

Direct Debit Request

This form authorises and requests Dexus Capital Funds Management Limited (ABN 15 159 557 721, AFSL No. 426455) as Responsible Entity for Dexus Australian Property Fund (DCFM) with User ID Number: 653 891 to debit the customer's nominated account through the bulk electronic clearing system (BECS), as outlined by the customer in this Application Form.

This debit or charge will be made from your account nominated below and will be subject to the terms and conditions of the Direct Debit Service Agreement. Please contact us on 1300 374 029 (in Australia) or +61 2 9290 9600 (international), or dexus@boardroomlimited.com.au if you require any assistance.

Investor details

Dexus Fund name (the Fund)

Investor number

Investor name / Trust name / Company name / Partnership name

Authorisation

Please indicate the account from which you would like us to deduct the Application Amount(s) and any Ongoing Investment Amount (if applicable).

Please note your account must be an Australian bank account held in the name of the Applicant, third party direct debits will not be accepted.

☐ I/We authorise DCFM to arrange for funds to be debited from the account nominated below.

Name of financial institution

Account name

BSB

Account number

Payment details

☐ Direct debit to be deducted at the time of application and at the time of any additional investment.

☐ Regular monthly direct debit of \$_____ on the 21st day of each month. If this Form is received three business days before the 21st of the month, the first direct debit will occur on the 21st of the same month. Otherwise, the first direct debit will occur from the first month following the receipt of this Form.

Direct Debit Acknowledgement

By signing and/or providing us with a valid instruction in respect to your direct debit request, you have understood and agreed to the Direct Debit Request Service Agreement governing the direct debit service request. You request this arrangement remain in force in compliance with the terms and conditions of the Direct Debit Request Service Agreement.

Sole signatories signing on behalf of a company confirm that they are signing as a Sole Director and Sole Company Secretary of the company by ticking the relevant box.

Two Directors or a Director and a Company Secretary must sign unless the company has a Sole Director and Sole Secretary.

- I/We have read and understood the terms of the attached "Direct Debit Request Service Agreement" overleaf and acknowledge and agree to it.
- I/We request this agreement remain in force in accordance with instructions provided and in compliance with the terms and conditions of the "Direct Debit Request Service Agreement".
- If this is a joint investment, each of us agrees, unless otherwise indicated on this Form, our investment is as joint tenants. Each of us is able to operate the account and bind the other(s) to any transaction including investments, switches or withdrawal by any available method.

Direct Debit Acknowledgement *continued...*

- I/We will provide to DCFM or its nominee any information that DCFM reasonably requires in order to enable DCFM to comply with all its obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and its associated rules and regulations (in force from time to time).
- If investing as trustee on behalf of a superannuation fund or trust I/we am/are acting in accordance with my/our designated powers and authority under the trust deed. In the case of superannuation funds, I/we also confirm that it is a complying fund under the Superannuation Industry (Supervision) Act.
- I/We acknowledge that DCFM and its related bodies corporate may disclose and use personal information as contemplated in this form, DCFM's Privacy Policy available at <https://www.dexus.com/privacy-policy>.
- I/We will provide DCFM or its nominee any information that DCFM reasonably requires in order to enable DCFM to meet all of its compliance, reporting and other obligations under the United States of America Foreign Account Tax Compliance Act (FATCA) and all associated rules and regulations from time to time (including, without limitation, the Inter-Governmental Agreement (IGA) entered into between the governments of the US and Australia). I/We understand that DCFM may disclose such information to the Australian Taxation Office (ATO) who may in turn disclose the information to the US Internal Revenue Service (IRS).
- I/We understand that where I/we have provided DCFM or its nominee with information about my status or designation under or for the purposes of FATCA (including, but without limitation, US residency or citizenship status and FATCA status as a particular entity type) and all associated rules and regulations, DCFM will treat that information as true and correct without any additional validation or confirmation being undertaken by DCFM except where it is under a legal obligation to do so.
- I/We acknowledge and agree that electronic instructions will be treated as contemplated in the current PDS or Information Memorandum (IM) under the heading "Electronic Communications".
- If this application is signed under Power of Attorney, the Attorney declares that he/she has not received notice of revocation of that power (a certified copy of the Power of Attorney must be submitted with this application unless DCFM have already sighted it).

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 1

Name (please print)

Date / /

☐ Director ☐ Sole director and company secretary ☐ Trustee ☐ Other (please specify)

Signature of nominated account holder 2

Name (please print)

Date / /

☐ Director ☐ Company secretary ☐ Trustee ☐ Other (please specify)

Note: Please refer over page for Direct Debit Request Service Agreement.

Direct Debit Request Service Agreement

This is your Direct Debit Request Service Agreement with DCFM with User ID Number: 653 891. It explains what your obligations are when undertaking a Direct Debit arrangement with us. It also details what our obligations are to you as your Direct Debit provider. Please keep a copy of this agreement for future reference. It forms part of the terms and conditions of your Direct Debit Request (DDR) and should be read in conjunction with your DDR authorisation. The terms of this Direct Debit Request Service Agreement are for the purpose of your application and/or ongoing investment for units in the nominated Dexus Real Estate Securities fund and us debiting from your account in accordance with your instructions outlined in the Application Form and the Direct Debit Form. The customer is advised to check account details against a recent statement.

1. DCFM (the "Debit User") will debit the BSB/Account nominated for this Direct Debit Request as specified.
2. DCFM will give not less than 30 days written notice to the investor should it propose to vary the arrangements of this Direct Debit Request. If you disagree with this change, please notify us within 14 days
3. The investor(s) may request DCFM to defer or alter the payment amount specified in this Direct Debit Request. Requests authorising these changes may be made by phoning or providing written advice to DCFM. Investor(s) may change the:
 - Due date of payment;
 - Payment amount; and
 - Frequency of payment.Investor(s) wishing to vary the drawing account details specified in this Direct Debit Request must provide signed authority for such changes to be effected.
4. In compliance with the Industry's Direct Debit Claims Process, DCFM will assist investor(s) disputing any payment amount drawn on the nominated BSB/Account in this Direct Debit Request. DCFM will endeavour to resolve this matter within the Industry agreed time frames.
 - If you believe there has been an error in debiting your account, you should notify us directly on investorservices@dexus.com and **1800 996 456**. Alternatively you can contact your financial institution for assistance.
 - If we conclude as a result of our investigations that your account has been incorrectly debited we will respond to your query by arranging within a reasonable period for your financial institution to adjust your account (including interest and charges) accordingly. We will also notify you in writing of the amount by which your account has been adjusted.
 - If we conclude as a result of our investigations that your account has not been incorrectly debited we will respond to your query by providing you with reasons and any evidence for this finding in writing.
5. Direct Debit, through BECS, is not available on all accounts. DCFM advises that some Financial Institution accounts do not facilitate direct debit and as such the investor(s) must check with their Financial Institution to ensure the account nominated in their Direct Debit Request enables direct debiting. If uncertain please check with your Financial Institution before completing the Direct Debit Request.
6. It is the investor(s) responsibility to ensure at all times there is sufficient cleared funds available, at the due date of the debit drawing, to enable payment from the BSB/Account as nominated in this Direct Debit Request.
7. DCFM advises that the debit drawing will be made on the agreed due date as nominated in the payment details of this Direct Debit Request. When the due date is a closed Sydney business day, DCFM will initiate the debit drawing on the next open business date. Investor(s) may direct processing inquiries to their Financial Institution. The funds will be processed as an application on the following business day. A closed business day is defined as any calendar day on which the investor(s) financial institution is not open for direct debit processing. That is:
 - Weekends;
 - Public Holiday – State; and
 - Public Holiday – National.
8. Where an unpaid debit item is returned by the investor(s) financial institution, DCFM may apply an outward dishonour fee to the investor(s) account. There may be reject fees charged by your financial institution as DCFM has no control over this.
9. Investor(s) who wish to cancel this Direct Debit Request must notify DCFM in writing not less than 14 days before the next scheduled debit drawing. This request may be directed to DCFM or to an investor(s) financial institution.
10. DCFM requests the investor(s) to direct all inquiries, disputes requests for payment changes or cancellation directly to them. Alternatively, you can contact your financial institution for assistance.
11. DCFM agrees to keep confidential all investor(s) records and account details contained in this Direct Debit Request, while noting that the bank may require such information to be provided in the event of a claim or relating to an alleged incorrect or wrongful debit.
12. If the debit day falls on a day that is not a banking day, we may direct your financial institution to debit your account on the following banking day. If you are unsure about which day your account has or will be debited you should ask your financial institution.
13. We may send notices either electronically to your email address or by ordinary post to the address you have given us. If sent by mail, communications are taken to be received on the day they would be received in the ordinary course of post.
14. If you wish to notify us in writing about anything relating to this agreement, you should write to Dexus Capital Funds Management, GPO Box 3993, Sydney NSW 2001.

Definitions

account means the account held at *your financial institution* from which we are authorised to arrange for funds to be debited.

agreement means this Direct Debit Request Service Agreement between *you* and *us*.

banking day means a day other than a Saturday or a Sunday or a public holiday listed throughout Australia.

debit day means the day that payment by *you* to *us* is due.

debit payment means a particular transaction where a debit is made.

Direct Debit Request means the written, verbal or online request between *us* and *you* to debit funds from your account.

us or **we** means DCFM, (the Debit User) *you* have authorised by requesting a *Direct Debit Request*.

you means the customer who has authorised the *Direct Debit Request*.

your financial institution means the financial institution at which *you* hold the account *you* have authorised *us* to debit.

Send us your form

We accept this form returned to us by email or post. All pages must be present for the forms to be processed.

Email

Please scan and email to:

dexus@boardroomlimited.com.au

(You can send up to 10MB of attachments.)

Post

Mail this completed form to:

BoardRoom Pty Limited

GPO Box 3993, Sydney NSW 2001