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Quarterly Report

Dexus Global REIT Fund

June 2026

Singapore

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Investment objective

- 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 Fund's performance benchmark[1], 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 Index (AU) Yield (or equivalent)
- Provide lower than market volatility[2]

Features

- Focus on generating sustainable, regular and relatively high income returns through investing in listed property securities
- Access to an underlying diversified portfolio of thousands of quality commercial real estate assets predominantly located in North America, Asia Pacific and European markets
- Has paid monthly distributions[3]
- 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 withdrawals (under normal market conditions but withdrawals can take longer in certain cases as set out in the PDS)
- Risks associated with managed investment schemes and specific to the Fund are set out in the PDS

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1. GPR 250 REIT Net Index (AUD) Yield.
2. The Dexus Global REIT Fund aims to provide lower than market volatility compared with the GPR 250 REIT Index (AUD) over a 5-7 year time horizon
3. Past performance is not an indicator of future performance.
4. Current running yield as at 30 June 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 indication of future performance

Fund facts

Fund type	Property securities fund
Commencement date	1 April 2020
Fund size	$27.59M as at 30 June 2026
Investment timeframe	5-7 years
Minimum investment	$1,000
Minimum additional amount	$500 ($100 per month with regular savings plan)
Income distribution	Monthly generally payable within 10 business days3
Current Running Yield	3.55%[4]
Unit pricing	Daily
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

Fund performance

Dexus Global REIT Fund	3 months	6 months	1 year	3 years	5 years	Since inception
	% pa	% pa	% pa	% pa	% pa	% pa
DXGRF total return (after fees)*	10.23	6.74	12.49	10.76	6.69	9.08
GPR 250 REIT Net Index (AU) total return#	8.81	5.91	8.44	8.57	4.70	7.34
+/(-)	**1.42**	**0.83**	**4.06**	**2.19**	**1.99**	**1.74**

* 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 return: 1 April 2020.

On 31 March 2025, the Fund changed its performance benchmark from GPR 250 REIT Index (AU), where returns are calculated on a "gross" basis with respect to withholding taxes, to GPR 250 REIT Net Index (AU), which is on a "net" basis. The new benchmark allows for a more accurate comparison of benchmark and Fund returns. The impact of the change on the comparison of Fund's performance returns to the benchmark is not material and accordingly, the Fund's inception date used for since inception returns remains 1 April 2020.

Fund Commentary

Over the June quarter, the Dexus Global REIT Fund (the Fund) delivered a total return of 10.23%, 142 basis points ahead of the benchmark return of 8.81%. The Fund's outperformance was primarily driven by the superior stock selection, particularly in the United States, along with a relative underweight allocation to Japan, which was negatively impacted by increasing interest rates through the period.

At the sub-sector level, the Fund's overweight position in Office REITs in the United States contributed the most to relative performance, with the fear of AI-driven job cuts waning and return-to-office trends supported prime office demand. Triple-net REITs contributed strongly due to active selection, particular those names which benefited from reactivating the pace of organic growth from incremental investment, along with the take-private of Sila Realty Trust (NYSE:SILA) at a material share price premium. On the contrary, Assisted Living REITs and Self-storage REITs were the biggest sector detractors to performance during the quarter.

At the individual stock level, Piedmont Realty Trust (NYSE:PDM), a Sunbelt-focused class A office developer and operator, and SL Green Realty (NYSE: SLG), one of Manhattan's largest landlords, were the strongest contributors to relative performance, supported by a marked recovery in US office market sentiment during the quarter. The main detractors were Canadian senior housing provider Sienna Senior Living (TSE: SIA) where relative forward earnings estimates softened, and the Fund's underweight position in Simon Property Group (NYSE: SPG), after the mall landlord reported a stronger-than-expected result amid improving retail performance.

Our investment approach favors REITs with resilient, growing income streams and strong balance sheets. As disciplined relative-value investors, we seek growth at a reasonable price, a style increasingly rewarded by the market. Several high-quality REITs with these characteristics remain mispriced, creating attractive entry points. Despite ongoing macroeconomic and geopolitical uncertainty, we continue to see compelling long-term, risk-adjusted return potential in select global REITs, and the Fund will remain focused on capturing these opportunities through active, high-conviction positioning.

Market Commentary[1]

Global REITs, represented by the GPR 250 REIT Net Index (AU), returned 8.81% over the March quarter, trailing global equities, with the MSCI World Index (AU) returning 12.39%. Although the sector posted a solid quarter, supported by a ceasefire in the Middle East, it continued to underperform global equities, which were driven by ongoing strength in AI-related and technology stocks.

Across global REITs, country-level performance during the quarter was led by the United Kingdom (17.84%), the United States (10.07%) and Spain (9.59%). Japan (-4.46%) remained the largest drag, reflecting an unexpected rise in interest rates, followed by Singapore (1.72%) and Hong Kong (3.11%). At the sub-sector level, Hotel REITs (25.23%) were the strongest contributors over the June quarter, supported by the World Cup tailwind, followed by Single-family Residential REITs (20.65%) and Retail REITs (13.42%), which benefited from improved operating results and depressed valuations. Gaming REITs (-1.61%) and Manufactured Housing REITs (-1.01%) detracted from sector performance.

Despite easing Middle East tensions, elevated construction and financing costs are likely to continue constraining development pipelines. At the same time, tenant demand is expected to remain robust, rental growth should be firm and earnings remain resilient. With supply tightening as demand strengthens, several high-quality portfolios are well positioned to deliver compelling total returns, reinforcing the attractive opportunity set across global listed real estate.

Looking ahead, we expect performance to be led by global REITs with portfolios supported by strengthening fundamentals and balance sheets capable of funding earnings growth, despite ongoing economic and geopolitical volatility. We continue to position the portfolio to capture these opportunities and remain confident in the potential for active management to deliver attractive investor returns from here.

[1] Past performance is not an indicator of future performance.

Global team

Mark Mazzarella, CFA

Mark joined Dexus Real Estate Securities (formerly APN Real Estate Securities) team in 2014 and is responsible for the analysis and funds management of the Australian, Global and Asian REIT Funds.

Prior to joining Dexus, Mark worked for Ernst & Young as a Senior Consultant and was responsible for real estate market research, property valuation, project feasibility studies, scenario analysis, financial modelling for real estate investments, transaction due diligence and bespoke advisory engagements. Mark was accepted into the New Horizons Program which resulted in a six-month secondment to the Ernst & Young corporate finance team in Singapore.

Mark holds a Bachelor of Commerce (Finance) and a Bachelor of Property and Construction (Property) from the University of Melbourne. He is an Associate of the Australian Property Institute, a Certified Practicing Valuer and a CFA.

David Kruth, CFA

David joined Dexus Real Estate Securities in 2019 as Regional Adviser, with more than 30 years experience across North American and global real estate markets.

He worked for 15 years as CIO, Portfolio Manager and Securities Analyst in global real estate securities with both Alliance Bernstein (AB) and Goldman Sachs Asset Management. David also worked for 13 years in global private equity real estate with Schroder Real Estate Associates and the Yarmouth Group (Lend Lease Real Estate Investments). He served on the Board of Directors at Rouse Properties (NYSE:RSE) from 2011 to 2016 and chaired the special committee tasked with the sale of Rouse to Brookfield Asset Management.

He is Adjunct Assistant Professor at the Columbia University Masters Program in Real Estate Development & Investment and a member of the Investment Advisory Counsel at the Ithaca College School of Business.

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