

ASIC Benchmarks and Disclosure Principles for the Dexus Australian Property Fund

17 February 2026

Important Information

Dexus Capital Funds Management Limited ABN 15 159 557 721, AFSL 426455 (the "**Responsible Entity**") is the responsible entity of the Dexus Australian Property Fund ARSN 096 853 619 ("the **Fund**") and issuer of this disclosure document.

In this document, the Responsible Entity is referred to as "**Dexus**", "**we**" or "**us**".

Unless otherwise specified, all dollar amounts in this document are Australian dollars.

Information about the Fund's management structure, investments, capital management, liquidity terms, fees and risks can be found in the current Product Disclosure Document ("**PDS**") for the Fund.

This document should be read in conjunction with the current PDS for the Fund.

About this document

The Australian Securities and Investments Commission ("**ASIC**") has released benchmarks and disclosure principles to assist investors in understanding and comparing risks and returns across investments in the unlisted property sector.

This document addresses the benchmarks and adopts the disclosure principles set out in ASIC Regulatory Guide 46 *Unlisted property schemes: improving disclosure for retail investors*, and the document should be read in conjunction with the current PDS for the Fund.

This document will be updated regularly, or where material changes to information in the document are identified.

A copy of this document and a current PDS for the Fund are available online at www.dexus.com/dapfinvest, or can be obtained free of charge, on request.

Background information

The Fund was established in 2001 and today holds units in the Dexus Wholesale Australian Property Fund ("**DWAPF**"), which in turn holds a diversified portfolio of Australian office, retail, industrial properties, healthcare and other commercial properties. The Fund may also hold a portfolio of Australian Real Estate Investment Trusts. The objective of the Fund is to provide investors with income and long-term capital growth.

Benchmark and Disclosure Principles

Disclosure Principle 1 – Gearing Ratio

The gearing ratio shows the extent to which the Fund's total assets are funded by interest bearing liabilities and gives an indication of the potential risks investors face in terms of external liabilities that rank ahead of them.

The Fund's gearing ratio is calculated by dividing total interest-bearing liabilities by total assets as follows:

$$\text{Gearing ratio} = \frac{\text{Total Interest bearing liabilities}}{\text{Total assets}} = \text{N/A}$$

The assets and liabilities used to calculate this ratio are based on the unaudited management accounts dated 31 December 2025.

The Fund holds units in DWAPF and may hold a portfolio of Australian Real Estate Investment Trusts ("AREITs"). Taking account of these investments, on a look-through basis the Fund's gearing ratio is 41.0%.

Benchmark 1 – Gearing Policy

Benchmark The responsible entity of the Fund maintains and complies with a written policy that governs the level of gearing at an individual credit facility level.

The Responsible Entity complies with Benchmark 1.

Gearing involves entering into a loan facility (debt) which may or may not be secured against the Fund's assets.

Gearing has the effect of magnifying the Fund's returns, both positive and negative, which means that the risk of loss of capital may be greater than if gearing did not take place. Other risks associated with gearing include refinancing risk (the ability to repay the debt when it falls due) and interest rate rises.

The Fund currently has no debt, however it holds units in DWAPF. DWAPF's gearing strategy is to limit debt to no more than 45% of the fund's gross assets at the time of borrowing. Debt may be used to acquire investments, fund capital expenditure or meet its liquidity needs (such as funding withdrawals). DWAPF has a long-term target gearing range of 0-15% of gross assets but it may borrow up to 45%. From 1 July 2027, the maximum amount DWAPF may borrow is intended to revert to 35% of gross assets.

The Dexus Group Treasury Policy outlines the process for review and authorisation of debt for DWAPF. The Dexus Capital Markets Committee reviews and endorses all debt funding requirements for DWAPF.

DWAPF's loan facility is monitored quarterly by the Responsible Entity to ensure that all covenants are met.

As at 31 December 2025, DWAPF is in compliance with all covenants under the loan facility.

For information on the Fund's gearing ratio, see "Disclosure principle 1 - Gearing ratio" in this document.

Disclosure Principle 2 – Interest Cover Ratio

Interest cover measures the ability of the Fund to meet interest payments on any loan facilities from its earnings, which can provide an indication of the Fund's financial health and assist in assessing the sustainability of, and risks associated with, the level of the Fund's borrowing. It is commonly expressed as a ratio of earnings to interest or Interest Coverage Ratio ("ICR"). An ICR of 1.0x indicates that all of the Fund's earnings are required to meet its interest expenses on its loan facilities. Generally, the higher the ICR, the greater the ability of the Fund to pay its interest expense; for example, a ratio of 2.0x indicates that the Fund's earnings are twice the level required to pay its interest expense.

The ICR for the Fund is calculated as follows:

$$\frac{\text{EBITDA + Unrealised Gains - Unrealised Losses}}{\text{Total Interest expenses of the Fund}} = \text{N/A}$$

The income and expenses used to calculate this ratio are based on the unaudited management accounts dated 31 December 2025. The Fund holds units in DWAPF, which has an interest coverage ratio of 2.1x.

Benchmark 2 – Interest Cover Policy

Benchmark The responsible entity maintains and complies with a written policy that governs the level of interest cover at an individual credit facility level.

The Responsible Entity complies with Benchmark 2.

Interest cover measures an unlisted property trust's ability to meet interest payments on any loan facilities from its earnings, which provides an indication of the trust's financial health.

The Responsible Entity seeks to maintain an ICR of 1.80x or higher for each credit facility in accordance with DWAPF's loan facility interest cover covenant. The Responsible Entity manages any interest rate risk arising from credit or loan facilities used by DWAPF in accordance with the Dexus Group Treasury Policy.

Key risk evaluation metrics, including actual and forecasted interest cover covenant compliance, is presented to and reviewed by the Dexus Capital Markets Committee at least semi-annually.

As at 31 December 2025, the DWAPF is in compliance with the interest cover covenant under the loan facility.

Disclosure Principle 3 – Fund Borrowing

The Fund may borrow to acquire assets, fund capital expenditure or meet its short term liquidity needs. The Fund currently has no debt. The Fund holds units in DWAPF. DWAPF has an unsecured loan facility which allows it to borrow up to \$800 million. As at 31 December 2025, DWAPF has \$756 million debt drawn.

The key terms of DWAPF's loan facility are summarised below, as at 31 December 2025:

Loan facility key terms	
Drawn amount	\$756 million
Undrawn amount	\$45 million
Limit	\$800 million
Maturity	\$65 million - May 2028 \$75 million - Dec 2028 \$200 million - Dec 2029 \$85 million - Dec 2028 \$200 million - Aug 2026 \$175 million - May 2029
Loan to Value Ratio (LVR) covenant limit	50%
Amount by which Fund assets must fall in value to cause breach of LVR covenant	16%
ICR covenant limit	1.8x
ICR for the Fund, calculated in accordance with definition under borrowing facility	2.1x
Amount by which the Fund's total earnings must fall to cause breach of ICR covenant	13%
Interest rate on fully drawn basis, borrowing margin plus base interest rate	5.70%
Line fee payable on undrawn debt facility amount	0.74%
% of borrowings that are hedged	53%
Weighted hedge expiry	1.8 years

As at 31 December 2025, DWAPF complies with its loan covenants. Provided DWAPF complies with its terms, there are no rights for the lender to suspend or cancel this facility. The loan facility has various additional obligations for DWAPF.

As at 31 December 2025, DWAPF is in compliance with all its obligations.

You should be aware that amounts owing to the lender or other creditors under this facility rank before the rights of the Fund as a unitholder in DWAPF.

Generally, interest costs relating to the Fund's borrowings will be met from the gross income of the Fund prior to payment of distributions to investors. Where the Fund borrows, this may affect the Fund's returns and value of your investment in the Fund. Risks associated with borrowing include:

- changes in interest rates may affect the amount of income available for distribution to investors and / or the capital value of the Fund, and
- financing risk, including the Fund's ability to refinance a debt facility on agreeable terms upon the expiry of the original financing term.

Benchmark 3 - Interest Capitalisation

Benchmark The interest expense of the Fund is not capitalised.

The Responsible Entity complies with Benchmark 3.

Interest capitalisation occurs when accrued or accumulated interest is added to the loan principal instead of being paid on a regular basis. It generally applies where the Fund is holding land or the Fund is holding assets which are being developed, as during development such assets may not generate sufficient income to meet the required interest payments.

The Fund's interest expense policy is to pay interest as it falls due and not to capitalise it. Exceptions may apply where the Fund is holding land or developing an asset, however presently no interest is being capitalised. As at 31 December 2025, the Fund is able to meet interest obligations under loan facilities.

Disclosure Principle 4 - Portfolio Diversification

As at 31 December 2025, the Fund's assets were \$58.2 million. On a look through basis, the Fund's direct property weighting was 97.3% and 2.7% was held as cash and other assets.

Where the Fund owns units in unlisted funds, including DWAPF, asset allocation will be measured on a 'look-through' basis. This methodology measures the Fund's underlying exposure to a particular asset class by taking into account the asset allocation of the unlisted funds into which it invests.

	31 December 2025
Fund asset allocation*	(%)
Direct property investments	97.3
A-REIT portfolio	0.0
Cash and other assets	2.7
Fund's Gross Asset Value	100.0

*'Look through' basis

DWAPF currently holds 19 direct property assets in major metropolitan markets in Australia. The portfolio is well diversified, with exposure spread across the office, retail and industrial sectors.

	31 December 2025	
Sector allocation	No. of assets	(%)
Retail	4	35.7
Office	4	16.8
Industrial	9	34.0
Mixed Use	2	13.5
Direct Property Investments	19	100.0
Geographic allocation		
NSW	6	44.9
VIC	3	14.0
QLD	9	39.0
SA	1	2.2
Direct Property Investments	19	100.0
Development/Non-development assets		
Assets currently under development	0	0
Assets with no significant development activity	19	100.0
Direct Property Investments	19	100.0

* Based on valuations at 31 December 2025.

A valuation summary of the DWAPF's most significant properties is set out below as at 31 December 2025.

Property	Valuation (\$M)	Valuation date	Valuer	Cap Rate
Casula Mall	207.0	31 December 2025	KF	5.75%
Stud Park Shopping Centre	144.5	31 December 2025	KF	6.50%
Gasworks Plaza	140.5	31 December 2025	KF	5.50%
Brickworks	152.0	31 December 2025	KF	6.00%
The Mill, Alexandria	185.0	31 December 2025	CBRE	5.50%
Bond One, Walsh Bay	118.0	31 December 2025	CBRE	6.88%
636 St Kilda Rd, Melbourne	58.0	31 December 2025	Dexus	-
199 Grey St, Brisbane	87.5	31 December 2025	CBRE	7.50%
Gasworks Workspace, Brisbane	65.5	31 December 2025	CBRE	7.50%
Stanley House, South Brisbane	33.0	31 December 2025	CBRE	6.00%
Connect Corporate Centre B2, Mascot	87.5	31 December 2025	CBRE	7.75%
Connect Corporate Centre B3, Mascot	148.0	31 December 2025	CBRE	7.75%
Holbeche Industrial Estate, Arndell Park	65.0	31 December 2025	CBRE	5.25%
202-228 Greens Rd, Dandenong	50.0	31 December 2025	CBRE	6.25%
Crossbank 161, Trade Coast, Brisbane	99.5	31 December 2025	CBRE	5.50%
Crossbank 141, Trade Coast, Brisbane	53.2	31 December 2025	CBRE	5.50%
Acacia Gate Industrial Estate, Acacia Ridge	39.7	31 December 2025	CBRE	6.50%
7-9 French Ave, Brendale	32.3	31 December 2025	CBRE	5.88%
2 Second Ave, Mawson Lakes	39.0	31 December 2025	CBRE	7.50%

DWAPF's weighted average lease expiry (calculated on the basis of current rent) is 4.6 years. A table setting out the lease expiry profile in yearly periods is included below:

Year	1	2	3	4	5	6	7	8	9	10	11+
	9.2%	21.4%	11.5%	9.5%	16.3%	8.0%	3.6%	2.2%	2.6%	4.8%	10.9%

The occupancy of DWAPF's direct portfolio is 97.6% as at 31 December 2025.

More detailed information about each property in the portfolio (held indirectly through DWAPF) can be obtained from the information about DWAPF displayed on www.dexus.com/dwapf or by contacting us.

DWAPF's top 10 tenants by income are tabled below as at 31 December 2025. One tenant comprises more than 5% of the fund's income (there are approximately 311 tenants in the portfolio).

Property	Tenant	Area (M) ²	Expiry	% of total Fund income
Bond One, Walsh Bay	Dentsu Aegis	7,347	May-2027	6.2%
Crossbank 161, Trade Coast, Brisbane	Visy	47,263	Feb-2039	5.0%
Casula Mall	Kmart - Casula Mall	7,816	Jan-2027	3.5%
2 Second Ave, Mawson Lakes	Codan	8,642	Dec-2030	2.9%
Crossbank 141, Trade Coast, Brisbane	Freight Specialists	17,089	Nov-2034	2.6%
Connect Corporate Centre B2, Mascot	Commonwealth of Australia (AWR)	5,775	Sep-2027	2.6%
Casula Mall	Coles - Casula Mall	5,307	Jan-2042	2.3%
Connect Corporate Centre B2, Mascot	Kone Elevators	4,430	Sep-2032	2.0%
Stud Park Shopping Centre	Coles - Stud Park SC	4,167	Nov-2035	2.0%
Connect Corporate Centre B3, Mascot	Trade Secret	4,091	Sep-2030	1.9%

The objective of the Fund is to provide investors with income and long-term capital growth. The Fund's strategy to achieve this is described in detail in the PDS. Updates on the strategy are included in the information about the Fund displayed on www.dexus.com/dapf.

Benchmark 4 - Valuation Policy

The Responsible Entity complies with Benchmark 4.

Written valuation policies are maintained and complied with in relation to direct property investments. The Responsible Entity has the responsibility for obtaining and managing valuations and properties are valued according to the Valuation Guidelines that apply to the Fund. These Guidelines set out the methodologies used by the Responsible Entity and its appointed agents to value direct property assets managed by the Responsible Entity.

The Fund's valuation policy is to have all properties independently valued by a registered valuer every quarter (unless the property is being marketed for sale, is under development or is co-owned or has been purchased recently) or more frequently if deemed appropriate.

Before a property is acquired the Fund's policy is to have it valued on an 'as is' and 'as if complete' basis if the property is a development property; and for all other properties on an 'as is' basis.

Under this Policy, properties are valued:

- by a licensed valuer, authorised under the Law of the State or Territory, or overseas jurisdiction, where the property is located (where licensing laws exist)
- by an independent valuer with at least five years' appropriate experience, selected from an approved panel of third-party valuers in compliance with the Dexus Conflicts of Interest and Related Party Transactions Policy which outline the Responsible Entity's policies on dealing with conflicts of interest
- by valuers who are rotated every two years to minimise any valuation errors and discrepancies, and
- at least every 12 months.

All valuations are measured and recorded in accordance with the Australian Accounting Standard AASB 140 Investment Property.

As at 31 December 2025, the Fund complies with the Valuation Guidelines that apply to the Fund. A copy of these guidelines can be obtained free of charge by contacting the Responsible Entity.

Disclosure Principle 5 and Benchmark 5 – Related Party Transactions

Benchmark The responsible entity maintains and complies with written policies on related party transactions, including the assessment and approval processes for such transactions and arrangements to manage conflicts of interest.

The Responsible Entity complies with Benchmark 5.

The Responsible Entity has a Conflicts of Interest and Related Party Transactions Policy that applies to all Dexus entities, employees, and external service providers. The policy outlines procedures for identifying, assessing, approving, and managing related party transactions and conflicts of interest.

The purpose of this Policy is to enhance employees' understanding of how and when conflicts of interest can arise, assist employees to identify a conflict of interest and/or related party transaction, identify situations that may result in actual, or potential conflicts of interest, and outline procedures to be followed when a conflict or related party transaction is identified.

This Policy is reviewed annually and may change from time to time.

When an investment vehicle managed by the Responsible Entity enters into a transaction with a related party, the related parties must comply with related party protocols and Dexus policies and procedures which require the transaction to be entered into on an arm's length basis and on commercial terms or, if required, relevant approvals are obtained.

Dexus must ensure steps are taken to act in the best interest of its security holders and managed investment vehicles and other funds, conduct related party transactions having regard to fiduciary obligations, legal requirements and the need for such transactions to be conducted on commercial terms and at arm's length, and establish and implement appropriate procedures to manage conflicts and related party transactions to protect the interests of its security holders and managed investment vehicles and comply with the requirements of the Corporations Act, ASX Listing Rules and its AFS Licences.

Where appropriate, ongoing updates of material service engagements and financial benefits paid to related parties are provided through the continuous disclosure notices and updates published on the Fund page in the Dexus website, copies of which can be obtained by contacting us. The annual report for the Fund discloses the value of related party payments made from the Fund.

As at the date of this document, the Responsible Entity complies with the Dexus Conflicts of Interest and Related Party Transactions Policy.

Related Party Activities

Transaction fees payable to Dexus entities

The agreement between the Responsible Entity and Dexus Capital Group Holdings Pty Limited (ACN 655 220 670) provides for Dexus Capital Group Holdings Pty Limited to be paid an acquisition fee for direct property transactions. The fee for an acquisition is 0.4% of the purchase price and the fee for a disposal is 0.5% of the gross sale proceeds. Both fees are only payable once the transactions are finalised and are not payable if the transaction is cancelled.

Related bodies corporate of the Responsible Entity may perform some of the property management functions pursuant to agreements entered into on commercial terms and on an arm's length basis in accordance with the guidelines. The fees payable for these property management services are expensed from the Fund.

Other related party service providers may be appointed from time to time and information provided on the Fund website will be updated to reflect any changes to related party arrangements.

Related parties of the Responsible Entity may invest in the Fund and the Fund may invest in funds operated by the Responsible Entity or its related parties from time to time. Details of related party investments are included in the Fund's annual report. Investor approval is not required if the investments are made on commercial terms and conditions and on an arm's length basis.

As at 30 June 2025, related parties held 0.00% of the units in the Fund. Further information is provided in the Fund's annual report.

Disclosure Principle 6 and Benchmark 6 - Distribution Practices

Benchmark The Fund will only pay distributions from its cash from operations (excluding borrowings) available for distribution.

The Fund does not comply with Benchmark 6.

The Fund's distribution policy is to pay distributions sourced from its cash from operations, which is primarily comprised of rental income but may also include interest and realised capital gains. However, where the Fund's income or distribution per unit would otherwise be temporarily reduced, then the Fund may include a component of capital as part of the distribution. This may involve part of the distribution effectively being funded from borrowings.

If the cash held by the Fund exceeds the taxable income of the Fund, tax deferred amounts may be distributed. At the time of your initial or additional investment in the Fund, there may be unrealised capital gains or accrued income in the Fund. If these amounts are subsequently realised, they may be returned to you as part of a distribution from the Fund.

The Fund's objective is to pay distributions every quarter, however the amount of each distribution may vary or no distribution may be paid in a quarter.

As at the date of this document, the Responsible Entity believes that the Fund's distributions will be sustainable over the next 12 months, taking into account the following relevant factors:

- the sources of distributions (the Fund sources distributions from net operating income)
- levels of occupancy in the Fund's direct real property assets
- the average term to expiry of leases on the Fund's direct real property assets
- the number of tenants occupying each of the Fund's direct real property assets (having multiple tenants reduces the impact of fluctuations in rental receipts where for any reason a tenant fails to meet its obligations or a vacancy arises), and
- the level of debt held by the Fund and the interest rate applying to this debt.

See the 'Distributions' section of the current PDS for further information about distributions from the Fund. Also, regular updates on the Fund's progress are also available on www.dexus.com/dapf.

Disclosure Principle 7 – Withdrawal Arrangements

The Fund's constitution allows the Responsible Entity to pay withdrawal requests within a period of up to 12 months after receipt. If the Responsible Entity is unable to realise sufficient assets due to circumstances beyond its control, the withdrawal request may take longer than 12 months to be satisfied.

The Responsible Entity generally aims to process withdrawal requests following the applicable "**Specified Withdrawal Date**" which is the next date which is the 15th of a month falling after the withdrawal request is received by the Responsible Entity (or the next Business day, if the 15th of the month falls on a day that is not a Business Day).

Whilst the Fund is liquid, the Responsible Entity aims to pay processed withdrawal requests 12 months after receiving a withdrawal request. The Responsible Entity may, from time to time, notify investors of the expected payment timeframe on the Fund's website.

The unit price used to calculate your withdrawal proceeds will generally be the price calculated on the last valuation date before we process the payment of your withdrawal request (or part of your withdrawal request), not the day you notify us of your intention to withdraw.

At all times, you should be aware that payment and processing of withdrawal requests is dependent on the availability of cash in the Fund. Where the amount of funds available to meet withdrawal requests is not sufficient to fully meet all withdrawal requests relating to a Specified Withdrawal Date, the units requested to be withdrawn may be redeemed pro-rata with other redemptions requested in the same month, with the redemptions occurring instalments over a period up to the permitted 12 months. Where withdrawals are paid in part, the outstanding unpaid amount will be paid once sufficient cash is available. Withdrawal requests relating to a Specified Withdrawal Date may be paid in priority to other withdrawal requests subsequently received by the Responsible Entity. Investors should be aware that withdrawal requests can only be processed and met while the Fund is liquid.

The Fund's liquidity position will be monitored. In the event that the Fund is not able to meet withdrawal requests within the currently expected timeframe, in part or in full, or if the Fund is declared illiquid, the Responsible Entity will, as soon as practicable, communicate how it plans to meet withdrawal requests in the future. This communication will include the steps to be taken over the next 12 months and the expected liquidity position during this time. This may involve raising equity from new investors, utilising existing cash, increasing the level of debt, selling property securities, selling direct property or undertaking a combination of these measures. Quarterly updates will provide an update on the steps taken or proposed to be taken, the expected liquidity position and the anticipated timeframe to implement these steps. The updates will be provided until such time as the processing of withdrawal requests resumes.

See the 'Accessing your money' section of the current PDS for further information about withdrawal arrangements for the Fund. Also, regular updates on the Fund's progress are also available on www.dexus.com/dapf.

¹A Business Day for us is any day other than Saturday, Sunday or a bank or public holiday in Sydney, NSW.

Disclosure Principle 8 – Net Tangible Assets

This disclosure principle has not been addressed because it is only relevant to closed end schemes and the Fund is not a closed end scheme.

Contacting Dexus

Further information can be obtained by contacting Dexus.

Investor Services

T: 1300 374 029
8.30 am - 5.30 pm, Sydney time, Monday to Friday.

E: dexus@boardroomlimited.com.au

W: www.dexus.com/dapf

Dexus Capital Funds Management Limited ABN 15 159 557 721 and AFSL 426455 (**DCFM**) is the responsible entity of the Dexus Australian Property Fund ARSN 096 853 619 (**the Fund**). To invest in the Fund, investors will need to obtain the current Product Disclosure Statement (**PDS**). The PDS contains important information about investing in the Fund and it is important that investors read the PDS before making a decision about whether to acquire, or continue to hold or dispose of units in the Fund. A copy of the PDS can be obtained by calling 1300 374 029. DCFM and its associates derive income from issuing interests in the Fund, full details of which are disclosed in the PDS.

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