



15 December 2023

Update of Fund documentation: Dexus Property for Income Fund No.2 (DPFIF2)

Dear [Investor],

We are writing to advise that updated Fund documentation has been issued in respect of the following Dexus Asset Management Limited (**DXAM**) fund:

- Dexus Property for Income Fund No.2 (ARSN: 113 296 110) (“**DPFIF2**” or “**Fund**”)

Fund documentation changes

The updated Fund documentation comprises the Product Disclosure Statement (“PDS”) and product guide, Fund application form, and target market determination.

These documents have been updated to reflect a change in the Fund’s Standard Risk Measure (SRM) rating¹ from ‘Medium’ to ‘High’. This change reflects an increase in the number of negative annual returns over any 20-year period from the Fund’s benchmark index. The increase in the rating is due to significant events that have occurred during the measurement period, including the global financial crisis, the global pandemic, changes to the macro-economic environment, and notably higher inflation and interest rates over the past two years.

There is no change to the Fund’s investment objectives or strategy associated under the new SRM rating. The Fund continues to be an income focussed property securities fund that invests in a portfolio of listed Australian Real Estate Investment Trusts.

Other updates to the Fund documentation include:

- Fund webpage link and registry phone number
- statements regarding the extent to which Environmental, Social and Governance (“ESG”) considerations are taken into account in investment decisions, and
- clarifications that continuous disclosure announcements are made available on the relevant Fund website.

Further information

The updated DPFIF2 Fund documentation can be accessed [here](#).

If you have any questions regarding these changes or require further information, please contact your financial adviser, or contact the Dexus Fund Operations team via email at investorservices@dexus.com or call 1300 374 029 (within Australia) or +61 2 8023 5464 (outside Australia).

Regards

Pete Morrissey
Head of Real Estate Securities

¹ Fund Standard Risk Measure (SRM) rating is calculated using the Financial Services Council (FSC) methodology and is based on the number of negative annual return periods over 20 years.