



The Trust Company (RE Services) Limited

ACN 003 278 831

AFSL 235150

Level 18, 123 Pitt Street

Sydney, NSW, 2000

## Termination of the Dexus Core Property Fund

The Trust Company (RE Services) Limited ABN 45 003 278 831 (**TTC(RES)L**) makes this announcement as responsible entity of the Dexus Core Property Fund ARSN 114 235 326 (**the Fund**).

### Termination of the Fund

TTC(RES)L made a determination to terminate the Fund effective as at 5.00pm on 29 November 2024 (**Termination Date**), and wind it up in accordance with its constitution and the *Corporations Act 2001* (Cth).

Following a strategic review, it was identified that the Fund can no longer meet its investment objectives. Given this finding, and after careful consideration and in consultation with the investment manager of the Fund, Dexus Fund Management Limited (ABN 24 060 920 783, AFSL 238163), TTC(RES)L has decided that it is in the best interests of all investors to terminate the Fund.

### Next steps

On and from the date of this letter, the Fund's product disclosure statement(s) will no longer be available.

The winding up of the Fund commences on and from the 5.00pm on the Termination Date. While the Fund is being wound up, applications for units in the Fund (including any distribution reinvestment elections) and withdrawal requests will not be accepted.

Any applications for units received and not yet processed prior to the Termination Date will not be processed and any related monies will be returned to investors as soon as practicable.

Unpaid withdrawal requests that were lodged prior to the Termination Date will lapse, except to the extent that the relevant units have already been redeemed and the redemption proceeds have not yet been dispatched.

As part of the winding up process the assets of the Fund will be realised, and distributions from the Fund will be paid.

The following table sets out some of the key steps in the process to wind up the Fund, and the anticipated timeframe (which may be changed by **TTC(RES)L** in its absolute discretion, subject to all applicable laws and the constitution).

Event	Expected approximate date (subject to change by TTC(RES)L from time to time)
Realisation of the assets of the Fund	Listed real estate securities – within 7 days of the Termination Date  Unlisted real estate assets – as soon as reasonably practicable, but could take 6 months or more
Interim distribution of winding up proceeds paid to investors	On or around 20 December 2024 (' <b>Interim Distribution Date</b> '). TTC(RES)L expects the interim distribution to comprise approximately 70% of total proceeds of the wind up.
Final distribution paid to investors	As soon as reasonably practicable following the realisation of the assets of the Fund (' <b>Final Distribution Date</b> ')
Investors will receive a final holding statement which will show the cancellation of the units held on winding up	On or around the Final Distribution Date
AMIT Member Annual (AMMA) statement will be provided to each investor	Following the end of the 30 June 2025 financial year and subsequent financial years if the Final Distribution payment is made in respect to the 30 June 2026 or later income year. The 30 June 2025 statement is expected to be issued in late September 2025.

## Further information

If you have any questions, please contact your financial adviser, or contact Dexu Fund Operations team [clientservices@dexus.com](mailto:clientservices@dexus.com) or call 1300 374 029.

If you have any concerns, you may also contact Josephine Petesic at the Responsible Entity on +612 9229 3068 or via email at [PCTMFSResponsibleEntityServices@perpetual.com.au](mailto:PCTMFSResponsibleEntityServices@perpetual.com.au).

If you invest in the Fund via an investor directed portfolio service (**IDPS**) or an IDPS-like service (such as a master trust or wrap account or nominee or custody service), then you do not hold units in the Fund, and instead, the IDPS holds units on your behalf. This means that investing through an IDPS may result in different conditions applying from those referred to in this notice of termination. Please contact your financial adviser, IDPS operator or refer to the IDPS disclosure document for further information.

The Trust Company (RE Services) Limited

This communication is issued by The Trust Company (RE Services) Limited (ABN 45 003 278 831, AFSL 235150) as the responsible entity of the Fund. This notice contains general information only and is not intended to provide you with financial advice. This notice has been prepared without taking into account your objectives, financial situation or needs. You should consider whether the information is suitable for your circumstances and we recommend that you seek professional advice. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information. The Trust Company (RE Services) Limited nor any of its related entities guarantees the performance of any fund or the return of an investor's capital.