

Dexus Core Property Fund

(ARSN 114 235 326)

Off-Platform Class H

May 2024

Investment objective

Dexus Core Property Fund (the Fund) aims to generate income and capital growth on a rolling 3-year basis by investing in Australasian and US unlisted real estate and Australasian and global listed real estate.

How we manage your money

The Fund provides access to unique investment opportunities that are otherwise difficult for an individual investor to obtain. The Fund is well diversified across a strategic mix of Australian unlisted and global listed real estate. It targets high quality unlisted assets which have high occupancy rates and stable income streams, complimented by a global listed portfolio that targets alternative real estate sectors that we believe will provide superior long term growth.

Performance as at 31 May 2024

	Current investment strategy ¹							Blend of current and previous investment strategies ¹	
	1mth (%)	3mths (%)	6mths (%)	1yr (%)	3yrs (%pa)	5yrs (%pa)	Since inception ² (%pa)	10yrs (%pa)	Since inception ² (%pa)
Total return – net of fees	1.38	-0.41	-1.14	-2.16	-2.61	-0.85	1.13	4.49	4.47
Total return – gross of fees	1.46	-0.05	-0.41	-0.67	-1.16	0.53	2.50	5.83	5.87
Distribution return	0.00	0.80	1.58	3.24	3.57	3.86	4.07	3.74	4.44

Past performance is not a reliable indicator of future performance.

Past performance shown for the blend of current and previous investment strategies is not a reliable indicator of future performance under the current investment strategy.

Returns are shown after fees, before tax and assumes distributions are reinvested. Performance shown for the Fund is annualised for periods of greater than one year.

¹ On 1 August 2018, the Fund revised its investment strategy. We have provided the Fund's performance under the revised investment strategy and also provided the combined performance of the previous strategy to 31 July 2018 with the current strategy from 1 August 2018 (shown under Blend of Current and Previous Investment Strategies). The key changes to investment strategy were:

- Removal of the Fund's performance benchmark and move to a benchmark-unaware investment objective
- Change in target asset allocation from:
 - 50% actively managed Australasian and US direct property
 - 25% indexed Australian listed property securities, and
 - 25% actively managed global listed property securities
 to
 - 50% actively managed Australasian and US direct property; and
 - 50% actively managed Australasian and global listed property securities
 (which incorporated a move from a partially passively managed Fund to fully actively managed Fund)

² The relevant inception dates are as follows:

- Dexus Core Property Fund is 12 April 2006
- The current investment strategy of the Dexus Core Property Fund is 1 August 2018

Fund facts 31 May 2024

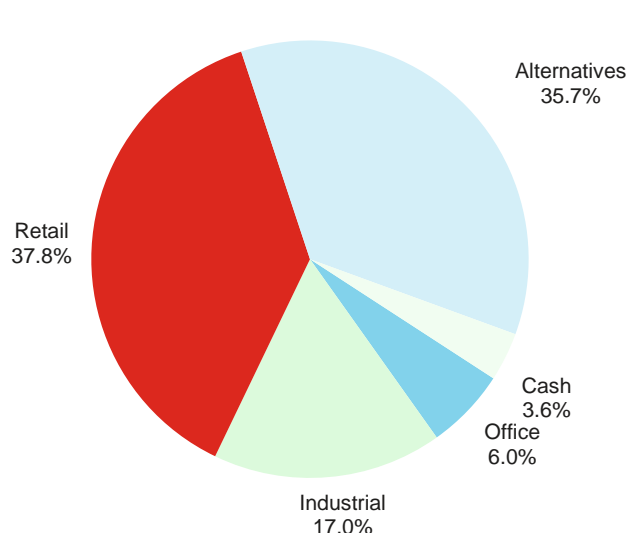
APIR	AMP1074AU
Inception date	12 April 2006
Fund size (Gross assets)	\$223.1 million
Management costs*	1.80% p.a.
Buy/sell spread*	+0.08/-0.08%
Distribution frequency	Quarterly
Minimum investment	\$10,000
Minimum suggested timeframe	5 years

*The Fund PDS outlines management costs components, as well as other fees and costs that may apply to your investment. You can review the PDS at www.dexus.com/dcpfinvest

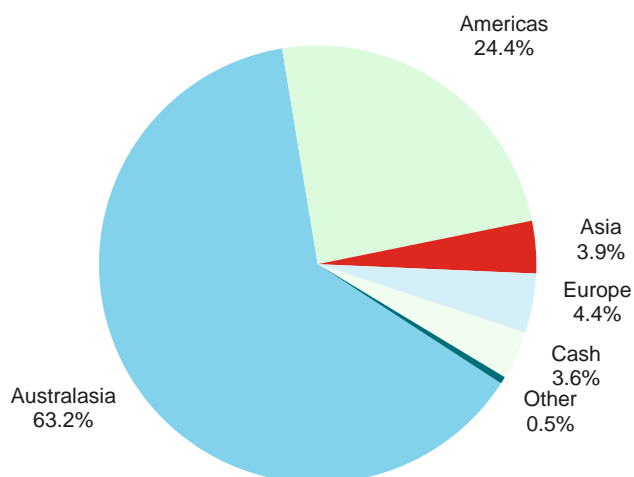
What happened last period

- During May, the Dexus Core Property Fund (DCPF or the Fund) experienced a strong positive return that was driven by the Fund's listed real estate portfolio. The unlisted exposure was stable from a valuation perspective and continues to contribute strong income returns.
- The listed component delivered a +2.0% return (before fees) in May. The largest sector contributors were industrial, data centres, healthcare and self-storage. The largest detractors were retail and office. In industrial, the largest contributor was Goodman Group, which is a beneficiary of the rise of e-commerce globally and is now making a considerable splash in the data centre sector through its pipeline of over 3.6GW of capacity, or 12% of the global data centre market.
- Within office, Mitsubishi Estate, which released good results in May, was amongst the largest detractors with profit taking by active managers likely to have contributed to selling of the stock during the period.
- We are increasingly positive about the medium-term prospects for most real estate sectors, due to a combination of declining net new supply, high occupancies and high margins. High interest rates remain a headwind to overall earnings growth, but most public REITs have well staggered debt maturities and minimal floating rate debt. Should rates be cut over the next six months, we believe that fresh capital will return to REITs which will also be positive for performance.

Sector allocation



Regional allocation



Underlying investments

DCPF Listed Real Estate Portfolio	63.0%
Dexus Wholesale Shopping Centre Fund	31.6%
Cash	5.4%

Fund Manager



Damon Mumford is the Fund Manager for the Dexus Core Property Fund. Damon has more than 25 years' experience in real estate investment management, valuation, transactions, development feasibility and corporate advisory in Australia and internationally.

Damon joined Dexus in 2023 as part of the broader acquisition of AMP Capital's real estate and domestic infrastructure business. He was previously the Valuation Manager for AMP Capital Real Estate in Australia and New Zealand for seven years and has a detailed knowledge of the real estate market.

Furthermore, in his previous role Damon provided commercial and investment advice to the Funds Management, Investment Management and Development Management teams and was a member of the Property Investment Committee.

Contact details

For more information on the Fund including fees, product features, benefits and risks talk to your adviser or call us on 1300 374 029 or visit [dexus.com/dcpf](https://www.dexus.com/dcpf)

Important notice: The Trust Company (RE Services) Limited (ABN 45 003 278 831, AFSL 235150) is the responsible entity (Responsible Entity) of the Dexus Core Property Fund (ARSN 114 235 326) (Fund) and the issuer of the units in the Fund. Dexus Funds Management Limited (ABN 24 060 920 783, AFSL 238163) (DXFM) is the investment manager of the Fund and has been appointed by the Responsible Entity to provide investment management and associated services in respect of the Fund. This documentation has been prepared by DXFM and has not been prepared by the Responsible Entity.

To invest in the Fund, investors will need to obtain the current Product Disclosure Statement (PDS) from DXFM. The PDS contains important information about investing in the Fund and it is important that investors read the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. Investors should also review the Target Market Determination (TMD) to consider if the Fund is suitable for them. The PDS and a TMD for the Fund are available at www.dexus.com/dcpfinvest.

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