

Dexus Global REIT Fund

ARSN 642 411 292 | APIR APN4390AU

February 2023

The Dexus Global REIT Fund (DXGRF) is an income focused property securities fund that invests into a portfolio of Real Estate Investment Trusts (REITs) listed in North America, Europe and Asia Pacific.

Performance 28 February 2023

	1 month	3 months	6 months	1 year	2 years	Since inception pa
DXGRF Total return ¹	0.33%	1.75%	0.33%	(3.98%)	10.98%	9.85%

Investment objectives

The primary investment return objectives of the Fund are to:

- Provide investors with a consistent and relatively high level of income compared to the Benchmark², combined with some capital growth, derived predominantly from investing in global REITs;
- Provide a level of capital growth which at least matches increases in CPI over a 5–7 year time horizon; and
- Provide lower than market volatility³.

Benefits

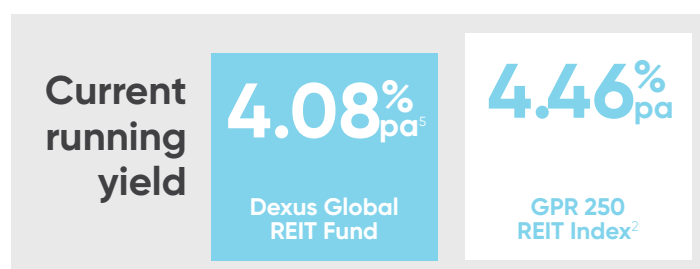
- Focus on generating sustainable, regular and relatively high income returns through investing in global listed property securities.
- Access to an underlying diversified portfolio of thousands of quality commercial real estate assets located in North America, Asia Pacific and European markets.
- Has delivered monthly distributions.
- Actively managed (non-index aware) portfolio, applying a highly disciplined and proven strategy designed to deliver on the Fund's income and risk objectives.
- Currently 100% liquid – daily applications and withdrawal (this is under normal market conditions but withdrawals can take longer in certain cases as set out in the PDS).

This Fund is suited to:

- Investors seeking consistent and relatively high levels of income.
- SMSFs – investors managing their own retirement.
- Investors wanting access to a diversified portfolio of quality global REITs.
- Medium to long term investors.

Research ratings

- Lonsec⁴ – Investment Grade (September 2022)



At a glance

Type of fund	Property securities fund
Commencement date	1 April 2020
Fund size	\$20.0018m as at 28 February 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 ⁶
Unit pricing	Daily
Withdrawals	Daily (under normal market conditions but withdrawals can take longer in certain cases as set out in the PDS).
Distribution reinvestment plan	Available
Hedging strategy	Unhedged
Management costs	0.98% pa
Buy/sell spread	0.15% buy and 0.15% sell

Note: Fund has no entry or exit fees. Fund has no borrowing.

1. Returns after all fees and expenses. Assumes distributions are reinvested. Investors' tax rates are not taken into account when calculating returns. Returns and values may rise and fall from one period to another. Past performance is not an indicator of future performance. Fund's inception date used to determine the return: 1 April 2020.

2. GPR 250 REIT Index (AU) or equivalent, in Australian dollars.

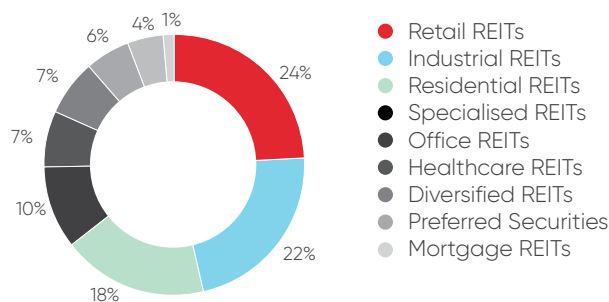
3. The Dexus Global REIT Fund aims to provide lower than market volatility compared with the GPR 250 REIT Index (AU) (or equivalent Global REITs Index) over a 5 - 7 year time horizon.

4. The Lonsec Rating (assigned September 2022 for the Dexus Global REIT Fund) presented in this document is published by Lonsec Research Pty Ltd ABN 11 151 658 561 AFSL 421 445. The Rating is limited to "General Advice" (as defined in the Corporations Act 2001 (Cth)) and based solely on consideration of the investment merits of the financial product(s). Past performance information is for illustrative purposes only and is not indicative of future performance. It is not a recommendation to purchase, sell or hold product(s) issued by Dexus Asset Management Limited, and you should seek independent financial advice before investing in this product(s). The Rating is subject to change without notice and Lonsec assumes no obligation to update the relevant document(s) following publication. Lonsec receives a fee from the Fund Manager for researching the product(s) using comprehensive and objective criteria. For further information regarding Lonsec's Ratings methodology, please refer to our website at: <http://www.lonsecresearch.com.au/research-solutions/our-ratings>.

5. Current running yield as at 28 February 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.

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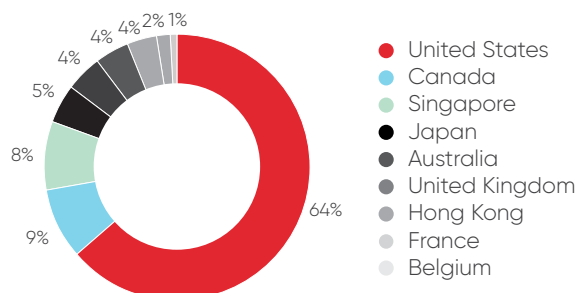
Underlying property sector allocation 28 February 2023



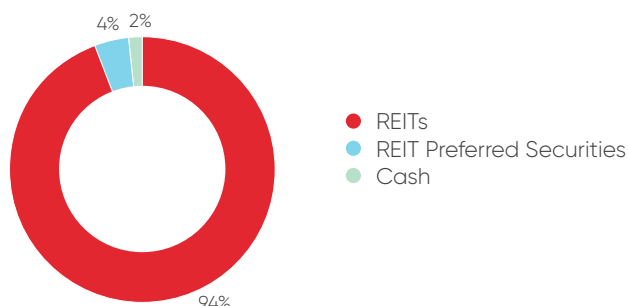
Top 5 GREIT holdings 28 February 2023

Stock	Sector	% of DXGRF
Prologis Inc	Industrial	6.49%
Alexandria Real Estate Equity	Office	4.93%
First Industrial Realty Trust	Industrial	4.06%
Rexford Industrial Realty Inc	Industrial	3.95%
RPT Realty	Retail	3.94%

Geographical allocation 28 February 2023



Asset class allocation 28 February 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.

Platform availability

HUB24, Praemium, Netwealth, BT Panorama

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

- Pete Morrissey** Head of Real Estate Securities
- Mark Mazzarella** Portfolio Manager, Real Estate Securities
- David Kruth** Portfolio Manager, Real Estate Securities
- Corrine Ng** Portfolio Manager, Asian Real Estate Securities
- Richard Stone** Investment Analyst, Real Estate Securities
- Eugene Lau** Investment Analyst, Real Estate Securities

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