

## Dexus AREIT Fund

## Application Form

This Application Form relates to the application for Units in Dexus AREIT Fund (ARSN 134 361 229) ("Fund") as described in the PDS dated 31 March 2025 issued by Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) ("the RE"), as the responsible entity of the Dexus AREIT 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/investments/dexus-areit-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](mailto: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.

From time to time, 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](mailto:investorservices@dexus.com).

Please also refer to our Privacy Policy which is available on our website [www.dexus.com/privacy-policy](http://www.dexus.com/privacy-policy).

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, unless you have had a change in your details, 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

### Fund Suitability Questionnaire

Please answer the below questions which may help to determine whether you are in the target market for this product. If you don't understand the questions or need assistance, we recommend that you seek advice from your financial adviser before deciding to proceed with your investment.

This information is to assist you in answering the questions that follow.

The 'total return' of an investment may be attributed into two parts: the distribution and the growth return.

*What is a 'Distribution'?* A Distribution is the periodic cash payment to investors which generally comes from the income generated from the fund's assets.

*What is the 'Growth' return?* The Growth return generally comes from the increase in the value of the investment over time.

**How important is it for you to receive periodic cash distributions?**

- ☐ Very important  
☐ Somewhat important  
☐ Not important

**What is more important to you?**

- ☐ Capital growth – an expectation that your investment will grow in value over time  
☐ Capital preservation – an expectation that your investment will not lose value over time

**What is your investment time horizon?**

- ☐ Up to and including 2 years i.e. Short term  
☐ More than 2 years but less than 5 years i.e. Medium term  
☐ Equal to 5 years but less than 7 years i.e. Medium to long term  
☐ Equal to 7 years or more i.e. Long term

Continued overleaf

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**What is your tolerance for risk (ability to bear loss)?**

- ☐ Extremely high  
☐ Very high  
☐ High  
☐ Medium  
☐ Low

**Further explanation**

*Low* – For my/our investment in the Fund, I/we do not want to risk losing any capital.

*Medium* – For my/our investment in the Fund, I/we accept that I/we could lose some capital, and can bear up to 4 negative returns over a 20 year period.

*High and above* – For my/our investment in the Fund, I/we accept that I/we could lose a significant part of my/our capital, and can bear 6 or more negative returns over a 20 year period.

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**When do you expect to need to withdraw money from this investment?**

- ☐ Weekly  
☐ Monthly  
☐ Quarterly  
☐ Yearly  
☐ Less frequently than one year

**Further explanation**

Whilst the Responsible Entity aims to process withdrawals within three (3) business days, it may take up to 30 days to process your withdrawal, which may be extended in certain circumstances as described in the PDS.

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**What is your intended use of this investment in your overall investment portfolio (excluding the value of your place of residence)?**

- ☐ Satellite component up to 10%  
☐ Minor allocation up to 25%  
☐ Core component up to 50%  
☐ Major allocation up to 75%  
☐ Standalone portfolio up to 100%

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**Have you received or will you seek personal advice from your financial adviser in relation to your investment?**

- ☐ Yes  
☐ No

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**By completing and submitting this Fund Suitability Questionnaire, I/We confirm to DXAM that:**

- (a) all of the responses and information I/we have provided in this Questionnaire (including any supporting documentation I/we have provided) are true, correct and complete;  
(b) I/we have received, read and understood the PDS.

**I/We acknowledge and agree that:**

- (a) nothing in this form constitutes advice to me/us from DXAM and the material under 'Further explanation' is for general information purposes only;  
(b) I/we understand that DXAM has recommended that I/we obtain appropriate professional advice in respect of our investment in the Fund and our completion of this Questionnaire.

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Signature

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**How did you hear about Dexus?**

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**What type of investor are you?****Complete section:**

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

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

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**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?

☐ Yes ☐ No, if no specify country

TFN or exemption code\*

Australian Driver's Licence No.

Are you a Politically Exposed Person?<sup>2</sup> ☐ Yes ☐ No

**B Joint investor**

Title Given name(s)

Surname

Date of birth / /

Email

Residential address ☐ Same as A, or specify below

Suburb State Postcode

Country

Are you an Australian resident for tax purposes?

☐ Yes ☐ No, if no specify country

TFN or exemption code\*

Australian Driver's Licence No.

Are you a Politically Exposed Person?<sup>2</sup> ☐ Yes ☐ 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?

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

☐ 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<sup>3</sup>

\* 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?<sup>2</sup> ☐ 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?<sup>2</sup> ☐ 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?<sup>2</sup> ☐ 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?<sup>2</sup> ☐ 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 - DXAF**

**BSB: 062 000**

**Account number: 20356385**

**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).

**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 and read the product disclosure statement, and 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

## 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 TIN<sup>4</sup> (First individual)

US TIN (Second individual)

All entities MUST complete all questions below.

### 11.2 Are you a Specified US Person<sup>5</sup>?

☐ Yes, please specify the US TIN for the entity:

☐ No

### 11.3 Are you a financial institution<sup>6</sup>?

☐ 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 Entity<sup>7</sup> (including listed company or Related Entity<sup>8</sup> of a listed company)

☐ A Passive Non-Financial Entity<sup>9</sup>. Please complete question 11.5 for each Controlling Person<sup>10</sup> 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).



### 12.3 Entities

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

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

- ☐ 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.

#### Controlling Person (Complete if indicated above).

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.

4. The **"Taxpayer Identification Number" (TIN)** is an entity's or individual's personal identification number for tax administration purposes. You can check this with the local government. You can also visit the website [www.oecd.org](http://www.oecd.org) and search for "Taxpayer Identification Number".
5. Under the US Internal Revenue Code, a US person (which includes certain individuals and entities), is a Specified US Person unless it is:
  1. A corporation, the stock of which is regularly traded on one or more established securities markets;
  2. Any corporation that is a member of the same expanded affiliated group as a corporation described in 1;
  3. Any organisation exempt from taxation under section 501(a) or an individual retirement plan as defined in section 7701(a)(37);
  4. Any State, any US territory, any political subdivision of the foregoing, or any wholly owned agency or instrumentality of any one or more of the foregoing;
  5. Any bank as defined in section 581;
  6. Any real estate investment trust as defined in section 856;
  7. Any regulated investment company as defined in section 851 or any entity registered with the US Securities and Exchange Commission under the Investment Company Act of 1940 (15 USC 80a-64);
  8. Any common trust fund as defined in section 584(a);
  9. Any trust that is exempt from tax under section 664(c) or is described in section 4947(a)(1);
  10. A dealer in securities, commodities or derivative financial instruments (including notional principal contracts, futures, forwards and options) that is registered as such under the laws of the United States or any State;
  11. A broker as defined in section 6045(c); and
  12. Any tax-exempt trust under a section 403(b) plan or section 457(g) plan.
6. A **"Financial Institution"** means a Custodial Institution, a Depository Institution, an Investment Entity, or a Specified Insurance Company.
7. An **"Active Non-Financial Entity"** includes:
  - a) An entity that is not a Financial Institution where in the preceding calendar year less than 50% of the entity's gross income was Passive Income; and less than 50% of the entity's assets were held for the production of Passive Income;
  - b) A corporation the stock of which is listed and regularly traded on an established securities market or a Related Entity of such a corporation;
  - c) Holding entity that is a member of a non-financial group; or
  - d) Any other entity that satisfies the definition under CRS or FATCA (as relevant).
8. An Entity is a **"Related Entity"** of another Entity if (among other things) either Entity controls the other Entity, or the two Entities are under common control. For this purpose control includes direct or indirect ownership of more than 50% of the vote and value in an Entity.
9. A **"Passive Non-Financial Entity"** includes an entity that is not an Active Non-Financial Entity.
10. The term **"Controlling Persons"** means the natural persons who exercise control over an Entity. In relation to a trust, this includes settlor, trustee, and all beneficiaries, and any other natural person(s) exercising ultimate effective control over the trust.

## 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 March 2025 for the Dexu AREIT Fund (ARSN 134 361 229) 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 Dexu Group.
- I/We acknowledge that none of the RE, any member of the Dexu 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 [www.dexu.com/privacy-policy](http://www.dexu.com/privacy-policy) 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 Dexu 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.dexu.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) ("AEOI 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 AEOI Information or related documentation is no longer correct within 90 days of becoming aware that any such change in circumstances means the AEOI Information or related documentation is no longer correct.
- I/We understand that the RE may disclose AEOI 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/our 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

Signature 2

Name

Name

Date / /

Date / /

Title

Title

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

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

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

☐ 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



## Dexus AREIT Fund

## Identification Form

If you have previously completed identification verification details for another DXAM investment in the same name and your details have not changed (including beneficial ownership details), you do not need to complete this form, noting that if we have any queries or require further information, we may separately contact you. If you have a financial adviser, you can complete this section or your adviser can complete section 8 of the Application Form. Otherwise, it is mandatory to complete this form and provide original certified copies of identification documentation for each Applicant.

**1. Sections A, B and E - Verification details**

To be completed by all individuals listed in sections A, B and E of section 4 "Investor details". You do not need to complete this section if electronic verification permission has been given under section 9 "Electronic Verification" for all investors and beneficial owners.

**OPTION 1**

Provide **ONE** original certified copy of one primary identification document.

- ☐ **Valid Australian state or territory driver's licence** containing a photograph of the person
- ☐ **Australian passport** (a passport expired within the preceding two years is acceptable)
- ☐ **Card issued by a state or territory** for the purposes of providing a person's age containing a photograph of the person
- ☐ **Valid foreign passport** or similar travel document containing a photograph and the signature of the person (and if applicable, an English translation by an accredited translator)

**OPTION 2**

Provide **TWO** original certified copies of secondary identification documents.

One from **A** and one from **B**

**Category A**

- ☐ Australian birth certificate
- ☐ Australian citizenship certificate
- ☐ Foreign citizenship certificate
- ☐ Pension card issued by Centrelink
- ☐ Health card issued by Centrelink
- ☐ Valid Medicare card

**Category B**

- ☐ **A document issued by the Commonwealth** or a state or territory within the preceding 12 months that records the provision of financial benefits
- ☐ **A document issued by the ATO** within the preceding 12 months that records a debt payable by the individual to the Commonwealth (or the Commonwealth to the individual), which contains the individual's name and residential address (block out any TFN references)
- ☐ **A document issued by a local government body or utilities provider** within the preceding three months which records the provision of services to that address or to that person (must contain the individual's name and residential address)
- ☐ **Australian marriage certificate**

**2. Section C - Verification details**

To be completed by all entities who completed subsection C of section 4 "Investor details".

Provide a copy of **ONE** identification document.

- ☐ A current and historical company information Company Extract from the ASIC Connect website
- ☐ An original certified copy of a certificate of registration or a current annual company statement issued by ASIC

**3. Section D - Verification details**

To be completed by all entities who completed subsection D.

To be completed by ALL trustee Applicants — individual trustee also completes the individuals verification details, and corporate trustee also complete the corporate verification details.

For registered managed investment schemes or government superannuation funds, please contact us for verification requirements.

**OPTION 1 - Regulated Trusts**

Provide a copy of **ONE** identification document.

- ☐ A search extract from the ASIC, ATO or relevant regulator's website (e.g. "Super Fund Lookup" at [superfundlookup.gov.au](http://superfundlookup.gov.au))
- ☐ An original certified copy or extract of the trust deed

**OPTION 2 - Unregulated Trusts**

Provide an original certified copy of **ONE** identification document.

- ☐ A notice issued by the ATO within the last 12 months (block out any TFN references)
- ☐ A letter from a solicitor or qualified accountant that confirms the name of the trust
- ☐ An original certified copy or extract of the trust deed

## What is a certified copy?

Certified copies are true copies of original documents with an original certification from the certifier. A certified copy is a document that has been certified as a true copy of the original document by one of the following persons:

- an officer with, or authorised representative of, a holder of an AFSL, having two or more continuous years of service with one or more licensees;
- a finance company officer with two or more continuous years of service with one or more finance companies (for the purposes of the Statutory Declarations Regulations 2018 (Cth));
- a Justice of the Peace;
- a notary public (for the purposes of the Statutory Declarations Regulations 2018 (Cth));
- an agent of Australian Postal Corporation who is in charge of an office supplying postal services to the public;
- a permanent employee of Australian Postal Corporation with two or more continuous years of service who is employed in an office supplying postal services to the public;
- an accountant who is a fellow of the National Tax Accountants' Association or a member of Chartered Accountants Australia and New Zealand, CPA Australia, Association of Taxation and Management Accountants or the Institute of Public Accountants;
- a person who is enrolled on the roll of the Supreme Court of a state or territory, or the High Court of Australia, as a legal practitioner (however described);
- a judge of a court; a magistrate;
- a chief executive officer of a Commonwealth court; a registrar or deputy registrar of a court;
- a person authorised as a notary public in a foreign country;
- a police officer; or
- an Australian Consular Officer or an Australian Diplomatic Officer (within the meaning of the Consular Fees Act 1955 (Cth)).

## What must the certifier do?

The certifier must confirm the copy is certified as a true copy of the original documentation and clearly state their name, category and date of certification. An example of appropriate certification wording is:

"I certify this (and the following pages each of which I have signed/initialled) to be a true copy of the document shown and reported to me as the original."

Please note certification is only accepted if it is dated within two years of date of application.

## Registrable names

Only legal entities (such as companies and superannuation funds, natural persons etc) are allowed to hold interests in the Fund. The application must be in the name(s) of natural person(s), companies or other legal entities acceptable to Dexu Asset Management Limited. For trusts, the name of the beneficiary or any other non-registrable name may be included by way of an account designation if completed exactly as described in the example of correctly registrable names shown below.

Authorisation	Correct form of registrable name	Incorrect form of registrable name
<b>Individuals</b>	John Alfred Smith	J A Smith
<b>Companies</b> Use company name, do not use abbreviations	ABC Pty Limited	ABC P/L ABC Co
<b>Trusts</b> Use trustee(s) personal names, do not use name of the trust	Sue Smith ATF <Sue Smith Family Trust>	Sue Smith Family Trust
<b>Deceased Estates</b> Use executor(s) personal names, do not use name of the deceased	John Smith <Est Jane Smith A/c>	Estate of the Late Jane Smith
<b>Clubs/unincorporated bodies/ business names</b> Use office bearer(s) name(s), in addition to name of the club etc	Michael Smith <ABC Tennis Association A/c>	ABC Tennis Association
<b>Superannuation funds</b> Use name of trustee of the fund, do not use name of the fund	Jane Smith Pty Limited ATF <Super Fund A/c>	Jane Smith Pty Limited Superannuation Fund

## Dexus AREIT Fund

## Direct Debit Request

This form authorises and requests Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) (DXAM) with User ID Number: 209 615 to debit the customer's nominated account through the bulk electronic clearing system (BECS), as outlined by the customer in this Application Form.

This debit or charge will be made from your account nominated below and will be subject to the terms and conditions of the Direct Debit Service Agreement. Please contact us on 1300 374 029 (in Australia) or +61 2 8023 5464 (international), or [dexus@boardroomlimited.com.au](mailto:dexus@boardroomlimited.com.au) if you require any assistance.

## Investor details

Fund name (the Fund)

Investor number (where applicable)

Investor name / Trust name / Company name / Partnership name

## Authorisation

Please indicate the account from which you would like us to deduct the Application Amount(s) and any Ongoing Investment Amount (if applicable).

Please note your account must be an Australian bank account held in the name of the Applicant, third party direct debits will not be accepted.

☐ I/We authorise DXAM to arrange for funds to be debited from the account nominated below.

Name of financial institution

Account name

BSB

Account number

New Payments Platform ID (optional)

## Payment details

☐ Direct debit to be deducted at the time of application and at the time of any additional investment.

☐ Regular monthly direct debit of \$ \_\_\_\_\_ on the 21st day of each month. If this Form is received three business days before the 21st of the month, the first direct debit will occur on the 21st of the same month. Otherwise, the first direct debit will occur from the first month following the receipt of this Form.

## Direct Debit Acknowledgement

By signing and/or providing us with a valid instruction in respect to your direct debit request, you have understood and agreed to the Direct Debit Request Service Agreement governing the direct debit service request. You request this arrangement remain in force in compliance with the terms and conditions of the Direct Debit Request Service Agreement.

Sole signatories signing on behalf of a company confirm that they are signing as a Sole Director and Sole Company Secretary of the company by ticking the relevant box.

Two Directors or a Director and a Company Secretary must sign unless the company has a Sole Director and Sole Secretary.

- I/We have read and understood the terms of the attached "Direct Debit Request Service Agreement" overleaf and acknowledge and agree to it.
- I/We request this agreement remain in force in accordance with instructions provided and in compliance with the terms and conditions of the "Direct Debit Request Service Agreement".

Direct Debit Acknowledgement *continued...*

- If this is a joint investment, each of us agrees, unless otherwise indicated on this Form, our investment is as joint tenants. Each of us is able to operate the account and bind the other(s) to any transaction including investments, switches or withdrawal by any available method. 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).
- If investing as trustee on behalf of a superannuation fund or trust I/we am/are acting in accordance with my/our designated powers and authority under the trust deed. In the case of superannuation funds, I/we also confirm that it is a complying fund under the Superannuation Industry (Supervision) Act.
- I/We acknowledge that the RE and its related bodies corporate may disclose and use personal information as contemplated in this form, the Dexus Privacy Policy available at [www.dexus.com/privacy-policy](http://www.dexus.com/privacy-policy) and the Privacy Statement in the PDS.
- 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".
- If this application is signed under Power of Attorney, the Attorney declares that he/she has not received notice of revocation of that power (a certified copy of the Power of Attorney must be submitted with this application unless the RE have already sighted it).
- SOLE SIGNATORIES signing on behalf of a company confirm that they are signing as either a director or sole director and sole secretary of the company by ticking the relevant box.

All nominated account holders must sign below to confirm the Direct Debit Request. Please sign in the same way as the account signing instruction held by your financial institution.

Signature of nominated account holder 1

Name (please print)

Date / /

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

Signature of nominated account holder 2

Name (please print)

Date / /

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

Note: Please refer over page for Direct Debit Request Service Agreement.

## Direct Debit Request Service Agreement

This is your Direct Debit Request Service Agreement with DXAM with User ID Number: 209 615. It explains what your obligations are when undertaking a Direct Debit arrangement with us. It also details what our obligations are to you as your Direct Debit provider. Please keep a copy of this agreement for future reference. It forms part of the terms and conditions of your Direct Debit Request (DDR) and should be read in conjunction with your DDR authorisation. The terms of this Direct Debit Request Service Agreement are for the purpose of your application and/or ongoing investment for units in the nominated Dexus Real Estate Securities fund and us debiting from your account in accordance with your instructions outlined in the Application Form and the Direct Debit Form.

1. DXAM (the “Debit User”) will debit the BSB/Account nominated for this Direct Debit Request as specified.
2. DXAM will give not less than 14 days written notice to the investor should it propose to vary the arrangements of this Direct Debit Request.
3. The investor(s) may request DXAM to defer or alter the payment amount specified in this Direct Debit Request. Requests authorising these changes may be made by phoning or providing written advice to DXAM. Investor(s) may change the:
  - Due date of payment;
  - Payment amount; and
  - Frequency of payment.Investor(s) wishing to vary the drawing account details specified in this Direct Debit Request must provide signed authority for such changes to be effected.
4. In compliance with the Industry’s Direct Debit Claims Process, DXAM will assist investor(s) disputing any payment amount drawn on the nominated BSB/Account in this Direct Debit Request. DXAM will endeavour to resolve this matter within the Industry agreed time frames.
  - If you believe there has been an error in debiting your account, you should notify us directly on [investorservices@dexus.com](mailto:investorservices@dexus.com) and **1800 996 456**. Alternatively you can contact your financial institution for assistance.
  - If we conclude as a result of our investigations that your account has been incorrectly debited we will respond to your query by arranging within a reasonable period for your financial institution to adjust your account (including interest and charges) accordingly. We will also notify you in writing of the amount by which your account has been adjusted.
  - If we conclude as a result of our investigations that your account has not been incorrectly debited we will respond to your query by providing you with reasons and any evidence for this finding in writing.
5. Direct Debit, through BECS, is not available on all accounts. DXAM advises that some Financial Institution accounts do not facilitate direct debit and as such the investor(s) must check with their Financial Institution to ensure the account nominated in their Direct Debit Request enables direct debiting. If uncertain please check with your Financial Institution before completing the Direct Debit Request.
6. It is the investor(s) responsibility to ensure at all times there is sufficient cleared funds available, at the due date of the debit drawing, to enable payment from the BSB/Account as nominated in this Direct Debit Request.
7. DXAM advises that the debit drawing will be made on the agreed due date as nominated in the payment details of this Direct Debit Request. When the due date is a closed Melbourne business day, DXAM will initiate the debit drawing on the next open business date. Investor(s) may direct processing inquiries to their Financial Institution. The funds will be processed as an application on the following business day. A closed business day is defined as any calendar day on which the investor(s) financial institution is not open for direct debit processing. That is:
  - Weekends;
  - Public Holiday - State; and
  - Public Holiday - National.
8. Where an unpaid debit item is returned by the investor(s) financial institution, DXAM may apply an outward dishonour fee to the investor(s) account. There may be reject fees charged by your financial institution as DXAM has no control over this.
9. Investor(s) who wish to cancel this Direct Debit Request must notify DXAM in writing not less than 14 days before the next scheduled debit drawing. This request may be directed to DXAM or to an investor(s) financial institution.
10. DXAM requests the investor(s) to direct all inquiries, disputes requests for payment changes or cancellation directly to them. Alternatively, you can contact your financial institution for assistance.
11. DXAM agrees to keep confidential all investor(s) records and account details contained in this Direct Debit Request unless authorised to release such information pursuant to a debit item dispute or similar event where the investor(s) has provided prior consent to do so.
12. If the debit day falls on a day that is not a banking day, we may direct your financial institution to debit your account on the following banking day. If you are unsure about which day your account has or will be debited you should ask your financial institution.
13. The Customer is subject to DXAM’s policy on the privacy of Customer records and account details, while noting that the bank may require such information to be provided in the event of a claim or relating to an alleged incorrect or wrongful debit.

### Definitions

**account** means the account held at *your financial institution* from which we are authorised to arrange for funds to be debited.

**agreement** means this Direct Debit Request Service Agreement between *you* and *us*.

**banking day** means a day other than a Saturday or a Sunday or a public holiday listed throughout Australia.

**debit day** means the day that payment by *you* to *us* is due.

**debit payment** means a particular transaction where a debit is made.

**Direct Debit Request** means the written, verbal or online request between *us* and *you* to debit funds from your account.

**us** or **we** means DXAM, (the Debit User) *you* have authorised by requesting a *Direct Debit Request*.

**you** means the customer who has authorised the *Direct Debit Request*.

**your financial institution** means the financial institution at which *you* hold the account *you* have authorised *us* to debit.

## Personal Information Collection Statement

When you make an application to invest in the Fund, the RE will collect personal information from you in the Application Form or otherwise as part of the application process.

The RE may also collect additional personal information from you by other means in the future, including through forms, through our website and by telephone. The RE generally collects your personal information directly from you, but may also collect it from other sources such as from third parties who have hosted events or marketing promotions in which the RE has been represented and you have expressed an interest in a Dexus fund or other products. If you have any questions about the personal information collected by the RE you should contact us (contact details are provided below).

The RE collects your personal information primarily so the RE can verify your identity and establish your investment in the Fund. We will also collect and may use and disclose your personal information for the purposes of:

- processing your application for investment in the Fund and administering your investment in the Fund;
- complying with the RE's obligations under applicable laws and regulations; and
- improving and developing the RE's products and services.

The RE may also use your personal information to gain an understanding of you, your needs and your interactions with us so we can identify and notify you of other investment opportunities, products and services which may be of use to you. This may include providing you with direct marketing information regarding the other funds or products of the Dexus Group. However, if you request, no further material of that nature will be sent to you.

The RE will take reasonable steps to protect your personal information that the RE collects and ensure that the information is accurate and up-to-date. Investor information is held on secure servers or in storage in locked and controlled environments. The RE's employees are required to maintain the confidentiality of any personal information held by the RE.

If you do not provide the RE with all the personal information we request, the RE may be unable to establish your investment in the Fund, process your application and administer your investment, or provide you with any, some, or all of the features of our products or services available to you.

The RE may be required by the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and corporate and taxation legislation to collect your personal information. For certain investors, the RE may also be required to collect and disclose certain personal information to the Australian Taxation Office in order to comply with the Foreign Account Tax Compliance Act ("FATCA").

The types of organisations to which the RE may disclose the personal information provided by you include:

- with your consent, your adviser and dealer group;
- any third party service provider the RE may engage to provide custody, administration, technology, auditing, mailing, printing or other services;
- government authorities and regulatory bodies when, and to the extent, required by law; and
- our professional advisers (including legal and accounting firms, auditors, consultants and other advisers).

You can request access to or seek correction of your personal information by notifying the RE in writing at any time.

The Dexus Privacy Policy provides information about how you may access and correct the personal information we hold about you. The Dexus Privacy Policy also includes information about how you may complain about a breach by the RE of the Australian Privacy Principles and how the RE will deal with such a complaint. A copy of the Dexus Privacy Policy is available on our website at [www.dexus.com/privacy-policy](http://www.dexus.com/privacy-policy).

Any inquiries, complaints or feedback you may have regarding privacy matters can be directed to our Privacy Officer at:

Privacy Officer  
Dexus  
PO Box R1822  
ROYAL EXCHANGE NSW 1225  
Email: [privacy@dexus.com](mailto:privacy@dexus.com)  
Phone: +612 9017 1100

### Send us your form

We accept this form returned to us by email or post. All pages must be present for the forms to be processed.

#### Email

Please scan and email to: [dexus@boardroomlimited.com.au](mailto:dexus@boardroomlimited.com.au)  
(You can send up to 10mb of attachments.)

#### Post

Mail this completed form to: **Boardroom Pty Limited,  
GPO Box 3993, Sydney NSW 2001**