

Dexus Property for Income Fund No. 2

APN 13 296 110 | APIR APN0004AU

October 2022

The Dexus Property for Income Fund No. 2 (DPFIF2) is an income focused hybrid property securities fund that invests in a portfolio of listed Australian Real Estate Investment Trusts (AREITs) and unlisted property securities.

Performance 30 September 2022

	1 month	3 months	6 months	1 year	3 years pa	5 years pa	10 years pa	15 years pa	Since inception pa	Standard deviation since inception pa
DPFIF2 Income ¹	0.39%	1.26%	1.95%	3.76%	4.80%	5.26%	6.06%	6.65%	6.78%	
DPFIF2 Total return ²	(13.05%)	(6.63%)	(23.12%)	(21.25%)	(6.53%)	0.64%	6.69%	(0.22%)	2.19%	16.46%

1. Distributions may include a capital gains component. 2. Retail returns after all fees and expenses. Wholesale returns are slightly higher. Assumes distributions are reinvested. Investors' tax rates are not taken into account when calculating returns. Past performance is not an indicator of future performance. Fund inception date: 28 August 1998.

Investment objective

The primary investment objectives of the Fund are to:

- provide a high level of distributable income by achieving a gross annual income yield that is equivalent to at least 110% of the average of the S&P/ASX 200 AREIT Dividend Yield;
- maintain the tax advantaged income component of distributed income; and
- provide a level of capital growth which at least matches increases in CPI over a 5–7 year time horizon.

Benefits

- Income focused.
- Distributions paid monthly.
- Access to a diversified portfolio of quality listed and unlisted property securities which offer relatively high yields.
- Actively managed portfolio whereby underlying securities are valued and re-weighted.
- Lower than market volatility compared with the S&P/ASX 200 AREIT Index over a 5–7 year time horizon.
- Nil entry and exit fees.
- Tax advantaged income component.

This Fund is suited to:

- Investors seeking relatively high levels of income.
- Investors seeking tax effective income.
- SMSF - Ideal for investors managing their own retirement.
- Investors wanting access to a diversified portfolio of listed and unlisted Australian property securities.
- Medium to long term investment.

Research ratings

SQM Research – 4 Star Superior rating (June 2022)⁴



3. Current running yield as at 30 September 2022 is calculated daily by dividing the annualised distribution rate by the latest entry unit price. Distributions may include a capital gains component. Distributions are not guaranteed and past performance is not an indicator of future performance.

4. The rating contained in this document is issued by SQM Research Pty Ltd ABN 93 122 592 036 AFSL 421913. SQM Research is an investment research firm that undertakes research on investment products exclusively for its wholesale clients, utilising a proprietary review and star rating system. The SQM Research star rating system is of a general nature and does not take into account the particular circumstances or needs of any specific person. The rating may be subject to change at any time. Only licensed financial advisers may use the SQM Research star rating system in determining whether an investment is appropriate to a person's particular circumstances or needs. You should read the product disclosure statement and consult a licensed financial adviser before making an investment decision in relation to this investment product. SQM Research receives a fee from the Fund Manager for the research and rating of the managed investment scheme.

Current
running yield

6.26%^{pa}³

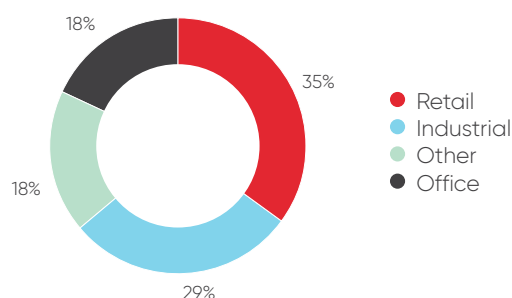
Dexus Property for Income
Fund No. 2

At a glance

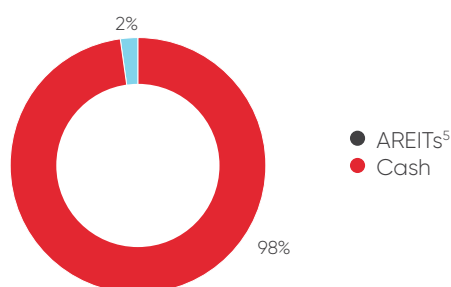
Type of fund	Property securities fund
Commencement date	6 June 2005
Fund size	\$17,59m as at 30 September 2022
Investment timeframe	5 – 7 years
Minimum investment amount	\$1,000
Minimum additional amount	\$500 (\$100 per month with regular investment savings plan)
Income distribution	Monthly – payable 10 days after the end of the month
Unit pricing	Daily
Distribution reinvestment plan	Available
Management costs	1.08% pa (max)
Buy/sell spread	0.15% buy and 0.15% sell

Note: Fund has no entry or exit fees. Fund has no borrowing.

Underlying property sector allocation 30 September 2022



Asset allocation 30 September 2022



5. Australian Real Estate Investment Trusts.

Note: Cash includes accrued income and accrued expenses. Asset allocations may change depending on market conditions and in accordance with the Fund's mandate.

Top 5 listed property securities holdings 30 September 2022

Stock	Sector	% of DPFIF2 Fund
Goodman Group	Industrial	15%
Scentre Group	Retail	10%
Stockland	Diversified	7%
Dexus	Office	6%
Mirvac Group	Diversified	5%

About the Manager

Dexus Real Estate Securities (RES) is a specialist investment manager that actively manages portfolios of listed property securities. Since inception in 1998, our deep understanding of real estate and "property for income" philosophy, together with a highly disciplined investment approach has been the backbone of our performance.

RES became part of Dexus (ASX: DXS) in August 2021. Dexus is one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development. www.dexus.com

Investment team

Pete Morrissey Head of Real Estate Securities
Mark Mazzarella Portfolio Manager, Real Estate Securities
Richard Stone Fund Analyst, Real Estate Securities

Contact us

T: 1800 819 675
E: investorservices@dexus.com
W: dexus.com/investor-centre

This document ("Material") has been prepared by Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) ("DXAM"), the responsible entity and issuer of the financial products of the Dexus Asian REIT Fund mentioned in this Material. DXAM is a wholly owned subsidiary of Dexus (ASX: DXS).

Information in this Material is current as at 30 September 2022 (unless otherwise indicated), is for general information purposes only, does not constitute financial product advice and does not purport to contain all information necessary for making an investment decision. It is provided on the basis that the recipient will be responsible for assessing their own financial situation, investment objectives and particular needs. Before deciding to acquire or to continue to hold a product in any fund mentioned in this Material, investors should read the relevant product disclosure statement ("PDS") and target market statement determination ("TMD") in full, and seek independent legal, tax and financial advice. The PDS and TMD are available from DXAM, Level 5, 80 Collins Street (South Tower), Melbourne VIC 3000, by visiting dexus.com/investor-centre or by phoning 1800 819 675. The PDS contains important information about risks, costs and fees (including fees payable to DXAM for managing the fund). Any investment is subject to investment risk, including possible delays in repayment and loss of income and principal invested, and there is no guarantee on the performance of the fund or the return of any capital. This Material does not constitute an offer, invitation, solicitation or recommendation to subscribe for, purchase or sell any financial product, and does not form the basis of any contract or commitment. This Material must not be reproduced or used by any person without DXAM's prior written consent. This Material is not intended for distribution or use in any jurisdiction where it would be contrary to applicable laws, regulations or directives.

Any forward looking statements, opinions and estimates (including statements of intent) in this Material are based on estimates and assumptions related to future business, economic, market, political, social and other conditions that are inherently subject to significant uncertainties, risks and contingencies, and the assumptions may change at any time without notice. Actual results may differ materially from those predicted or implied by any forward looking statements for a range of reasons. Past performance is not an indication of future performance. The forward looking statements only speak as at the date of this Material, and except as required by law, DXAM disclaims any duty to update them to reflect new developments.

Except as required by law, no representation, assurance, guarantee or warranty, express or implied, is made as to the fairness, authenticity, validity, suitability, reliability, accuracy, completeness or correctness of any information, statement, estimate or opinion, or as to the reasonableness of any assumption, in this Material. By reading or viewing this Material and to the fullest extent permitted by law, the recipient releases Dexus, DXAM, their affiliates, and all of their directors, officers, employees, representatives and advisers from any and all direct, indirect and consequential losses, damages, costs, expenses and liabilities of any kind ("Losses") arising in connection with any recipient or person acting on or relying on anything contained in or omitted from this Material or any other written or oral information, statement, estimate or opinion, whether or not the Losses arise in connection with any negligence or default of Dexus, DXAM or their affiliates, or otherwise.

Dexus, DXAM and/or their affiliates may have an interest in the financial products, and may earn fees as a result of transactions, mentioned in this Material.