



13 December 2024

## Termination of the Dexus Asian REIT Fund

Dexus Asset Management Limited ACN 080 674 479 (**DXAM**) makes this announcement as responsible entity of the Dexus Asian REIT Fund ARSN 162 658 200 (**Fund**).

### Termination of the Fund

DXAM made a determination, on 13 December 2024, to commence a process to terminate and wind up the Fund.

The Fund has been reducing in size over a number of years and the Fund has not achieved and is not expected to achieve, the scale required to meet its investment and operational requirements in a cost-effective manner. Following a strategic review undertaken by DXAM and after careful consideration, it has been decided to terminate the Fund. Having considered all available options, the outcome of the review concluded that the termination of the Fund was in the best interest of all investors.

The termination date of the Fund is expected to be on or around 24 March 2025, unless DXAM notifies investors otherwise (**Termination Date**).

### Next steps on termination of the Fund

The Fund will be terminated in accordance with the constitution and the *Corporations Act 2001* (Cth) on or around the Termination Date unless otherwise advised by DXAM in the meantime. DXAM will also cease charging management fees from the Termination Date.

No additional applications can be made to apply for units in the Fund as from 13 December 2024 (including any distribution reinvestment elections). Investors will no longer be able to redeem from the Fund from approximately 10 March 2025, which is approximately two weeks prior to the Termination Date. This means that if you would like to redeem from the Fund other than as part of the final cancellation of units upon winding up, you must redeem by 10 March 2025. Your interest in the Fund will otherwise be redeemed at the time your final distribution is paid upon winding up. The unit price of the Fund that will apply to any redemptions requested from today reflects the assets, liabilities, income and expenses of the Fund, as well as management and expense recoveries and an estimate of termination expenses. The Fund's ordinary management and expense recoveries are capped at 0.98% per annum of the Fund's net asset value. Expenses relating to the termination of the Fund are an additional expense of the Fund.

As part of the winding up process, investors will be provided with a formal notice of termination of the Fund, the assets of the Fund will be realised, and final distributions in the Fund will be paid to your registered bank account. If you do not currently have a registered bank account with Boardroom, you should update your details via [dexus@boardroomlimited.com.au](mailto:dexus@boardroomlimited.com.au) or by logging in to your investor account at [www.investorserve.com.au](http://www.investorserve.com.au), navigating to 'Payment Instructions' and selecting 'Banking Information.'

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 DXAM in its absolute discretion, subject to all applicable laws and the Constitution).

Event	Expected approximate date (subject to change by DXAM from time to time)
Notice of termination provided to investors in Fund	13 December 2024
Termination Date of the Fund	24 March 2025
Assets of the Fund will be realised	On or around Termination Date
Final distributions will be paid to investors. Investors will receive a final distribution statement and fund payment in accordance with section 12-295 of Schedule 1 of the <i>Taxation Administration Act 1953</i> (Cth)	On or around 15 April 2025 ( <b>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 Distribution Date
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

### Further information

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

If you invest in the Fund via an investor directed portfolio service (**IDPS**) or an IDPS-like service (such as master trust, wrap account, 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.

Yours sincerely



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