

Dexus Global REIT Fund

ARSN 642 411 292 | APIR APN4390AU

August 2023

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

Performance 31 August 2023

	1 month	3 months	6 months	1 year	2 years pa	3 years pa	Since inception pa
DXGRF Total return ¹	1.10%	3.48%	0.06%	0.39%	(1.22%)	9.43%	8.36%

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
- 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 distributions⁴
- Actively managed (non-index aware) portfolio, applying a highly disciplined and proven strategy designed to deliver on the Fund's income and risk objectives
- Liquid – daily applications and withdrawal (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
- Investors wanting access to a diversified portfolio of quality global REITs
- Medium to long term investors

Research ratings

- Lonsec⁵ – Investment Grade (September 2022)
- Zenith – Approved rating (June 2022)⁶



Current running yield

4.16%_{pa}⁷

Dexus Global
REIT Fund
distribution yield

4.81%_{pa}

GPR 250 REIT
Index yield²
(target)

4.97%_{pa}

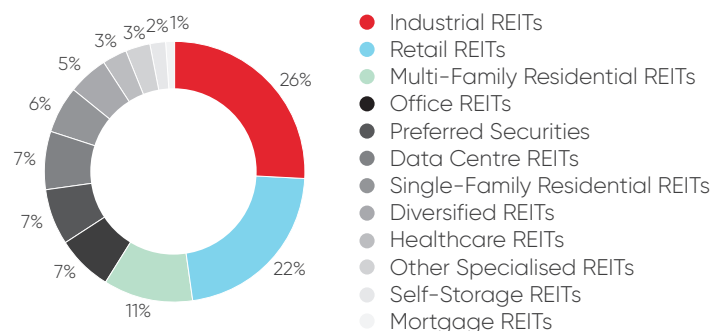
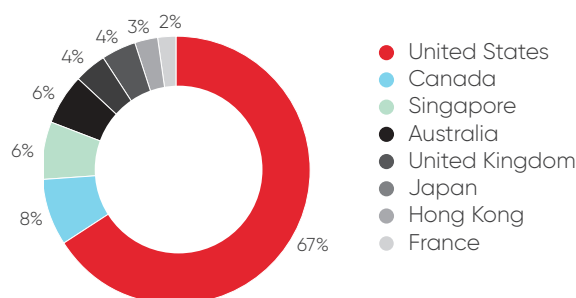
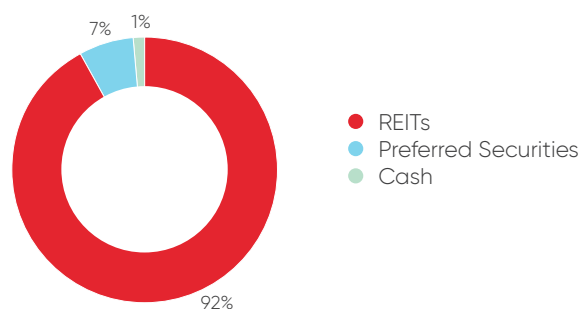
Fund gross yield
(PDS objective)

At a glance

Type of fund	Property securities fund
Commencement date	1 April 2020
Fund size	\$20.50m as at 31 August 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 ⁴
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 fees and costs	0.98% pa of NAV (see section 6 of the PDS for details)
Buy/sell spread	0.15% buy and 0.15% sell

Note: Fund has no borrowing.

- 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.
- GPR 250 REIT Index (AU) or equivalent, in Australian dollars.
- 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.
- Past performance is not an indicator of future performance.
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- Current running yield as at 31 August 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.

Underlying property sector allocation 31 August 2023**Geographical allocation** 31 August 2023**Asset class allocation** 31 August 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

BT Panorama, CFS First Wrap, HUB24, Netwealth, Praemium

Top 5 GREIT holdings 31 August 2023

Stock	Sector	% of DXGRF
Prologis Inc	Industrial	7.19%
Rpt Realty	Retail	5.17%
American Homes 4 Rent	Residential	4.13%
Rexford Industrial Realty Inc	Industrial	3.91%
Equinix Inc	Data Centre	3.85%

About the Manager

Dexus Asset Management (DXAM) is a specialist investment manager that actively manages Australian, Asian and Global property securities funds and listed AREITs. Since inception in 1998 (as APN) 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.

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

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