

Responsible Entity:

Dexus Capital Funds Management Limited
ABN 15 159 557 721

Fund:

Dexus Core Infrastructure Fund
ARSN: 127 019 238

www.dexus.com



16 May 2025

Dear Investor,

On behalf of Dexus Capital Funds Management Limited (ABN 15 159 557 721, AFSL 426 455) as the Responsible Entity of Dexus Core Infrastructure Fund (ARSN 127 019 238) ("DCIF"), I would like to make you aware of an ASX Announcement (attached) released by Dexus today regarding the Dexus managed stake in Australia Pacific Airports Corporation ("APAC").

DCIF has a material exposure to APAC through its investments in three entities that hold APAC shares.

The Responsible Entity Board will continue to assess potential impacts for DCIF, and at all times will act in the best interests of DCIF investors.

Please note that this communication is for information purposes only and that no action is required of you at this time.

If you have any questions on this matter, please do not hesitate to contact your Account Manager or our Client Services Team on 1300 374 029 (between 8:30am and 5:30pm Sydney time, Monday to Friday) or via email at clientservices@dexus.com.

Yours sincerely,

John Julian

Fund Manager, Dexus Core Infrastructure Fund
Dexus

Investors should consider the Product Disclosure Statement (PDS) available from Dexus Capital Funds Management Limited (ABN 15 159 557 721, AFSL 426 455) (DCFM) for the Dexus Core Infrastructure Fund (ARSN 127 019 238) before making any decision regarding the Fund. DCFM is the responsible entity of the Fund and the issuer of units in the Fund. DCFM has appointed Dexus Capital Investors Limited (ABN 59 001 777 591, AFSL 232497) (DCIL) as the investment manager of the Fund. DCFM and DCIL are both wholly owned subsidiary of Dexus: (ASX:DXS) (Dexus) and part of the Dexus group.

The PDS contains important information about investing in the Fund and it is important investors read the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. Investors should review the Target Market Determination (TMD) to consider if the Fund is suitable for them. A TMD has been made in respect of the Fund and is available at www.dexus.com/dcifinvest. Neither DCFM, Dexus nor 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 an indicator of future performance. While every care has been taken in the preparation of this document, DCFM and Dexus make no representation or warranty as to the accuracy or of any statement in it (including, without limitation, any forecasts). This document has been prepared for the purpose of providing general information, without taking account of any particular 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 their objectives, financial situation and needs.

ATTACHMENT: DEXUS ASX ANNOUNCEMENT



See overleaf.

Dexus (ASX: DXS)

ASX release



16 May 2025

Update on the Dexus Bloc interest in Australia Pacific Airports Corporation

Dexus acts as trustee/manager for various interests representing circa 27% of Australia Pacific Airports Corporation (APAC), the owners of Melbourne and Launceston Airports (the Dexus Bloc). In 2024 Dexus was appointed by some of the Dexus Bloc shareholders to undertake a sale process in relation to their stakes.

Dexus has received a notice (Notice) from the APAC Board alleging that Dexus has used a confidentiality deed poll and disclosed confidential information in the Dexus Bloc sale process in breach of the requirements under the APAC Shareholders' Deed. A valid notice would require the commencement of a compulsory process to offer for sale the shares comprising the Dexus Bloc to remaining APAC Shareholders at an assessed fair market value and an immediate suspension of certain governance, voting and information rights of Dexus Bloc shareholders.

Dexus intends to dispute the validity of the Notice, has always acted in good faith, and will vigorously defend its position and its clients' interests.

The Dexus Bloc represents circa 10% of Dexus's total third-party funds under management and accounts for approximately \$15 million of Dexus's management fees post tax and before any associated costs.

Dexus will continue to assess potential impacts of this matter and will provide further updates in accordance with its disclosure obligations.

Authorised by the Board of Dexus Funds Management Limited.

For further information please contact:

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About Dexus

Dexus (ASX: DXS) is a leading Australasian fully integrated real asset group, managing a high-quality Australasian real estate and infrastructure portfolio valued at \$53.4 billion. The Dexus platform includes the Dexus investment portfolio and the funds management business. We directly and indirectly own \$14.5 billion of office, industrial, retail, healthcare, infrastructure and alternatives. We manage a further \$38.9 billion of investments in our funds management business which provides third party capital with exposure to quality sector specific and diversified real asset products. The funds within this business have a strong track record of delivering performance and benefit from Dexus's capabilities. The platform's \$15.6 billion real estate development pipeline provides the opportunity to grow both portfolios and enhance future returns. We believe that the strength and quality of our relationships will always be central to our success and are deeply connected to our purpose Unlock potential, create tomorrow. Our sustainability approach is focused on the priority areas where we believe we can make significant impact: Customer Prosperity, Climate Action and Enhancing Communities. Dexus is supported by more than 38,000 investors from 24 countries. With four decades of expertise in real estate and infrastructure investment, funds management, asset management and development, we have a proven track record in capital and risk management and delivering returns for investors. www.dexus.com

Dexus Funds Management Limited ABN 24 060 920 783, AFSL 238163, as Responsible Entity for Dexus (ASX: DXS) (Dexus Property Trust ARSN 648 526 470 and Dexus Operations Trust ARSN 110 521 223)
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