

Dexus Property for Income Fund No. 2

ARSN 113 296 110 | APiR APN0004AU

May 2024

Note: This fund terminated on 17 June 2024, and is no longer available for investment.

The Dexus Property for Income Fund No. 2 (DPFIF2) was an income focused securities fund that invested in a portfolio of listed Australian Real Estate Investment Trusts (AREITs).

Performance 31 May 2024

	1 month	3 months	6 months	1 year	3 years pa	5 years pa	10 years pa	15 years pa	Since inception pa
DPFIF2 income ¹	0.44%	1.28%	3.05%	6.23%	5.34%	5.35%	5.82%	6.69%	6.76%
DPFIF2 total return ²	0.13%	(0.14%)	14.78%	13.36%	3.32%	1.99%	6.83%	8.81%	3.33%

Investment objectives

The primary investment objectives of the Fund were to:

- deliver a gross annual income yield (before management fees and expenses) that equates to at least 110% of the average yield of the S&P/ASX 200 AREIT Index Dividend Yield
- provide lower than market volatility compared with the S&P/ASX 200 AREIT Index over a 5–7 year time horizon
- provide a level of capital growth which at least matches increases in CPI over a 5–7 year time horizon.

Current running yield 31 May 2024



At a glance

Type of fund	Property securities fund
Commencement date	6 June 2005
Fund size	\$15.35m as at 31 May 2024
Minimum suggested investment timeframe	5–7 years
Minimum investment amount	\$1,000
Minimum additional amount	\$500 (\$100 per month with regular savings plan)
Income distribution	Monthly – generally payable within 10 business days ³
Unit pricing	Daily
Distribution reinvestment plan	Available
Management fees and costs	1.08% pa of NAV (see section 6 of the PDS for details)
Buy/sell spread	0.15% buy and 0.15% sell

Note: Fund has no borrowing.

¹ Distributions may include a capital gains component.

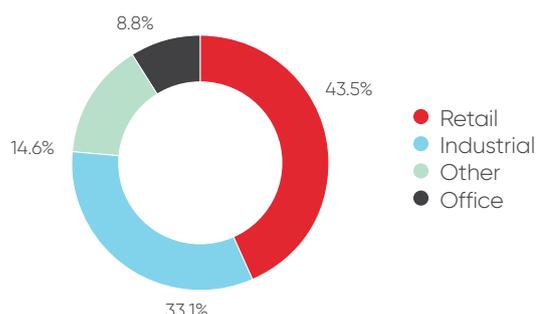
² Returns after all fees and expenses. Assumes distributions are reinvested. Investors' tax rates are not taken into account when calculating returns. Returns and values may rise and fall from one period to another. Past performance is not an indicator of future performance. Fund's inception date used to determine the return: 6 June 2005.

³ Current running yield 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 Fund aimed to deliver a gross annual income yield (before management fees and expenses) that equates to at least 110% of the average yield of the S&P / ASX 200 AREIT Index Dividend Yield.

⁵ S&P/ASX 200 AREIT Index Dividend Yield.

Underlying property sector allocation 31 May 2024



Asset class allocation 31 May 2024

Listed Property Trusts	91.54%
Cash	8.46%

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 31 May 2024

Stock	Sector	% of DPFIF2 Fund
Goodman Group	Industrial	22.20%
Stockland	Diversified	15.62%
Scentre Group	Retail	13.76%
Vicinity Centres	Retail	6.82%
Mirvac Group	Diversified	5.21%

About the Manager

Dexus Asset Management (DXAM) is a specialist investment manager that actively manages Australian, Asian and Global property securities funds and listed AREITs. Since inception in 1998 (as APN) 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.

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

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