

15 March 2024

**Dexus Core Property Fund – update to the product disclosure statement (PDS) dated 20 November 2023 – increased withdrawal payments**

We are pleased to advise that following the disposal of the Fund's interest in the Mirvac Wholesale Office Fund ('MWOFF') that was communicated to investors on 12 February 2024, Dexus Funds Management Limited ('the Investment Manager') expects the amount of funds available for withdrawal payments each month to increase.

Effective from the March 2024 withdrawal window, which applies to withdrawal requests received between 1pm Sydney time 15 February 2024 and 1pm Sydney time 15 March 2024, the funds available for withdrawal payments for each month are expected to be approximately 2.0% of the Fund's assets, a material increase from the current level of 0.5% per month.

The Investment Manager and the Responsible Entity will continue to closely assess and manage the level of withdrawals paid by the Fund each month. The specific amount available each month will be determined by the Investment Manager as delegate of the Responsible Entity and in accordance with the Fund's constitution. Information about the current target percentage of assets to be made available for withdrawals from time to time will be made available on this website.

Payment of withdrawal requests will continue to be processed in the following manner, consistent with the Fund's constitution, the PDS and the update of 4 October 2023.

- The total amount of funds available for the purpose of meeting withdrawal requests each month is still anticipated to be limited and will be determined by the Investment Manager and is expected to be approximately 2.0% of the assets of the Fund per month. However, the Investment Manager, as delegate of the Responsible Entity, may determine a higher or lower amount for a particular month
- If the total amount of funds determined to be available for the purpose of meeting withdrawal requests for a month is less than the total amount of withdrawal requests that relate to that month, withdrawal payment amounts will be reduced on a pro-rata basis for all requests
- If withdrawal payment amounts are reduced for a month, the unpaid amount of the request will be treated as withdrawn and investors will need to submit a new withdrawal request for the balance of the unpaid amount for the next or subsequent months. Those requests will be processed in the same manner as outlined above as at the relevant monthly withdrawal date to which the new withdrawal request relates

**Further information**

No action is required from you, however if you have any questions about this update, please contact our Client Services Team at [clientservices@dexus.com](mailto:clientservices@dexus.com) or by telephone on 1300 374 029, between 8:30am to 5:30pm (Sydney time) Monday to Friday. Any further updates, including any significant change to the level of redemptions to be processed each month, will be posted on the Fund's website.

**Important note:**

Investors should consider the Product Disclosure Statement (PDS) as supplemented by any Supplementary Product Disclosure Statement (SPDS) available from Dexus Funds Management Limited (ABN 24 060 920 783, AFSL 238163) (DXFM) for the Dexus Core Property Fund (ARSN 114 235 326) (Fund) before making any decision regarding the Fund. The Trust Company (RE Services) Limited (ABN 45 003 278 831, AFSL 235150) is the responsible entity of the Fund and the issuer of units in the Fund. Investors should review the Target Market Determination (TMD) to consider if the Fund is suitable for them. The PDS, SPDS and the TMD for the Fund is available at [www.dexus.com/dcpfinvest](http://www.dexus.com/dcpfinvest). The PDS and SPDS contains important information about investing in the Fund and it is important investors read the PDS and SPDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. None of the responsible entity, DXFM or any other company in the Dexus group guarantees the repayment of capital or the performance of any product or any particular rate of return referred to in this document. Past performance is not a reliable indicator of future performance. While every care has been taken in the preparation of this document, DXFM makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This information has been prepared for the purpose of providing general information, without taking account of any particular investor's objectives, financial situation or needs. Investors should, before making any investment decisions, consider the appropriateness of the information in this document, and seek professional advice, having regard to the investor's objectives, financial situation and needs.