dexus

Dexus Core Property Fund

Application form - Personal Investors

Did you know that you can complete your application quickly and simply online at www.dexus.com/dcpfinvest?

Issuer and Responsible Entity The Trust Company (RE Services) Limited (ABN 45 003 278 831, AFSL 235150) referred to in this form as 'the Responsible Entity'.

Investment Manager Dexus Funds Management Limited (ABN 24 060 920 783, AFSL 238163) referred to in this form as 'Dexus'.

Before submitting this form, it is important that you read the Product Disclosure Statement (PDS) of the fund for which you are making this application to invest. The PDS can be obtained by contacting us on 1800 658 404.

Units in a fund will only be issued following acceptance of an application form issued with the relevant PDS. If you give another person access to this application form, you must, at the same time and by the same means, give them access to the relevant PDS and any replacement or supplementary PDS (and the 'Incorporated information' document if available). We will send you a paper copy of these documents and the application form free of charge on request during the life of the PDS.

Please use a black pen and print in CAPITAL LETTERS.

PART A - ARE YOU AN EXISTING INVESTOR WITH DEXUS?

Yes - my client number is				
Investor name		- go to Part B below		
No - go to Part B below				
PART B - PURPOSE OF THIS APPLICATION (please tick to indicate)				
Initial investment	complete question below and go to Section 4. Part A			

 Initial investment
 - complete question below and go to Section 1, Part A

 Additional investment
 - complete question below and go to Section 1, Part B

INDIVIDUAL INVESTOR/JOINT INVESTORS/SOLE TRADER

Investor 1 (Individual/Sole trader)

What is the nature and purpose of your business relationship with Dexus? (Choose the one most relevant option)

Building wealth (eg a large initial deposit, using investment returns to grow your wealth over time)
Business income (eg regular deposits and withdrawals for expenses - mostly for non-individuals)
Savings (eg regular deposit with few withdrawals, earning interest to grow your balance)
Everyday savings (eg frequent deposits and withdrawals)

Investors 2 (Joint investors)

is the nature and purpose of your business relationship with ? (Choose the one most relevant option)
Building wealth (eg a large initial deposit, using investment returns to grow your wealth over time)
Business income (eg regular deposits and withdrawals for expenses - mostly for non-individuals)
Savings (eg regular deposit with few withdrawals, earning interest to grow your balance)
Everyday savings (eg frequent deposits and withdrawals)

NON-INDIVIDUAL INVESTORS - COMPANY/TRUST/SUPERANNUATION FUND OR OTHER ENTITY

What is the nature and purpose of your business relationship with Dexus? (Choose the one most relevant option)

 Building wealth (eg a large initial deposit, using investment returns to grow your wealth over time)
 Business income (eg regular deposits and withdrawals for expenses - mostly for non-individuals)

 Savings (eg regular deposit with few withdrawals, earning interest to grow your balance)
 Everyday savings (eg frequent deposits and withdrawals)

SECTION 1 - ALL INVESTORS

Complete Part 1A if you are a new investor. Existing investors go to Part 1B.

Existing and new investors (or their agents or attorneys, if applicable) must then complete the remainder of this section.

Important - if an attorney is completing and signing this form under a power of attorney, the attorney must also complete Section 3. If an agent is completing and signing this form as the investor's legal or nominated representative, the agent must also complete Section 4.

1A. NEW INVESTOR DETAILS

INDIVIDUAL INVESTOR/JOINT INVESTOR/SOLE TRADER

Investor 1 (Individual/Sole trader)

Investor 2 (Joint investors)

Title Surname		Title Surname
Given name(s)	Date of birth (dd/mm/yyyy)	Given name(s) Date of birth (dd/mm/yyyy)
TFN (or exemption code)		TFN (or exemption code)
Source of wealth		Source of wealth
Select how you have built you the one most relevant respor	ur wealth in order to invest with Dexus (choose use).	Select how you have built your wealth in order to invest with Dexus (choose the one most relevant response).
Business income		Business income
Investment income (eg rent, dividends, pension)		Investment income (eg rent, dividends, pension)
Sale of assets (eg property, company)		Sale of assets (eg property, company)
Income from employr	nent - regular and/or bonus	Income from employment - regular and/or bonus
Windfall (eg gift, lotte	ry winnings, gambling)	Windfall (eg gift, lottery winnings, gambling)
One-off payment (eg	matured investment, court settlement,	One-off payment (eg matured investment, court settlement, redundancy, inheritance)

OR

NON-INDIVIDUAL INVESTORS - COMPANY/TRUST/SUPERANNUATION FUND OR OTHER ENTITY

Full name of company/trust/superannuation fund/custodian or other entity

Source of wealth

redundancy, inheritance)

Select how you have built your wealth in order to invest with Dexus (choose the one most relevant response).

	Business income
	Investment income (eg rent, dividends, pension)
	Sale of assets (eg property, company)
	Income from employment - regular and/or bonus
	Windfall (eg gift, lottery winnings, gambling)
	One-off payment (eg matured investment, court settlement, redundancy, inheritance)

1B. CONTACT DETAILS

Existing investors: If you wish to change the contact details previously provided to us, please indicate by ticking this box

otherwise go to Part 1C.

New investors: Please provide one set of contact details that we can use for all communications with you.

Contact name				
Unit number	Street number	PO Box No.	Street name	
Suburb/Town			State	Postcode
Country				
Phone		Fax		
Mobile		Email		

Please note: By providing your email address, you agree to receive all communications, including statements, electronically. In certain circumstances, we may still need to send you letters in the post. Your communication preferences can be changed at any time by contacting us.

Fund annual reports

Fund annual reports are made available online at www.dexus.com/dcpfdocs, within 3 months of the financial year end for the Fund. If you would prefer to receive a copy, free of charge, please nominate your preference below:

email address shown in Part 1B above

address shown in Part 1B above

Please note that the election above will be applied to your current and future holdings in any fund we manage. To change your preference, please contact us.

1C. TAX RESIDENCY OF APPLICANT

Is any:

- individual investor
- entity investor (eg company, trust, partnership)
- director of any investor, or
- beneficial owner or controlling person of any investor,

making this application a foreign tax resident? (US citizens, and tax residents should answer 'Yes')

Yes - you will need to complete an additional form - see notes below*

No

Please note: We cannot accept and process applications if this question is unanswered, and if you have not provided the information we require (as outlined below).

* If 'Yes', and you are a **new investor**, please ensure you also complete the relevant 'Know Your Client' form and sign and submit this with your application/subscription form. The forms are available at www.dexus.com/identification.

* If **'Yes'**, and you are **investing in a new fund** or **opening a new account**, (ie you have already been identified by us for Anti-Money Laundering and Counter-Terrorism Financing purposes), please ensure you complete the relevant 'Tax Status Declaration' form and sign and submit this with your application/subscription form. The forms are available at www.dexus.com/identification.

1D. FOREIGN INVESTMENT IDENTITY

Is any:

- individual investor
- entity investor (eg company, trust, partnership)
- · beneficial owner or controlling person of any investor,

making this application:

- an individual that is not ordinarily resident in Australia
- a foreign government or foreign government investor
- a corporation, trustee of a trust or general partner of a limited partnership where an individual not ordinarily resident in Australia, foreign corporation
 or foreign government holds a substantial interest of at least 20%, or
- a corporation, trustee of a trust or general partner of a limited partnership in which two or more foreign persons hold an aggregate substantial interest of at least 40%?

Yes*

No

*If 'Yes', please select the response that best describes your circumstances below:

	I am/We are an individual that is not ordinarily resident in Australia
	I am/We are a foreign government or foreign government investor
	I am/We are a corporation, trustee of a trust or general partner of a limited partnership where an individual not ordinarily resident in Australia, foreign corporation or foreign government holds a substantial interest of at least 20%, or
	I am/We are a corporation, trustee of a trust or general partner of a limited partnership in which two or more foreign persons hold an aggregate substantial interest of at least 40%.

1E. INVESTMENT DETAILS

Please indicate the amount you are investing and the payment method.

		Investment by cheque* (refer to the final page of this form)	Investment by direct deposit (refer to the final page of this form)	Investment by direct debit (complete 'Direct debit request' in this section)
Initial investment (minimum \$10,000)	\$			
Additional investment (minimum \$5,000)	\$			
Regular investment plan (minimum \$500 per month)	\$	Not ap	plicable	
* Cheques should be crossed '	Not negotiable' and made payable to 'Dexus	Funds Management Limited -	<investor name="">'.</investor>	
Source of funds				
Select how you have sourced t	these funds to invest with Dexus (choose the	one most relevant response).		
Business income		Borrowed funds		
Investment income (eg	g rent, dividends, pension)	Windfall (eg gift, lotte	ry winnings, gambling)	

Income from employment - regular and/or bonus

Sale of assets (eg property, company)

One-off payment (eg matured investment, court settlement,

Government benefits (eg childcare rebate, family tax benefit)

redundancy, inheritance)

1F. FEES AGREED WITH YOUR ADVISER

Information about advice fees is provided in the 'Fees and other costs' section of the PDS.

If you are not using the services of an adviser for this application, please go to Part 1I.

1G. INVESTMENT ADVICE FEE - INITIAL OR ADDITIONAL INVESTMENT

If applicable, please indicate the investment advice fee agreed with your financial adviser for the initial or additional investment amount shown in Part E 'Investment details'. The fee you indicate will be inclusive of GST.

	%	
OR		
\$		

If you do not indicate an amount, we will assume NO investment advice fee.

1H. ONGOING ADVICE FEE

If applicable, please indicate the ongoing advice fee agreed with your financial adviser. The fee you indicate will be inclusive of GST.

	%

OR

\$

If you do not indicate an amount, we will assume NO ongoing advice fee.

1I. PAYMENT OF WITHDRAWALS

All withdrawals are paid into a nominated account. Please provide details of the account into which you would like withdrawals to be paid.

Account name			
Name of financial institution			
BSB	Account number		
-			
Branch address			

Please note that your nominated account must be an Australian bank, building society or credit union account, not a credit card account.

1J. PAYMENT OF DISTRIBUTIONS

Please indicate how you would like your distributions to be paid. If no selection is made, distributions will be reinvested.

Reinvest in additional units in the Fund.

Pay directly into the account nominated above.

1K. DIRECT DEBIT REQUEST

Complete this question if you selected 'Investment by direct debit' for one or more of the investment amounts noted in Part E 'Investment details'. Before completing the direct debit details in this question, please read Section 2 of this form ('Direct debit terms and conditions'). You should also check with your financial institution to confirm that your nominated bank account can support direct debits, and to determine any fees your financial institution may charge you for using the direct debit service.

Account details

Please indicate the account from which you would like us to deduct the investment amount(s) indicated in Part 1E.

I/We authorise the Responsible Entity to debit the account nominated in Part 1I.

I/We authorise the Responsible Entity to debit the account nominated below.

1L. SIGNATURE(S) (for direct debit request only)

I/We acknowledge that I/we have read, understood and agree to be bound by the direct debit terms and conditions set out in Section 2 of this form.

All nominated account holders must sign below to confirm the direct debit request. Please sign in the same way as the account signing instruction held by your financial institution.

Signature of nominated account holder

Signature of nominated account holder



	x						
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1M. FINANCIAL SERVICES GUIDE

I/We have obtained and read the FSG available on the Dexus website at www.dexus.com/dcpfinvest.

1N. DECLARATION

All investors (or their agents or attorneys, if applicable) must sign this declaration. We cannot process applications without the relevant signatures.

I/We:

- wish to apply for units in the Fund, received the PDS for the Fund at the same time and by the same means as I/we received this application form, and agree to be bound by the PDS and the terms of the Fund's constitution, each as may be amended from time to time
- confirm that I/we have read and understood the PDS current at the date of signing this application form
- agree to information about me/us being collected, used and disclosed in accordance with the privacy statement contained in the PDS, including for marketing purposes or in connection with any other product or service. I/we acknowledge that I/we can opt out from receiving direct marketing by contacting you
- acknowledge that investments in the Fund are not deposits or liabilities of any Dexus company or The Trust Company Limited
- acknowledge that the Fund is subject to investment risks, which could include delays in repayment, and loss of income and capital invested and
- that no member of any Dexus company or The Trust Company Limited guarantees the performance of the Fund or any particular rate of return
 declare and agree that any information and documents that will be used for the purposes of this application (whether or not provided on or with this application) are complete and correct, and if they are about another person, have been provided with the consent of that person
- acknowledge that it is a criminal offence to knowingly provide false or misleading information or documents in connection with this application
- agree that if I/we have negotiated investment advice or ongoing advice fees with my/our financial adviser, Dexus may deduct those fees from my/our
- initial or additional investment, or any payment due to me/us or redeem the number of units required to meet those fees, and
 acknowledge that the arrangements for the payment of any investment advice or ongoing advice fees are as described in the PDS.

If I am/we are a trustee, I/we warrant that, at the time of signing, I am/we are authorised under the relevant trust deed, to apply and to do all things necessary as a result of becoming a unitholder.

10. SIGNATURES - The signatories must be the same as the 'Know your client' form

Signatory 1

Title	le Surname			First name				
Signin	ng as (please tick):							
	Individual		Sole trader		Trustee		Director Attorney	
	Joint investor		Partner		Sole director		Agent	
Representative of association/co-operative/government body - please specify position (eg chairman)						1		
Signa	ture					Date (dd/mm/yyyy)		
×								
Signat	tory 2					1		
Title Surname						First name		
Signin	ng as (please tick):							
	Joint investor		Trustee		Company secretary		Attorney (if more than 2 attorneys, please provide names and signatures)	
	Partner		Director		Agent			
Signature					Date (dd/mm/yyyy)		
×								

SECTION 2 - DIRECT DEBIT TERMS AND CONDITIONS

By completing the direct debit details in Section 1 of this form, you agree to the terms and conditions listed below. These terms and conditions are subject to change. We will give you 14 days notice of any intended changes.

Terms and conditions

- 1. You authorise us to debit, through the Bulk Electronic Clearing System (BECS), payments from the bank account nominated in your direct debit request (our user ID number for these direct debits is 031825).
- Your direct debit request allows us to deduct, from your nominated bank account, the initial, additional and/or monthly regular investment amount(s) indicated on your application form. Where a direct debit due date falls on a non-business day for us, we will debit the amount on the next business day.
- 3. You are responsible for ensuring that your nominated bank account has sufficient cleared funds available to pay each debit when it becomes due. If there are insufficient funds and your financial institution dishonours the payment, any charges incurred by your financial institution may be debited from your investment account. Any charges incurred by us may also be debited from your investment account or recovered in some other way.
- 4. You must tell us in writing if you close or change the bank account you have nominated.
- 5. You can cancel your direct debit request, stop or defer an individual debit or request a change to the debit amount by notifying us in writing, by mail. We must receive your instruction at least five business days before the next direct debit due date in order to process your cancellation request before that date.
- 6. If you believe that a debit has not been correctly processed, contact us or your financial institution.
- If debits are returned unpaid by your financial institution we will either attempt to debit your nominated bank account again or contact you to arrange another way of paying. We reserve the right to cancel the direct debit arrangement without notice if any debits are returned unpaid by your financial institution.
- 8. We will keep all information relating to your nominated bank account private and confidential, except to the extent that you consent to those details being disclosed or as the law otherwise requires. You consent to us using or releasing your nominated bank account information to your financial institution and our financial institution, so that we can investigate any possible incorrect debits, or if our financial institution needs information.
- 9. You indemnify us against all losses, costs, damages and liability (including, without limitation, legal costs and expenses on a full indemnity basis) that we suffer as a result of you breaching this agreement or providing us with an invalid or non-binding direct debit request. This indemnity is a continuing obligation, separate and independent from your other obligations and survives termination of this agreement. It is not necessary for us to incur expense or make payment before enforcing a right of indemnity under this agreement. You will pay us all or any sum due without deduction or set-off (and irrespective of any counterclaim).
- 10. This indemnity does not apply to the extent of any fraud, negligence or breach of trust on our part, or on the part of any of our delegates or agents.

SECTION 3 - ATTORNEY ACTING UNDER POWER OF ATTORNEY

Complete this section if one or more attorneys are completing and signing this form under power of attorney.

After completing this section- you must ensure that you have also completed the relevant 'Know your client' form for the type of investor on whose behalf you are acting as attorney (see 'Verifying your identity' on the final page of this form).

3A. TYPE OF ATTORNEY	3E. EVIDENCE OF ATTORNEY'S AUTHORITY TO ACT				
Please tick to indicate, and provide details.	Please tick to indicate that you are providing:				
3B. INDIVIDUAL ATTORNEY	a certified copy of the power of attorney which confirms that any				
Individual attorney(s)	attorney completing and signing this form is authorised to do so under the power of attorney.				
Full name(s) of individual attorney(s)	If the power of attorney does not contain a sample of each attorney's				
Attorney 1	signature please tick to indicate that you are also providing:				
Attorney 2	a list containing the name of each attorney and a sample of each attorney's signature.				
	Important By signing this form under power of attorney, the attorney warrants that, at the time of signing, they had not received notice of revocation of that power of attorney.				
If there are more than 2 attorneys, please write their full names on a separate page and attach to this form.	3F. NON-INDIVIDUAL ATTORNEY ONLY				
3C. NON-INDIVIDUAL ATTORNEY	Please tick to indicate that you are providing:				
Non-individual attorney(s)	written evidence of the authority given by the non-individual attorney to the person(s) named in Part C of this section.				
Full name(s) of individual attorney(s) appointed by the non-individual attorney	, 3G. ALL ATTORNEYS				
to complete and sign this form.	Please tick to indicate:				
Attorney 1	Initial investment only - you must complete the 'Know your client' form relevant to the type of investor on whose behalf you are completing and signing this form - refer to 'Verifying your identity' on the final page of this form for further details.				
Attorney 2					

If there are more than 2 attorneys, please write their full names on a separate page and attach to this form.

3D. IDENTIFICATION DOCUMENTATION

To comply with anti-money laundering (AML) and counter-terrorism financing (CTF) legislation, we must collect certain information about each investor (and beneficial owner, controlling person, trust settlor, agent or attorney where applicable), supported by original certified copies of relevant identification documentation.

Please refer to the relevant 'Know your client' form for details about obtaining original certified copies or extracts of identification documentation and also read the 'Anti-money laundering and counter-terrorism financing obligations' section of the 'Know your client' form for information about AML and CTF obligations and how they affect your application/investment.

Please provide all relevant documents as indicated on the 'Know your client' form. We cannot accept applications without these documents.

SECTION 4 - AGENT FOR THE INVESTOR

Complete this section if an agent is completing and signing this form as the investor's legal or nominated representative If there is more than one agent, please write their full names on a separate page and attach to this form.

After completing this section - you must ensure that you have also completed the relevant 'Know your client' form for the type of investor on whose behalf you are acting as agent (see 'Verifying your identity' on the final page of this form).

4A. TYPE OF AGENT

Please tick to indicate, and provide details.

4B. INDIVIDUAL AGENT

Individual agent

Full name of individual agent

4C. NON-INDIVIDUAL AGENT

Non-individual agent

Full name of non-individual agent

Full name of the person representing the non-individual agent in relation to this application

4D. IDENTIFICATION DOCUMENTATION

To comply with anti-money laundering (AML) and counter-terrorism financing (CTF) legislation, we must collect certain information about each investor (and beneficial owner, controlling person, trust settlor, agent or attorney where applicable), supported by original certified copies of relevant identification documentation.

Please refer to the relevant 'Know your client' form for details about obtaining original certified copies or extracts of identification documentation and also read the 'Anti-money laundering and counter-terrorism financing obligations' section of the 'Know your client' form for information about AML and CTF obligations and how they affect your application/investment.

Please provide all relevant documents as indicated on the 'Know your client' form. We cannot accept applications without these documents.

4E. EVIDENCE OF AGENT'S AUTHORITY TO ACT

Please tick to indicate that you are providing:



A certified copy of evidence of the agent's authority to act as agent on your behalf.

4F. ALL AGENTS

Please tick to indicate:



Initial investment only - you must complete the 'Know your client' form relevant to the type of investor on whose behalf you are completing and signing this form - refer to 'Verifying your identity' on the final page of this form for further details.

ADVISER USE ONLY

ADVISER DETAILS

Name of adviser	
Company name	
Adviser dealer group	
AMP Capital adviser code	-

If no code is provided, we cannot process applications. If you do not have an AMP Capital adviser code, please complete the Adviser Registration form available online at www.ampcapital.com.

Signature	Date (dd/mm/yyyy)	Adviser stamp
×		

OFFICE ADDRESS AND CONTACT DETAILS

Unit number	Street number	Street name		Suburb/Town		State
Postcode	Country		Phone		Fax	
Mobile		Email				

POSTAL ADDRESS FOR APPLICATION

Mailing address Dexus Funds Management Limited - Unit Registry Reply Paid 125 Parramatta NSW 2124 (no stamp required)

APPLICATION FORM CHECKLIST

The investor/agent/attorney has:	The attorney has completed:			
Completed Section 1	Section 3			
Signed the declaration	The agent has completed:			
Attached the relevant 'Know your client' form and supporting documents - new investors only	Section 4, and/or Adviser Use Only section			
Attached the relevant 'Tax status declaration' form, if the answer to section 1C was 'Yes' - existing investors only				

VERIFYING YOUR IDENTITY - New investors only

After completing this application form, please ensure that you also complete and attach the relevant 'Know your client' form (and identification documents), to enable us to verify your identity and meet our legal obligations (including those under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006).

Please tick to indicate	Please complete the following 'Know your client' form and submit all relevant documents with your application			
Individual, Joint Investors or Sole Trader	Available online at www.dexus.com/identification			
Australian Company	Available online at www.dexus.com/identification			
Foreign Company	Available online at www.dexus.com/identification			
Trust or Superannuation Fund	Available online at www.dexus.com/identification			
Partnership	Available online at www.dexus.com/identification			
Association or Registered Co-operative	Available online at www.dexus.com/identification			
Government Body	Available online at www.dexus.com/identification			
Charity	Please contact our Client Services Team on 1800 658 404 for the forms you will need to complete.			
Attorney(s) completing and signing this form under power of attorney	Complete the form relevant to the type of investor and ensure you have also completed Section 3.			
Agent completing and signing this form as the investor's legal or nominated representative	Complete the form relevant to the type of investor and ensure you have also completed Section 4.			

PAYING BY CHEQUE

Please post your application form together with identification documentation (new investors only) and cheque* (if applicable) to:

Mailing address Dexus Funds Management Limited Reply Paid 125 Parramatta NSW 2124 (no stamp required)

* Cheques should be crossed 'Not negotiable' and made payable to 'Dexus Funds Management Limited - <Investor name>'.

PAYING BY DIRECT DEPOSIT

1. Deposit your investment amount at any branch of the Westpac Bank, to:

Account name: AMPCFM BSB No. 032-002 Bank Account No. 495429

Please ensure that the full name of the investor is provided and use the Fund name as the reference. Separate deposits are required for each investment. If you invest in more than one Fund, please ensure that you provide the name of each fund in each deposit.

2. Send your completed application form together with identification documentation (new investors only) and deposit receipt to:

Dexus Funds Management Limited Reply Paid 125 Parramatta NSW 2124 (no stamp required)

CONTACT DETAILS

Mailing address

Dexus Funds Management Limited Reply Paid 125 Parramatta NSW 2124 (no stamp required)

Client Services

T: 1800 658 404 8.30am - 5.30pm Sydney time Monday to Friday E: clientservices@dexus.com W: www.dexus.com