



31 March 2025

**Update of Fund documentation: Dexus AREIT Fund (DXAF)**

Dear Investor

We are writing to advise that updated Fund documentation has been issued in respect of the Dexus AREIT Fund (ARSN 134 361 229) (“**DXAF**” or “**Fund**”) issued by Dexus Asset Management Limited (**DXAM**).

**Fund documentation changes**

The updated Fund documents comprise the Product Disclosure Statement (**PDS**) and product guide, application form, and target market determination.

The Fund documents were updated to reflect the removal of any references of DXAF being available through the mFund platform to align with the removal of DXAF from the mFund Settlement Service on or around 31 March 2025.

Other updates to the Fund documents include:

- update of statements regarding the extent to which Environmental, Social and Governance (**ESG**) considerations are taken into account in investment decisions,
- replacement of ‘Units or shares in AREITs’ with ‘Securities in AREITs’ in the Target asset allocations of the Fund,
- removal of references to accepting cheques or receiving requests via facsimile, and
- other minor clarifications.

There is no change to the investment objective or strategy of the Fund associated with the abovementioned changes.

**For more information**

The updated DXAF Fund documents can be accessed [here](#). Should you require further information, please contact Dexus Investor Services:

Email: [investorservices@dexus.com](mailto:investorservices@dexus.com)

Phone: 1300 374 029

Regards

A handwritten signature in black ink, appearing to read 'Mark Mazzarella'.

Mark Mazzarella

Head of Real Estate Securities

**Important note:** This document has been prepared by Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) (DXAM), the responsible entity and issuer of Dexus AREIT Fund (ARSN 134 361 229) (Fund). DXAM is a wholly owned subsidiary of Dexus (ASX: DXS). Investors should consider the relevant product disclosure statement (PDS) and the DXAM financial services guide (FSG) in full, before making a decision regarding the Fund. The PDS and FSG are available from DXAM, Level 5, 80 Collins Street (South Tower), Melbourne VIC 3000, by visiting <https://www.dexus.com/investor-centre>, by emailing [investorservices@dexus.com](mailto:investorservices@dexus.com) or by phoning 1800 996 456. The PDS contains important information about investing in the Fund, such as risks, costs and fees (including fees payable to DXAM for managing the Fund) and it is important that investors read the PDS, before making any decision about whether to acquire, continue to hold or dispose of units in the Fund. Neither Dexus, DXAM 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 a reliable indicator of future performance. While every care has been taken in the preparation of this document, Dexus, DXAM and their affiliates make no representation or warranty as to the accuracy or completeness 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 investor's objectives, financial situation or needs. Investors should, before making any investment decisions, consider the appropriateness of the information in this document, and seek independent legal, tax and financial professional advice, having regard to their own objectives, financial situation and needs.