Dexus Core Infrastructure Fund

Off-Platform Class H

December 2024

The Dexus Core Infrastructure Fund aims to generate income and capital growth from a diversified portfolio of Australian and global unlisted infrastructure assets and listed infrastructure securities.

Performance summary

– Dexus Core Infrastructure Fund (DCIF) has underperformed its benchmark[1] in December
– The listed component of DCIF returned -5.40% for December*
– DCIF's unlisted portfolio continues to deliver robust operational performance. Key highlights over the month of December 2024 included strong growth observed across international passenger volumes and international capacity at Melbourne Airport, availability performance across our Public-Private Partnership assets continuing to sit at near-maximum levels, and LLA delivering resilient financial performance despite ongoing capacity constraints caused by industry-wide supply chain issues
– DCIF's listed portfolio was negatively impacted by unfavourable market sentiment towards listed infrastructure as a result of the US Federal Reserve's reduction in forecasted rate cuts for 2025

* Past performance is not a reliable indicator of future performance

Investment approach

The Fund aims to invest primarily in unlisted infrastructure assets (target range 40-60%) and listed infrastructure securities and cash (target range 40-60%).

For more information visit dexus.com/dcif

Performance – as at 31 December 2024

Inception Date: 30 Oct 2007

Performance benchmark: 10-year Australian Government Bond Yield plus 3.25% pa

Management costs: 1.28%

The Management costs include a management fee, and indirect costs. The Fund PDS outlines the 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/dcif

%	1 mth	3 mth	1 yr	3 yrs	5 yrs	10 yrs	Incept
Total return - after fees	-3.18	-2.72	0.24	-0.75	0.32	5.08	5.89
Total return – Including Tax Credits[2]	-3.18	-2.72	0.72	-0.54	0.52	5.34	6.05
Distribution[3]	0.79	0.79	3.47	3.14	3.01	3.51	4.73
Growth	-3.97	-3.51	-3.22	-3.89	-2.69	1.56	1.16
Benchmark	0.61	1.84	7.47	7.04	6.00	5.81	6.66

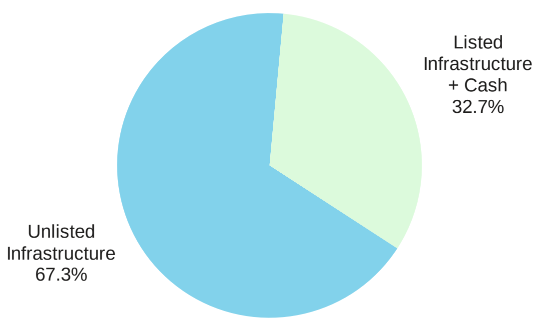
Past performance is not a reliable indicator of future performance. Performance is annualised for periods greater than one year.

Total returns are calculated using the unit price which uses the net asset values for the relevant month end. This price may differ from the actual unit price for an investor applying for or redeeming an investment. Actual unit prices will be confirmed following any transaction by an investor. Returns quoted are before tax, after Class 'H' fees and costs, assume all distributions are reinvested and are annualised for periods greater than one year.

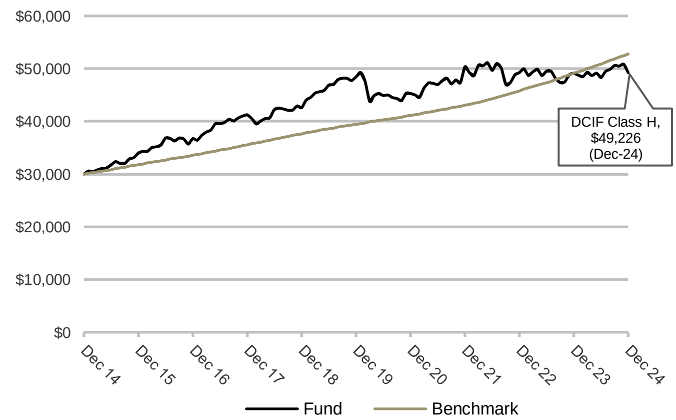
2. Tax Credits include franking credits and foreign income tax offsets. Individual investors may be eligible for franking credits and foreign income tax offsets depending on their tax residency status and entity type and should seek their own tax advice.

3. Distributions are not inclusive of tax credits.

Asset allocation



$30,000 Invested over 10 years



Regional allocation

Region	Current %
Australia	41.92
US	27.41
UK	11.07
New Zealand	8.27
Europe	5.27
Canada	5.16
Asia	0.91

Top 10 holdings

Security details	Portfolio %
APAC	17.57
ConGlobal	8.20
ANU Student Accommodation	6.97
London Luton Airport	5.92
Royal Adelaide Hospital	5.67
Auckland South Corrections Facility	4.33
Macarthur Wind Farm	4.20
Powerco	3.48
Enbridge	3.26
American Tower Corporation	3.00

[1] On a net total return, including tax credits, basis

Dexus Core Infrastructure Fund - Off-Platform Class H

Performance and activity

Dexus Core Infrastructure Fund (DCIF) has underperformed its benchmark[1] in December.

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DCIF's listed portfolio was negatively impacted by unfavourable market sentiment towards listed infrastructure as a result of the US Federal Reserve's reduction in forecasted rate cuts for 2025.

Outlook

DCIF continues to remain an attractive investment opportunity, particularly on a risk-adjusted return basis and during periods of high market volatility. The Fund provides a well-diversified investment opportunity, with exposure to the performance of a wide range of infrastructure and utilities sectors through its blend of unlisted and listed infrastructure.

We believe the global macroeconomic environment has reached an important turning point following the US Federal Reserve's decision to lower rates in 2024 and Australia's annual inflation rate easing to its lowest level since 2021. We maintain strong conviction in the outlook for DCIF for several reasons.

1. Unlisted portfolio growth: DCIF's unlisted portfolio of high-quality infrastructure assets is well-positioned to deliver strong performance through:
   a. Growth prospects embedded within business plans
   b. Opportunities to drive upside value from active asset management initiatives
   c. Valuations set to benefit from falling interest rates
2. Listed portfolio potential: DCIF's listed portfolio is trading at significant valuation discounts compared to long term averages.
3. Assets across both the unlisted and listed portfolios are positioned to benefit from long-term growth thematics including:
   a. Decarbonisation and the energy transition
   b. Population growth
   c. Ageing population
   d. Digitisation

Unlisted Infrastructure

Australia Pacific Airports Corporation (APAC)

Melbourne Airport continues to perform to high operational standards. Growth across the international passenger segment continues to be robust, with Melbourne Airport welcoming a new monthly record of 1,147,533 international travellers over the month of December 2024. Pleasingly, this outcome represents an increase of 10.6% relative to the prior corresponding period (PCP) and 6.1% in comparison to pre-pandemic (FY19) levels. Despite the ongoing capacity constraints, domestic passenger volumes continue to remain resilient, with the December 2024 volumes exceeding the PCP by 2.3%.

Following 12 months of engagement with airline partners, Melbourne Airport is nearing the finalisation of major plans to expand the international terminal to accommodate international capacity which exceeds pre-pandemic levels. The works will deliver increased terminal capacity, reducing congestion and enhancing the overall airport experience for international travellers. Melbourne Airport plans to formalise the expansion plans by the middle of the year and expects works to commence soon after.

London Luton Airport (LLA)

The year-to-date (YTD) passenger volumes at LLA for the eleven months to November 2024 outperformed the PCP by 3% despite ongoing capacity disruptions caused by industry-wide supply chain issues. Notwithstanding this, LLA generated strong financial performance, with the YTD November 2024 earnings before interest, tax, depreciation and amortisation (EBITDA) exceeding the budget by 14%, highlighting management's focus to drive yield during challenging operating conditions.

Pleasingly, LLA achieved a maximum score of 100 out of 100 possible points in the 2024 GRESB Infrastructure assessment, representing the third consecutive year in which the airport scored perfect marks. This result ranked LLA in first position out of 27 participating airports from the UK and European region, enabling LLA to retain its 5-Star GRESB rating.

ConGlobal

ConGlobal continues to generate resilient operational performance despite the ongoing headwinds currently affecting the North American logistics sector. YTD November 2024 adjusted EBITDA tracked 2% behind the PCP, predominantly due to softer performance generated by the Depot segment.

The Depot segment's YTD adjusted EBITDA was approximately 5% below the PCP. The depot sector continues to face challenges arising from weak demand for chassis repairs, lower equipment utilisation and reducing margins. To mitigate the impacts, ConGlobal has implemented a comprehensive set of reset initiatives, including pricing adjustments and cost reductions, focused on sustaining the Depot segment's profitability.

YTD adjusted EBITDA for the Intermodal segment exceeded the PCP by approximately 30%. The performance was driven by the successful run-rate conversion at previously underperforming terminals and intermodal volumes reverting to more normalised levels following the pandemic, though volumes are expected to remain measured due to ongoing macroeconomic headwinds.

Australian National University (ANU) Purpose Built Student Accommodation (PBSA)

The occupancy for Semester 2, 2024, reached 96.5%, outperforming the budget by 0.6%. The let-up for Semester 1, 2025, continues to progress, with the ANU currently in the process of making offers and forward bookings. As at 18 December 2024, unconditional forward bookings had reached 67%, with offers out for the remainder of available beds, which are conditional on applicants receiving an enrolment offer from the ANU.

Our Student Accommodation asset management team continues to closely monitor the 2025 let up and are working with the

[1] On a net total return, including tax credits, basis

university to implement targeted marketing and operational initiatives, designed to encourage returners, attract new applicants and maximise occupancy. An important pillar of the marketing strategy for 2025 includes bolstering returning and domestic residents. The returner application process has been simplified to increase conversion by providing students with certainty on room types.

Royal Adelaide Hospital (RAH)

The project is operating well, with strong relationships in place between the State of South Australia, Celsus, RAH directors and the Operators, Downer and DCX Technology.

Abatements are low and operating performance is robust. For the 12 months to 31 December 2024, 98.42% of the service fee was received from the State of South Australia and the full abatement was passed through to the subcontractor.

Auckland South Corrections Facility (ASCF)

The project continues to perform well both financially and operationally. Operational performance is measured against 52 KPIs. For the 12 months to 30 September 2024, 99.71% of the service fee was received from the New Zealand Crown, and of the 0.29% abatement, 100% was passed through to the subcontractor.

ASCF implemented a three-month pilot youth mentorship programme, marking the first of its kind on site, following recommendations from the Office of the Inspectorate to develop innovative programmes to support the youth cohort.

Macarthur Wind Farm (MWF)

Work, health and safety performance remains strong at MWF, with improvements recorded in transparency following the insourcing of management activities by AGL. AGL continues to work towards improvements across all aspects of maintenance and performance, and internal AGL governance and compliance targets.

While production, availability and capacity factors are underperforming expectations, the asset continues to receive its scheduled payments from AGL in full under the fixed price contract.

Powerco

Powerco continues to deliver resilient operational performance, notwithstanding the challenging macroeconomic conditions prevalent in New Zealand. YTD earnings before interest, tax, depreciation, amortisation and fair value adjustments (EBITDAF) exceeded the budget by 2.5%, largely driven by lower electricity reactive maintenance spending as New Zealand experienced less storm activities over the year. Electricity and gas revenues continue to track broadly in line with budget.

Our Energy asset management team is working closely together with Powerco management to develop asset management plans beyond the initial 10-year time horizon. This initiative aims to capture the longer-term investment needed to maintain the network and meet long-term demand projections.

SA Schools

SA Schools continues to operate well, and the relationships between the project parties remain strong.

Operational performance is measured against 294 KPIs. For the 12 months to December 2024, 99.99% of the service fee was received from the State, and of the 0.01% abatement, 100% was passed through to the subcontractor.

Over the quarter, we continued the management of the John Hartley Building 6 rebuild and expansion. Structural steel and roofing were completed, with cladding and glazing progressing well. Completion remains on track for the first half of 2025.

AquaTower

Operational performance is measured against 29 KPIs. For the 12 months to 31 December 2024, no abatements were levied on AquaTower with each plant meeting all contractual water quality parameters.

During the quarter, the plants operated in accordance with expectations. The plants continue to produce very high levels of treated water quality. Regular maintenance and replacement activities occur for the plants, and there were no material issues.

Listed infrastructure

The listed component of DCIF returned -5.40% for December*

* Past performance is not a reliable indicator of future performance

Utilities

Diversified Utilities (+0.03%*) generated a positive contribution. Water (-0.59%*), Integrated Regulated (-1.07%*) and Transmission & Distribution (-1.77%*) delivered negative returns.

Transport & Communications

Toll Roads (+0.28%*) and Airports (+0.15%*) provided positive contributions. Rail generated flat returns, while negative contributions were seen from Ports (-0.01%*) and Communications Infrastructure (-2.16%*).

Region

Australia (+0.20%*), New Zealand (+0.10%*) and Asia (+0.01%*) were the top contributing regions, offset by softer performance across Europe (-0.15%*), Canada (-0.20%*), UK (-0.42%*) and US (-4.66%*).

Top Contributors

The top five contributors for the month comprised Transurban (+0.20%*), Auckland Airport (+0.10%*), Ferrovial (+0.09%*), Enbridge (+0.07%*) and CK Infrastructure Holdings (+0.03%*).

Largest Detractors

The largest detractors for the month were American Tower Corporation (-1.22%*), Crown Castle (-0.66%*), Consolidated Edison (-0.43%*), National Grid (-0.29%*) and American Water Works Company (-0.26%*).

* On a local currency basis

Investment objective

To provide total returns (income and capital growth) after costs and before tax above the Fund's performance benchmark. The benchmark for the Fund is the 10 year Australian Government Bond Yield plus 3.25% pa.

Facts

Fund size	$575.43 million	Distribution frequency	Quarterly
Minimum suggested investment time frame	5 years	Date of last distribution	December 2024
Minimum initial investment	$10,000	Distribution cents per unit	1.002 (December-24)
Buy/sell spread (%)	+0.05/-0.05	Next distribution	March 2025

Important note: 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.

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