Dexus Global REIT Fund

DXGRF | dexus

ARSN 642 411 292 | APIR APN4390AU

September 2026

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 | 30 September 2026

	1 month	3 months	6 months	1 year	3 years pa	4 years pa	5 years pa	Since Inception pa
DXGRF total return[1]	-2.24%	-6.14%	3.46%	1.14%	9.21%	7.52%	4.14%	7.66%
GPR 250 REIT Net Index (AU) total return	-2.93%	-6.27%	1.99%	-2.09%	7.61%	5.73%	2.48%	5.99%
+ / (-)	0.69%	0.13%	1.48%	3.24%	1.60%	1.79%	1.66%	1.67%

Investment objectives

The primary investment return objectives of the Fund are to:

- Deliver a gross annual income yield (before management fees, expenses and taxes) in excess of the performance benchmark[2], combined with some capital growth, derived predominantly from investing in global REITs
- Maintain the real value of investments over a 5–7 year time horizon (where real value is measured against the weighted-average CPI for those countries within the GPR 250 REIT Net Index (AU) (or equivalent)
- Provide lower than market volatility.[3]

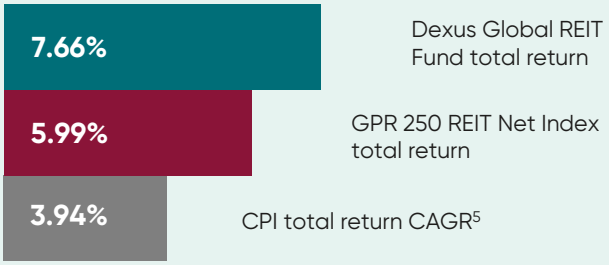
Benefits

- Focus on generating sustainable, regular and relatively high income returns relative to the performance benchmark through investing in global listed property securities.
- Access to an underlying diversified portfolio of thousands of quality commercial real estate assets located in North America, Asia Pacific and European markets.
- Has delivered monthly distributions.[4]
- 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

Annualised total return since inception[1]



At a glance

Type of fund	Property securities fund
Commencement date	1 April 2020
Fund size	$22.92m as at 30 September 2026
Minimum suggested investment timeframe	5–7 years
Minimum investment amount	$1,000
Minimum additional amount	$500 ($100 per month with regular savings plan)
Income distribution	Monthly[4]
Fund distribution yield[6]	3.82%
Benchmark dividend yield[2]	3.27%
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

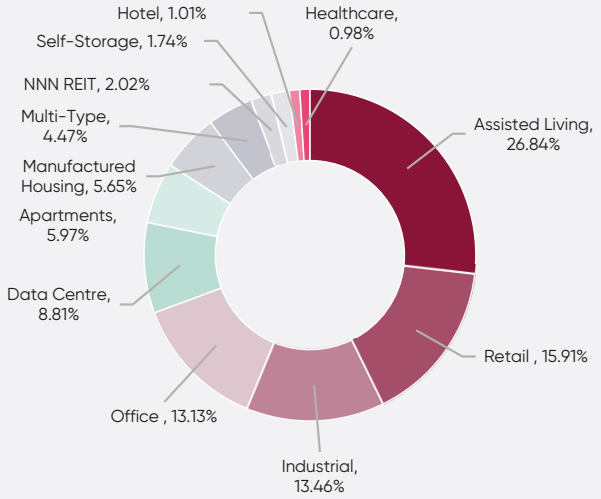
Note: Fund has no borrowing.

Top 5 GREIT holdings | 30 September 2026

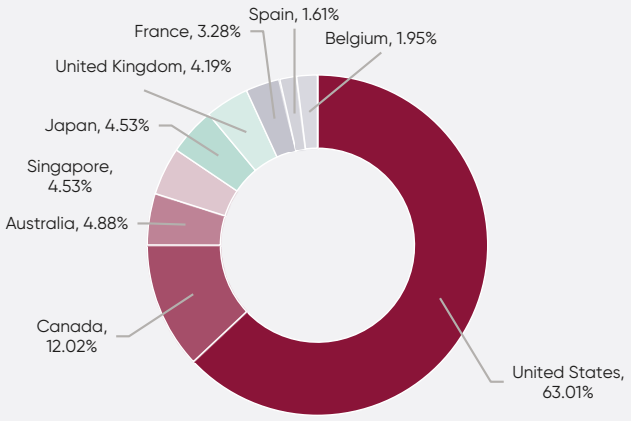
Stock	Sector	% of DXGRF
Equinix, Inc.	Data Centre	5.63%
Welltower Inc.	Assisted Living	5.09%
Prologis, Inc.	Industrial	4.42%
Sun Communities, Inc.	Manufactured Housing	3.82%
Sienna Senior Living Inc.	Assisted Living	3.71%

1. Returns after all fees and expenses. Assumes distributions are reinvested. Investors' tax rates are not taken into account when calculating returns. Returns and values may rise and fall from one period to another. Past performance is not an indicator of future performance. Fund's inception date used to determine the return: 1 April 2020.
2. GPR 250 REIT Net Index (AU) or equivalent, in Australian dollars.
3. The Dexus Global REIT Fund aims to provide lower than market volatility compared with the GPR 250 REIT Net Index (AU) (or equivalent Global REITs Index) over a 5–7 year time horizon.
4. Past performance is not an indicator of future performance.
5. CPI Return is calculated using the weighted average monthly CPI (not seasonally adjusted) for countries within the GPR 250 REIT Net Index.
6. Current running yield as at 30 September 2026 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.

Sector allocation | 30 September 2026



Geographical allocation | 30 September 2026



Asset class allocation | 30 September 2026

98.46%	Real Estate Securities
0.00%	Preferred Securities
1.54%	Cash

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 FirstWrap, Hub24, Netwealth, Praemium

Research ratings

- **Lonsec**
  Recommended (December 2025)[7]
- **Zenith**
  Approved (June 2026)[8]
- **Genium**
  Recommended (March 2026)[9]

About the Manager

Dexus Asset Management (DXAM) is a specialist investment manager that actively manages Australian 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 asset groups, with four decades of expertise in investment, funds management, asset management and development.

www.dexus.com

Investment team

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7. The rating issued December 2025 for Dexus Global REIT Fund (APIR code APN4390AU) is published by Lonsec Research Pty Ltd ABN 11 151 658 561 AFSL 421 445 (Lonsec). Ratings are general advice only, and have been prepared without taking account of your objectives, financial situation or needs. Consider your personal circumstances, read the product disclosure statement and seek independent financial advice before investing. The rating is not a recommendation to purchase, sell or hold any product. Past performance information is not indicative of future performance. Ratings are subject to change without notice and Lonsec assumes no obligation to update. Lonsec uses objective criteria and receives a fee from the Fund Manager. Visit lonsec.com.au for ratings information and to access the full report. © 2024 Lonsec. All rights reserved.

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