



31 March 2025

Update of Fund documentation: Dexus GREIT Fund (DXGRF)

Dear Investor

We are writing to advise that updated Fund documentation has been issued in respect of the Dexus Global REIT Fund (ARS 642 411 292) (“**DXGRF**” 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.

These documents have been updated to reflect an update to the DXGRF performance benchmark to GPR 250 REIT Net Index (AU), which is a comparable index of underlying constituents from the same provider but based on returns net of withholding tax, whereas the current performance benchmark (GPR 250 REIT Index (AU)) includes returns gross of withholding tax. This change in benchmark will not result in a change in the DXGRF returns but provide for a more accurate comparison of the Fund versus its benchmark.

Other updates to the Fund documents include:

- removal of the reference of ‘taxes’ from the Investment return objective in the Dexus GREIT Fund PDS,
- amendment of the ‘Indicative asset allocation’ in ‘How we invest your money’ in the Dexus GREIT Fund PDS as follows:
 - Equity securities in REITs across global markets is now ~98% from 95%
 - Preferred, hybrid and/or debt securities in REITs across global markets is now 0% from 3%
 - Cash/Fixed interest is now ~2% from 5%,
- update of statements regarding the extent to which Environmental, Social and Governance (**ESG**) considerations are taken into account in investment decisions,
- 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 change in performance benchmark.

For more information

The updated DXGRF documents can be accessed [here](#).

Should you require further information, please contact Dexus Investor Services:

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Regards



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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 Global REIT Fund (ARSN 642 411 292), (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 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.