

Dexus Asian REIT Fund

Application Form

This Application Form relates to the application for Units in Dexus Asian REIT Fund (ARSN 162 658 200) ("Fund") as described in the PDS dated 31 October 2022 issued by Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) ("the RE"), as the responsible entity of the Dexus Asian REIT Fund. This form must be accompanied by the PDS when provided to any person. Unless otherwise defined, capitalised terms in this Application Form have the meaning given to them in the PDS.

Please mail this completed Application Form and relevant form(s) to:
Boardroom Pty Limited, GPO Box 3993, Sydney NSW 2001.

1 Contact details

Please provide your contact details. If you have a financial adviser, we may contact your adviser first before contacting you about your application.

Title	Given name(s)	
Surname		
Phone		
Email		
Postal address		
Suburb	State	Postcode

We will upload relevant information, updates, disclosure documents, forms and reports to our website <https://www.dexus.com/investor-centre/unlisted-funds-management/dexus-asian-reit-fund> and/or send to your email address nominated above. Should you wish to opt out of our electronic disclosure, please contact us at dexus@boardroomlimited.com.au.

You consent to us using your contact details outlined above and other relevant personal information we collect from you for the Registry to open and maintain an InvestorServe account for you. If you have an existing InvestorServe account, your current username and password will provide you access.

We will also send you marketing information in relation to this fund or other funds and opportunities that we may have to offer you in the future from time to time. Should you wish to opt out of receiving such communications, please contact investorservices@dexus.com.

Please also refer to our Privacy Policy which can be seen on our website <https://www.dexus.com/investor-centre>.

If more space is required when completing this form, please attach a separate page with the details.

2 Existing investors

Existing investors (do not complete section 4 or the Identification Form)

If you are an existing investor in a Dexus fund and your investor details have not changed since the last time you invested with us you do not need to complete section 4 of this Application Form. However, you must provide us with your investor number and tick the declaration, noting that if we have any queries or require further information, we may separately contact you.

Please provide your investor number:

☐ I confirm that I am an existing investor in a Dexus fund and my investor details including beneficial ownership details have not changed since the last time I invested in a Dexus product.

New investors and existing investors who have changed their investor details. Please complete section 4 and the Identification Form.

3 Investment details

Minimum application is \$1,000 and thereafter multiples of \$500.
Payment details are outlined in section 7 of this Application Form.

Initial investment amount \$

Regular savings plan (optional)* \$

*Minimum \$100 per month.
Please complete the Direct Debit Form.

Main source(s) of funds for investment:

- | | |
|--|---|
| <input type="checkbox"/> Employment | <input type="checkbox"/> Superannuation |
| <input type="checkbox"/> Inheritance/Gift | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Investments | |
| <input type="checkbox"/> Business activity | |

Please note that the above source of funds information is being collected in accordance with the RE's obligations under Anti-Money Laundering laws, and will not be used for marketing purposes.

4 Investor details

How did you hear about Dexus?

Do your investment objectives include receiving regular income?

☐ Yes ☐ No

Do your investment objectives include some capital growth over a 5 - 7 year horizon? ☐ Yes ☐ No

Are you seeking to invest in a product that has a minimum suggested timeframe for holding the investment of 5 - 7 years? ☐ Yes ☐ No

Are you able to tolerate risk as part of your investment, up to but not exceeding your investment amount? ☐ Yes ☐ No

What type of investor are you?

Complete section:

- | | |
|---|------------|
| <input type="checkbox"/> Individual / joint holding | AB |
| <input type="checkbox"/> Australian Proprietary Company | CE |
| <input type="checkbox"/> Australian Public Company | C |
| <input type="checkbox"/> Unregulated trust ¹ with corporate trustee | CDE |
| <input type="checkbox"/> Unregulated trust ¹ with individual trustee | ADE |
| <input type="checkbox"/> Regulated trust ¹ with corporate trustee | CD |
| <input type="checkbox"/> Regulated trust ¹ with individual trustee | AD |

☐ Other (e.g. foreign companies and partnerships) **Please complete all sections of the Application Form other than section 4 and contact us.**

A Individual investor or individual trustee

Title	Given name(s)		
Surname			
Date of birth	/	/	
Email			
Residential address			
Suburb	State	Postcode	
Country			
Are you an Australian resident for tax purposes?			
<input type="checkbox"/> Yes <input type="checkbox"/> No, if no specify country			
TFN or exemption code*			
Australian Driver's Licence No.			
Are you a Politically Exposed Person? ² <input type="checkbox"/> Yes <input type="checkbox"/> No			

B Joint investor

Title	Given name(s)		
Surname			
Date of birth	/	/	
Email			
Residential address	<input type="checkbox"/> Same as A, or specify below		
Suburb	State	Postcode	
Country			
Are you an Australian resident for tax purposes?			
<input type="checkbox"/> Yes <input type="checkbox"/> No, if no specify country			
TFN or exemption code*			
Australian Driver's Licence No.			
Are you a Politically Exposed Person? ² <input type="checkbox"/> Yes <input type="checkbox"/> No			

C Australian company or corporate trustee

Full company name / corporate trustee name			
ABN or TFN or TFN exemption*			
ACN			
Registered office address (not a PO Box)			
Suburb	State	Postcode	
Principal place of business address (if different)			
Suburb	State	Postcode	
Business activities			
If the company is listed, please provide the details of the relevant market and details of its listing.			

Is the Australian company/corporate trustee a proprietary or public company?

☐ Proprietary ☐ Public

If you are proprietary company, provide the full name of each director

Director 1 name

Director 2 name

Director 3 name

Director 4 name

D Trusts

Trustee No. 1 Name		
Trustee No. 1 Address		
Suburb	State	Postcode
Trustee No. 2 Name		
Trustee No. 2 Address		
Suburb	State	Postcode
Are there additional trustees?		
<input type="checkbox"/> Yes Please attach a separate page to this application form with the details.		
<input type="checkbox"/> No		
Trust name		
ABN, TFN or TFN exemption*		
Type of trust		
Country in which trust was established		
Nature of activities or purpose of the trust		

Only complete the following part of section D if the trust is not a SMSF, registered managed investment scheme, wholesale unregistered managed investment scheme which does not accept retail investors, government superannuation fund or trusts registered and subject to statutory oversight, or if the trustee is not a custodian for the purposes of AML/CTF law. If the trustee is a custodian, please complete section 5.

Do the terms of the trust identify the beneficiaries by reference to membership of a class?

☐ Yes, what are the terms?

OR

☐ No, please provide the full name of each beneficiary

Beneficiary 1

Beneficiary 2

Beneficiary 3

Are there additional beneficiaries?

☐ Yes Please attach a separate page to this application form with the details.

☐ No

Full name of settlor of trust?³

* Applicants are not required to quote their tax file number. However, if a tax file number is not quoted, tax may be deducted from payments of interest at the highest marginal tax rate (plus any applicable government levy) if required by law. Tax will not be deducted if an Australian business number is supplied (if applicable) or an appropriate exemption applies. The use and disclosure of tax file numbers is strictly regulated by tax and privacy laws.

E Beneficial Ownership

This section does not need to be completed if the company's activities are subject to the oversight of a Commonwealth, State or Territory statutory regulator (that is, supervision beyond that provided by ASIC as a company), such as Australian financial services licensees, Australian credit licensees, and registrable superannuation entity ("RSE") licensees, or if the trust has a trustee which is a custodian for the purposes of AML/CTF law.

Beneficial Owner 1 Name

Beneficial Owner 1 Date of birth / /

Beneficial Owner 1 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person?² ☐ Yes ☐ No

Beneficial Owner 2 Name

Beneficial Owner 2 Date of birth / /

Beneficial Owner 2 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person?² ☐ Yes ☐ No

Beneficial Owner 3 Name

Beneficial Owner 3 Date of birth / /

Beneficial Owner 3 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person?² ☐ Yes ☐ No

Beneficial Owner 4 Name

Beneficial Owner 4 Date of birth / /

Beneficial Owner 4 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person?² ☐ Yes ☐ No

If you do not complete Beneficial Owner information, you are confirming that there are no Beneficial Owners. If you do not have Beneficial Owners, the RE will contact you to collect additional information about your company or trust.

You are a Beneficial Owner if you are an individual who directly or indirectly owns 25% or more of the company or trust or ultimately controls the company or trust, including through determining the financial or operating policies of the company or trust.

F Additional information

Please note that answering "no" to the below questions will not render you ineligible to invest in the Fund.

Are you a "wholesale client" for the purposes of Chapter 7 of the Corporations Act?

☐ No ☐ Yes

If yes, and you are investing less than \$500,000, please attach a valid wholesale client certificate to this application.

5 Custodians

Only complete this section if you are acting in the capacity of custodian.

Are you a custodian for the purposes of the AML/CTF Rules?

☐ No ☐ Yes

Have you carried out all applicable customer identification procedures and ongoing customer due diligence requirements in accordance with Chapter 15 of the AML/CTF Rules in relation to your underlying customers?

☐ No ☐ Yes

6 How we make payments to you

Do you want us to reinvest your income distributions (if permitted) back into the Fund? ☐ Yes ☐ No

If no, please complete your bank account details below. Please note the account must be held in the name of the Applicant. All payments are calculated and paid in Australian dollars.

☐ Direct all payments to the bank account nominated for my existing Dexus investments (if you are an existing investor in another Dexus fund), or;

☐ Direct all payments to the bank account nominated for below.

Name of financial institution

Account holder name

BSB

Account number

7 How to pay application money to us

Payment details

These details are required so your payment can be matched to your Application Form. Please indicate which payment method you have used.

I am paying by (please choose one method only)

☐ **Electronic funds transfer**

Please transfer funds electronically to the following account and send your completed application form to the Investor Services team.

Account name: **Dexus Asset Management Limited - Applications - DXARF**

BSB: 062-000

Account number: 20356414

Reference (Name of Applicant)

It is important to include your **name as reference**. If we are unable to match your application to a payment your application may be delayed.

☐ **Direct debit**

Please complete and sign the Direct Debit Request Form for us to debit your nominated account for your Application Amount (within three Business Days of receipt of your forms).

☐ **Cheque**

Made payable to "Dexus Asset Management Limited - Applications - DXARF and crossed "not negotiable".

8 Adviser details (to be completed by your financial adviser)

If you use a financial adviser and/or your financial adviser is providing us with your identification documents, please have them complete, sign and stamp this section to confirm they hold a current AFS License and are authorised to deal in or advise on managed investment products.

Adviser name

Adviser company

Assistant name

Adviser email

Adviser phone

AFSL name

AFSL number

Authorised representative number

I have considered the target market determination for the product to which this application form relates ("TMD"), and confirm that the applicant is within the target market identified on that TMD

☐ Yes ☐ No

Adviser signature and stamp

9 Adviser professional fee

If you have negotiated a professional fee for service with your financial adviser you need to complete this section.

I/we request that the RE deducts a professional fee for service from my Application Amount as set out below. I acknowledge that this fee will be paid to my financial adviser as specified in section 8 of this Application Form and that the balance of my Application Amount will be invested in the Fund.

Upfront professional fee for service

Either a percentage of your Application Amount or a fixed amount

% or \$

I / We nominate the Adviser as my/our nominated representative to act for me/us in relation to my/our investment(s) described in section 3 of this Application Form, including (without limitation) investing and withdrawing from the Fund.

☐ Yes ☐ No

Signature 1

Signature 2

Name

Name

Date / / Date / /

10 Electronic Verification

The RE may use the personal information collected about investors for any purpose stated in our Privacy Policy as well as for the purposes of verifying their identity in accordance with the RE's obligations under Anti-Money Laundering Laws.

When conducting customer identification using electronic means:

- The RE may disclose personal information about individuals to a credit reporting agency for the purposes of providing an assessment as to whether the personal information matches (in whole or part) personal information contained in a credit information file in the possession or control of the credit reporting agency.
- The credit reporting agency may provide the RE with the assessment.
- The credit reporting agency may use the personal information about the individual, and the names, residential addresses and dates of birth contained in credit information files of other individuals, for the purpose of preparing the assessment. Other uses of your personal information by the credit reporting agency are restricted under Privacy laws.

You may consent to the RE providing your personal information to a credit reporting agency for electronic verification purposes by signing the declaration below.

Please note, if this consent is not signed, you will need to provide the RE with an original certified copy of documents so that we can verify your identity manually.

I/we consent to the RE providing my/our personal information to a credit reporting agency for the purposes of conducting customer identification.

Individual Investor / Director name / Trustee and signature

Individual Investor / Director name / Trustee and signature

Individual Investor / Director name / Trustee and signature

Beneficial Owner 1 Name and signature

Beneficial Owner 2 Name and signature

Beneficial Owner 3 Name and signature

Beneficial Owner 4 Name and signature

Place of birth (individuals only)

11 Foreign Account Tax Compliance Act (FATCA) declaration (mandatory)

All investors MUST complete this section.

11.1 Are you an individual who is a United States (US) citizen or resident for tax purposes?

- ☐ No (individuals go to section 12, entities continue below)
- ☐ Yes (specify the US TIN of each investor)

US TIN⁴ (First individual)

US TIN (Second individual)

All entities MUST complete all questions below.

11.2 Are you a Specified US Person⁵?

- ☐ Yes, please specify the US TIN for the entity:
- ☐ No

11.3 Are you a financial institution⁶?

- ☐ Yes Please quote your Global Intermediary Identification Number (GIIN) or (if you do not have a GIIN) your FATCA status:

Please notify us if you are a Nonparticipating Financial institution.

- ☐ No

11.4 Is the entity (please select one of the following):

- ☐ An Active Non-Financial Entity⁷ (including listed company or Related Entity⁸ of a listed company)
- ☐ A Passive Non-Financial Entity⁹. Please complete question 11.5 for each Controlling Person¹⁰ who is a US citizen or resident of the US for tax purposes.

If required, provide additional details on a separate sheet.

11.5 US Controlling Person (Complete if indicated above)

Full given name(s)

Surname

US TIN

Residential address (PO Box is not acceptable)

Suburb

State

Postcode

12 Common Reporting Standard (CRS) Self-Certification (Mandatory)

All investors MUST complete this section.

12.1 Investor

Are you a tax resident of Australia?

- ☐ Yes
- ☐ Yes and also a tax resident in other country(ies)
Note: Certain countries, including the US, treat all citizens as tax residents for tax purposes.
- ☐ No

If you are also a tax resident in other country(ies) OR not a tax resident of Australia, please specify your country of tax residence and provide your TIN.

Country TIN

Country TIN

Country TIN

If you don't have a TIN, please provide Reason A, B or C as appropriate:

- ☐ Reason A – The country does not issue TINs to its residents.
- ☐ Reason B – You are otherwise unable to obtain a TIN. Please state why.
- ☐ Reason C – No TIN is required (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the collection of the TIN issued by such jurisdiction).

12.2 Joint Investor

Are you a tax resident of Australia?

- ☐ Yes
- ☐ Yes and also a tax resident in other country(ies)
Note: Certain countries, including the US, treat all citizens as tax residents for tax purposes.
- ☐ No

If you are also a tax resident in other country(ies) OR not a tax resident of Australia, please specify your country of tax residence and provide your TIN.

Country TIN

Country TIN

Country TIN

If you don't have a TIN, please provide Reason A, B or C as appropriate:

- ☐ Reason A – The country does not issue TINs to its residents.
- ☐ Reason B – You are otherwise unable to obtain a TIN. Please state why.
- ☐ Reason C – No TIN is required (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the collection of the TIN issued by such jurisdiction).

Continued overleaf

All Entities (non-individuals) MUST complete this section.

☐ A Financial Institution.

☐ An Active Non-Financial Entity (including listed company or Related Entity of a listed company).

☐ A Passive Non-Financial Entity (including an Investment Entity that is not located in a Participating Jurisdiction and is managed by another Financial Institution). Please complete Controlling Person section below.

Please complete for each Controlling Person resident in a country other than Australia.

If required, provide additional details on a separate sheet.

Full given name(s)

Surname

Date of birth / /

Residential address (PO Box is not acceptable)

Suburb	State	Postcode
--------	-------	----------

Country of tax residence	TIN
--------------------------	-----

Country of tax residence	TIN
--------------------------	-----

Country of tax residence TIN

If you don't have a TIN, please provide Reason A, B or C as appropriate:

☐ Reason A – The country does not issue TINs to its residents.

☐ Reason B – You are otherwise unable to obtain a TIN. Please state why.

☐ Reason C – No TIN is required (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the collection of the TIN issued by such jurisdiction).

The following terms are defined as follows. For further clarifications, please seek professional advice:

Important notes

1. A **"Regulated Trust"** includes a SMSF, registered retail managed investment scheme and a wholesale managed investment scheme that doesn't accept retail investors. Other trusts are Unregulated Trusts.
2. A **"Politically Exposed Person"** includes a head of state or government, government minister or senior politician, senior government official, judge, governor of a central bank or any other person who holds a position of influence with a reserve bank, senior foreign representative, high ranking member of the armed forces or board chair or senior executive of a state-owned enterprise or the immediate family member or associate of any such persons.
3. You do not need to provide the name of the settlor if you are an SMSF or if settlor of the trust is now deceased or if the settlor contributed to the trust at the time of its establishment a material asset contribution of less than \$10,000, or if you are a custodian for the purposes of AML/CTF Act.

- Application Form

13 Declaration

Please read the PDS before signing the Application Form. Note that company Applicants usually require two signatures.

I/We declare and agree that:

- I/We have read the PDS and the Product Guide both dated 31 October 2022 for the Dexus Asian REIT Fund (ARSN 162 658 200) to which this application applies and have received and accepted the offer to which this Application Form applies, in Australia.
- The information I/we have provided in this Application Form is true and correct.
- I/We will notify the RE within 30 days of becoming aware of any changes in the information I/we have provided in this Application Form.
- I/We am/are bound by the provisions of this Application Form and the constitution of the Fund as amended from time to time in accordance with the terms of the constitution.
- I/We have legal power to invest in the Fund on the terms on which I/we have applied under this Application Form.
- I/We authorise the RE to give information relating to my/our account and investment detailed in that account to my/our adviser as specified in this Application Form or as otherwise approved by me/us from time to time.
- If I/we have received the PDS from the internet or other electronic means that I/we received it personally or a printout of it, accompanied by or attached to this Application Form.
- If this is a joint application, each of us agrees, unless otherwise indicated on this Application Form, that our investment is as joint tenants.
- If the 'Any to sign' box below is checked or otherwise selected, we agree that each of us who is able to operate the account authorises the other to bind us to any transaction in relation to our account and investment in the Fund, including investments, switches or redemptions by any available method.
- The application being made by me/us under this Application Form is not resultant of an unsolicited meeting with or telephone call from another person.
- If investing as trustee on behalf of a superannuation fund or trust I/we confirm that I/we am/are acting in accordance with my/our designated powers and authority under the trust deed of the superannuation fund or trust. In the case of superannuation funds, I/we also confirm that it is a complying fund under the Superannuation Industry (Supervision) Act 1993.
- I/We acknowledge that an investment in the Fund does not represent an investment in, or a deposit or liability of, the RE or any member of the Dexus Group.
- I/We acknowledge that none of the RE, any member of the Dexus Group or any of their officers, advisers, agents or associates can guarantee the performance of the Fund or that any return of, or on, capital will be achieved.
- I/We acknowledge that the RE and its related bodies corporate may disclose and use personal information as contemplated in this Application Form, the RE's Privacy Policy available at <https://www.dexus.com/investor-centre> and the Privacy Statement in the PDS. In accordance with the Corporations Act 2001, you may be sent material (including marketing material and product disclosure statements) approved by a member of the Dexus Group in addition to general corporate communications. You may elect not to receive marketing material by contacting the RE using the details contained in the PDS or via our website at <https://www.dexus.com/investor-centre>.
- I/We acknowledge and agree that electronic instructions will be treated as contemplated in section 1 of the Product Guide under the heading "Electronic Instructions".
- I/We will provide to the RE or its nominee any information that the RE reasonably requires in order to enable the RE to comply with all its obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and its associated rules and regulations (in force from time to time).
- I/We acknowledge that investments in the Fund are subject to the risks outlined in section 4 of the PDS under the heading "Risks of managed investment schemes".
- I/We acknowledge that an InvestorServe account will be created and that my/our use of that account will be subject to the terms of use of Boardroom Pty Limited as set out at <https://www.investorserve.com.au/>
- I/We will provide the RE or its nominee any information that the RE reasonably requires in order to enable the RE to meet all of its compliance, reporting and other obligations under the United States of America Foreign Account Tax Compliance Act ("FATCA") and the Common Reporting Standard ("CRS") and all associated rules and regulations from time to time (including, without limitation, the Inter-governmental Agreement ("IGA") entered into between the governments of the US and Australia, any Competent Authority Agreement relating to CRS and Schedule 1 of the Taxation Administration Act 1953 of Australia) ("FATCA Information").
- I/We will promptly provide an updated Application Form and notify the RE if a change in my/our circumstances means any of the FATCA Information or related documentation is no longer correct within 90 days of becoming aware that any such change in circumstances means the FATCA Information or related documentation is no longer correct.
- I/We understand that the RE may disclose FATCA Information and related documents to the Australian Taxation Office ("ATO") who may in turn disclose the information to the US Internal Revenue Service ("IRS") and other Competent Authorities.
- I/We understand that where I/we have provided the RE or its nominee with information about my status or designation under or for the purposes of FATCA and CRS and all associated rules and regulations (including, but without limitation, tax residency or citizenship status, and FATCA and CRS status as a particular entity type), the RE will treat that information as true and correct without any additional validation or confirmation being undertaken by the RE except where it is under a legal obligation to do so.
- I/We acknowledge that the person signing this Declaration is the "Account Holder" for FATCA and CRS purposes (or signing on behalf of such Account Holder) and the information provided in this Application Form for FATCA/CRS purposes is the information relating to the Account Holder.
- I/We confirm that, to the best of my/our knowledge, the monies used to fund my/our investment in the Fund are not derived from or related to any money laundering, terrorism financing or other illegal activities, whether prohibited under Australian law, international law or convention (Illegal Activity) and the proceeds of my/our investment in the Fund will not be used to finance any Illegal Activities.

If this Application Form is signed by more than one person, who will operate the account:

☐ Any to sign ☐ All to sign together

Signature 1

Name

Date / /

Title

If a company officer or trustee, you **MUST** specify your title

☐ Director ☐ Sole director and company secretary ☐ Trustee ☐ Other (please specify)

Signature 2

Name

Date / /

Title

If a company officer or trustee, you **MUST** specify your title

☐ Director ☐ Company secretary ☐ Trustee ☐ Other (please specify)

Please mail this completed Application Form and other relevant form(s) to:
Boardroom Pty Limited, GPO Box 3993, Sydney NSW 2001