



15 December 2023

Update of Fund documentation: Dexus Asian REIT Fund (DXARF)

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 Asian REIT Fund (ARSN: 162 658 200) ("**DXARF**" 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 returns from the Fund's benchmark index because of the global pandemic and changes to the macro-economic environment, notably higher inflation and interest rates.

Other updates to the Fund documentation include:

- Fund webpage link and registry phone number
- Clarifications that continuous disclosure announcements are made available on the relevant Fund website

There is no change to the investment objective or strategy of the Fund associated with the new risk rating.

Further information

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

If you have any questions regarding these changes or require further information, please 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

A handwritten signature in black ink, appearing to be 'Pete Morrissey', enclosed in a simple oval outline.

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.