

Dexus Property for Income Fund No. 2

APN 13 296 110 | APIR APN0004AU

February 2023

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 31 January 2023

	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	0.50%	1.51%	2.77%	4.88%	5.09%	5.42%	6.03%	6.85%	6.83%
DPFIF2 Total return ²	6.38%	8.50%	0.18%	(5.11%)	(2.25%)	3.47%	7.22%	3.16%	3.17%

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)⁵



**Current
running
yield**

5.35%_{pa}³

Dexus Property for
Income Fund No. 2

4.30%_{pa}

AREIT Index⁴

At a glance

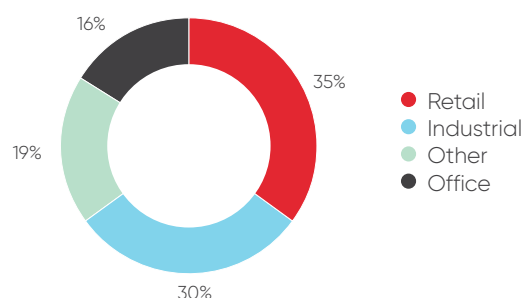
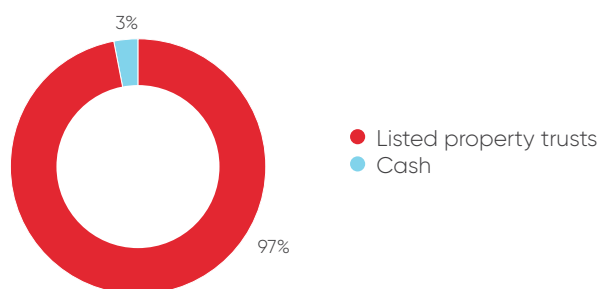
Type of fund	Property securities fund
Commencement date	6 June 2005
Fund size	\$1997m as at 31 January 2023
Investment timeframe	5 – 7 years
Minimum investment amount	\$1,000
Minimum additional amount	\$500 (\$100 per month with regular investment savings plan)
Income distribution	Monthly – payable 10 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.

3. Current running yield as at 31 January 2023 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. S&P/ASX200 AREIT Index dividend yield.

5. 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.

Underlying property sector allocation 31 January 2023**Asset allocation** 31 January 2023

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 January 2023

Stock	Sector	% of DPFIF2 Fund
Goodman Group	Industrial	16.15%
Scentre Group	Retail	11.01%
Stockland	Diversified	6.54%
Dexus	Office	5.76%
Mirvac Group	Diversified	4.98%

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

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