, historic variations in interest rates are not a definitive indicator of future variations.

Price risk

The Fund has investments in equity instruments, which exposes it to price risk. Price risk is the risk that the total value of investments will fluctuate as a result of changes in market prices, whether caused by factors specific to an individual investment, its issuer or all factors affecting all instruments traded in the market. The Fund Manager manages the Fund's market risk on a daily basis in accordance with the Fund's investment objectives and policies, as detailed in the Fund's Constitution and PDS.

As the Fund's financial instruments are carried at fair value with changes in the fair value recognised in the Statement of Comprehensive Income, all changes in market conditions will directly affect the fair value of financial instruments.

The rising interest rate environment and the potential for sustained inflationary impacts has created unprecedented uncertainty. Actual economic events and conditions in the future may be materially different from those estimated by the Fund at the reporting date.

The following table illustrates the effect on net profit / (loss) from a 10% change in the underlying investments:

	2023 (+/-) \$'000	2022 (+/-) \$'000
+/- 10%	1,696	1,902
Total	1,696	1,902

An overall increase/(decrease) in market price will result in an increase/(decrease) in net profit/(loss) respectively.

c) Credit risk

Credit risk is the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Fund. Credit risk arises from cash and cash equivalents and deposits with banks and financial institutions, as well as credit exposures to wholesale and retail unitholders, including outstanding receivables and committed transactions.

Note 3 Capital and financial risk management (continued)

c) Credit risk (continued)

Credit risk controls assess the credit quality of the counterparty, taking into account its financial position, past experience and other factors. The Fund has adopted the policy of only dealing with creditworthy counterparties as a means of mitigating the risk of financial loss from default. The Fund's investment objective is to find high quality counterparties predominately with a stable credit history. The Fund measures credit risk on a fair value basis.

Credit risk arising on receivable balances is monitored on an ongoing basis with the result that the Fund's exposure to bad debts is not significant. There are no significant financial assets that have had renegotiated terms that would otherwise have been past due or impaired.

The maximum exposure to credit risk as at 30 June 2023 and 30 June 2022 is the carrying amounts of financial assets recognised in the Statement of Financial Position of the Fund. The Fund holds no collateral as security and the credit quality of all financial assets that are neither past due or impaired is consistently monitored in order to identify any potential adverse changes in the credit quality.

The Fund does not have a significant credit risk exposure to any single counterparty or counterparties having similar characteristics.

d) Liquidity risk

Liquidity risk includes the risk that the Fund, as a result of its operations:

- Will not have sufficient funds to settle a transaction or unit redemption on the due date
- Will be forced to sell financial assets at a value which is less than what they are worth
- May be unable to settle or recover a financial asset at all

The Fund is considered liquid in accordance with the *Corporations Act 2001*, with unitholders able to withdraw their units at any time, exposing the Fund to liquidity risk. As such, the Fund's approach to managing liquidity is to ensure that it has sufficient cash and cash equivalents and highly liquid financial assets to meet its liabilities. As the Fund's primary investment objective is to invest in highly liquid listed real estate securities, the Fund's exposure to liquidity risk is considered to be low.

The table below shows an analysis of the contractual maturities of liabilities which forms part of the Fund's assessment of liquidity risk:

	Less than 3 months \$'000	3 months to 1 year \$'000	1 to 5 years \$'000	Over 5 years \$'000	Total \$'000
2023					
Liabilities					
Payables	95	-	-	-	95
Provisions	84	-	-	-	84
Total	179	-	-	-	179
2022					
Liabilities					
Payables	74	-	-	-	74
Provisions	94	-	-	-	94
Total	168	-	-	-	168

The Fund is able to sufficiently meet its liquidity obligations through the receipt of distribution income, additional applications received from investors and also via the sale of listed investments where required.

Note 3 Capital and financial risk management (continued)

e) Fair value

The Fund uses the following methods in the determination and disclosure of the fair value of financial instruments:

Level 1: the fair value is calculated using quoted prices in active markets.

Level 2: the fair value is determined using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices).

Level 3: the fair value is estimated using inputs for the asset or liability that are not based on observable data.

All listed equities included within Financial assets recognised at fair value through profit or loss within the Statement of Financial Position were measured at Level 1 for the periods presented in this report.

During the year, there were no transfers between Level 1, 2 and 3 fair value measurements.

Note 4 Commitments and contingencies

The Directors of the Responsible Entity are not aware of any commitments or contingent liabilities in relation to the Fund (2022: nil), other than those disclosed in the Financial Statements, which should be brought to the attention of unitholders as at the date of completion of this report.

Note 5 Contributed equity

Each unit ranks equally with all other units for the purposes of distributions and on termination of the Fund. Each unit entitles the holder to vote in accordance with the provisions of the Constitution and the *Corporations Act 2001*.

Transaction costs arising on the issuance of equity instruments are recognised directly in equity as a reduction of the proceeds of the equity instruments to which the costs relate. Transaction costs are the costs that are incurred directly in connection with the issue of those equity instruments and which would not have been incurred had those instruments not been issued or bought back.

Carrying amount

	2023 \$'000	2022 \$'000
Opening balance at the beginning of the year	454,896	458,882
Issue of contributed equity net of transaction costs	88	452
Unit redemptions including transaction costs	(2,193)	(4,537)
Units issued under distribution reinvestment plan	96	99
Closing balance at the end of the year	452,887	454,896

Number of units on issue

	2023 No.	2022 No.
Opening balance at the beginning of the year	20,347,811	23,818,141
Issue of contributed equity	89,226	368,598
Unit redemptions	(2,237,904)	(3,923,463)
Units issued under distribution reinvestment plan	98,502	84,535
Closing balance at the end of the year	18,297,635	20,347,811

Note 6 Working capital

a) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with financial institutions and other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

b) Receivables

	2023 \$'000	2022 \$'000
GST receivable	-	3
Expenses recoveries	49	35
Total	49	38

c) Payables

	2023 \$'000	2022 \$'000
Accounts payable	11	3
Accrued expenses	80	69
Redemption payable	-	2
GST payable	4	-
Total	95	74

d) Provisions

A provision is recognised when an obligation exists as a result of a past event, and it is probable that a future outflow of cash or other benefit will be required to settle the obligation.

Distributions are provided when they are approved by the Board of Directors and declared.

	2023 \$'000	2022 \$'000
Provision for distribution	84	94
Total	84	94

A provision for distribution has been raised for the period ended 30 June 2023. This distribution was paid on 10 July 2023.

Other disclosures

In this section

This section includes information that must be disclosed to comply with the Accounting Standards, the *Corporations Act 2001* or the Corporations Regulations.

Note 7 Audit, taxation and transaction service fees

During the year, the Auditor and its related practices earned the following remuneration:

	2023	2022
	\$	\$
Audit and review services		
Auditors of the Fund – PwC		
Financial statement audit and review services	29,428	14,835
Audit and review fees paid	29,428	14,835
Assurance services		
Auditors of the Fund – PwC		
Compliance assurance services	5,058	4,863
Other assurance services	-	2,551
Assurance fees paid	5,058	7,414
Total audit, review and assurance services paid	34,486	22,249

Note 8 Cash flow information

Reconciliation of cash flows from operating activities

For the purposes of the statement of cash flows, cash and cash equivalents includes cash and investments in money market instruments net of outstanding bank overdrafts.

	2023	2022
	\$'000	\$'000
Net profit/(loss) for the year	946	(2,471)
Add/(less) non-cash items:		
Fair value (gains)/losses on revaluation of investments	(168)	3,324
<i>Change in operating assets and liabilities:</i>		
Decrease in receivables	25	113
Increase in payables	14	3
Net cash inflow from operating activities	817	969



Note 9 Related parties

Transactions with key management personnel

The Fund does not employ personnel in its own right. However, it is required to have a Responsible Entity to manage the activities of the Fund. As such, there are no staff costs (including fees paid to Directors of the Responsible Entity) included in the Statement of Comprehensive Income.

Transactions with the Responsible Entity and related body corporates

The Responsible Entity and Manager of Dexus Property for Income Fund No.2 is DXAM. Dexus PG Limited (DXPG) (ACN 109 846 068), the immediate parent entity of DXAM, and its controlled entities, are wholly owned subsidiaries of Dexus.

Accordingly, transactions with entities related to DXPG are disclosed below:

	2023		2022	
	Paid / (Received) \$'000	Payable / (Receivable) \$'000	Paid / (Received) \$'000	Payable / (Receivable) \$'000
Management fees ¹	155	14	228	16
Registry fees ¹	13	-	47	3
Accounting fees ¹	30	10	30	10
Net expense recoveries and MER rebates ²	(127)	(45)	(157)	(32)
Reimbursement of costs paid on behalf of the Fund	38	3	27	3

1. Management, registry and accounting fees disclosed above exclude expense recoveries and Management Expense Ratio ("MER") rebates.
2. Net expense recoveries and MER rebates are presented net of the expenses that the Responsible Entity is entitled to recover as and when they are incurred in the Statement of Comprehensive Income.

Related party investments held by the Fund

The Fund may acquire investments in entities that are also managed by DXPG or its related body corporates (Related Parties), in accordance with its PDS. As at reporting date, the investments held by the Fund are as follows:

	2023		2022	
	Number of units	Distributions \$	Number of units	Distributions \$
Dexus	125,234	69,101	133,234	70,880
Dexus Convenience Retail REIT	174,166	39,447	219,166	50,112
Dexus Industria REIT	92,684	15,200	92,684	14,758
Total	392,084	123,748	445,084	135,750

Other disclosures (continued)

Note 10 Other matters

During the year, the Directors of the Responsible Entity identified a potential understatement of previously reported net taxable income of the Fund and commenced a review of information disclosed in the Attribution MIT member annual statements (AMMA) issued to former and current unitholders.

In the event that the outcome of the review confirms an understatement of previously reported net taxable income, the Directors of the Responsible Entity will consider their options under the Income Tax Assessment Act (the Act) including any implications for current and former unitholders.

This matter has no impact on statutory net profit recorded in the current or prior reporting periods of the Fund, nor it is expected to impact future reporting periods.

Note 11 Subsequent events

Since the end of the year, the Directors are not aware of any matter or circumstance not otherwise dealt with in their Directors' Report or the Financial Statements that has significantly or may significantly affect the operations of the Fund, the results of those operations, or the state of the Fund's affairs in future financial periods.



Directors' Declaration

The Directors of Dexus Asset Management Limited as Responsible Entity of Dexus Property For Income Fund No.2 declare that the Financial Statements and Notes set out on pages 8 to 24:

- (i) comply with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
- (ii) give a true and fair view of the Fund's financial position as at 30 June 2023 and of its performance, as represented by the results of its operations and its cash flows, for the year ended on that date.

In the Directors' opinion:

- (a) the Financial Statements and Notes are in accordance with the *Corporations Act 2001*;
- (b) there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable;
- (c) The Fund has operated in accordance with the provisions of the Constitution during the year ended 30 June 2023.

The Financial Statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

This declaration is made in accordance with a resolution of the Directors.

Jennifer Horrigan
Chair
14 September 2023



Independent auditor's report

To the unitholders of Dexus Property for Income Fund No.2

Our opinion

In our opinion:

The accompanying financial report of Dexus Property for Income Fund No.2 (Formerly APN Property for Income Fund No.2) (the Registered Scheme) is in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Registered Scheme's financial position as at 30 June 2023 and of its financial performance for the year then ended
- (b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

What we have audited

The financial report comprises:

- the Statement of Financial Position as at 30 June 2023
- the Statement of Comprehensive Income for the year then ended
- the Statement of Changes in Equity for the year then ended
- the Statement of Cash Flows for the year then ended
- the Notes to the Financial Statements, which include significant accounting policies and other explanatory information
- the Directors' Declaration.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Registered Scheme in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Other information

The Directors of Dexus Asset Management Limited, the Responsible Entity of the Registered Scheme (the Directors), are responsible for the other information. The other information comprises the information included in the Annual Report for the year ended 30 June 2023, but does not include the financial report and our auditor's report thereon.

PricewaterhouseCoopers, ABN 52 780 433 757
One International Towers Sydney, Watermans Quay, Barangaroo, GPO BOX 2650, SYDNEY NSW 2001
T: +61 2 8266 0000, F: +61 2 8266 9999
Level 11, 1PSQ, 169 Macquarie Street, Parramatta NSW 2150, PO Box 1155 Parramatta NSW 2124
T: +61 2 9659 2476, F: +61 2 8266 9999

Liability limited by a scheme approved under Professional Standards Legislation.



Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon through our opinion on the financial report.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the financial report

The Directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the Directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Directors are responsible for assessing the ability of the Registered Scheme to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Registered Scheme or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf. This description forms part of our auditor's report.

A stylized, cursive signature of the firm PricewaterhouseCoopers.

PricewaterhouseCoopers

A cursive signature of Samantha Johnson.

Samantha Johnson
Partner

Sydney
14 September 2023