

Dexus Core Property Fund

Off-Platform Class H

August 2023

Investment objective

Dexus Core Property Fund (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 August 2023

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	0.74	-0.06	-9.98	-10.00	0.85	1.42	1.73	5.65	4.81
Total Return – Gross of Fees	0.86	0.34	-9.25	-8.58	2.29	2.77	3.08	6.99	6.20
Distribution return	0.00	1.04	1.81	3.32	4.00	4.30	4.24	3.80	4.51

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 August 2023

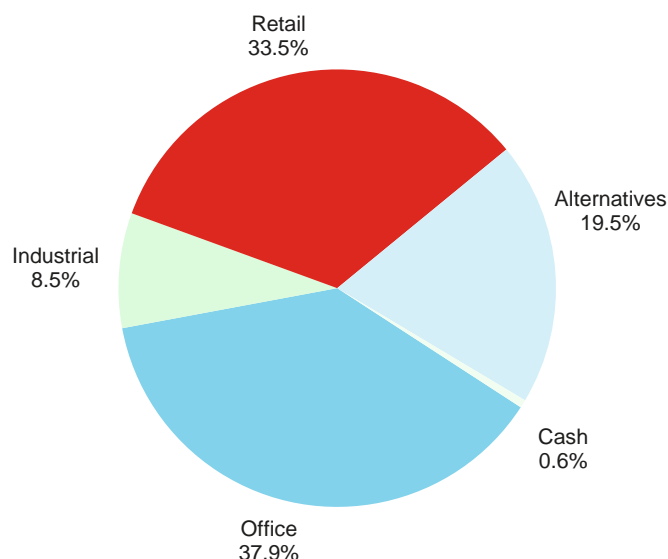
APIR	AMP1074AU
Inception date	12 April 2006
Fund Size (Gross assets)	\$276.5 million
Management costs*	1.77% p.a.
Buy/sell spread*	+0.08/-0.08%
Distribution frequency	Quarterly
Minimum investment	\$10,000
Minimum suggested timeframe	5 years

*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 August, the Dexus Core Property Fund (DCPF or the Fund) experienced a solid positive return. The positive return was driven by the listed portfolio, with the unlisted portfolio relatively static for the month. The Fund's one year return is negative, however over the 3, 5 and 10 year horizons the Fund is showing solid positive returns. During the month the Mirvac Wholesale Office Fund reported that, as part of a capital management strategy, it intended to reduce its distribution pay out ratio in the short term (next 18 months) to 40%. This change in distribution methodology will negatively impact the distributable income of DCPF over the affected period.
- The listed component delivered a +1.75% return (before fees) in August. At a country level, the main contributors were Australia, Singapore and Japan, whilst the main detractor was the US. At a sector level, the main contributors were holdings in industrial, data centres and healthcare whilst retail detracted.
- The largest contributor for the period was Goodman Group, which is one of the largest positions in the Fund. Goodman reported strong earnings for FY23, underpinned by demand for high quality industrial properties globally. Goodman also communicated that they are sitting on a material opportunity within their portfolio to convert existing facilities to data centres. This opportunity should drive significant value for Goodman and was well received by the market.

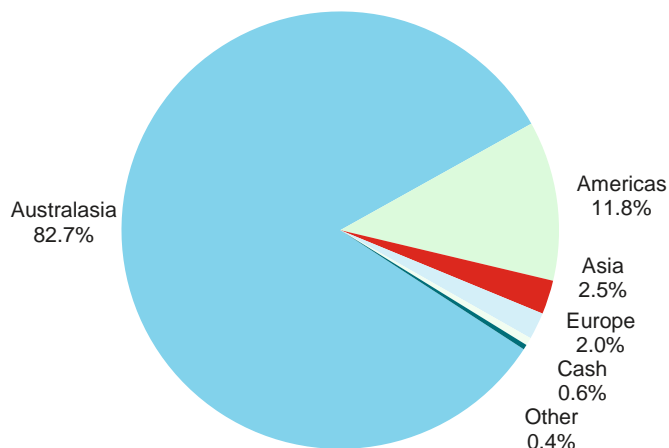
Sector allocation



Underlying investments

Mirvac Wholesale Office Fund	36.50%
Dexus Wholesale Shopping Centre Fund	30.29%
Hedged US Plus Property Fund	0.01%
CPF Listed Real Estate Portfolio	32.62%
Cash	0.58%

Regional allocation



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 1800 658 404 or visit dexus.com/dcpf

This document has been prepared and issued by Dexus Funds Management Limited (ABN 24 060 920 783, AFSL 238163) as the investment manager of the Dexus Core Property Fund.

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