

Dexus Wholesale Australian Property Fund

The Dexus Wholesale Australian Property Fund aims to provide investors with reliable income and long-term capital growth by investing in 19 quality commercial properties in major metropolitan markets throughout Australia.

1985 fund established

\$1.8b gross assets

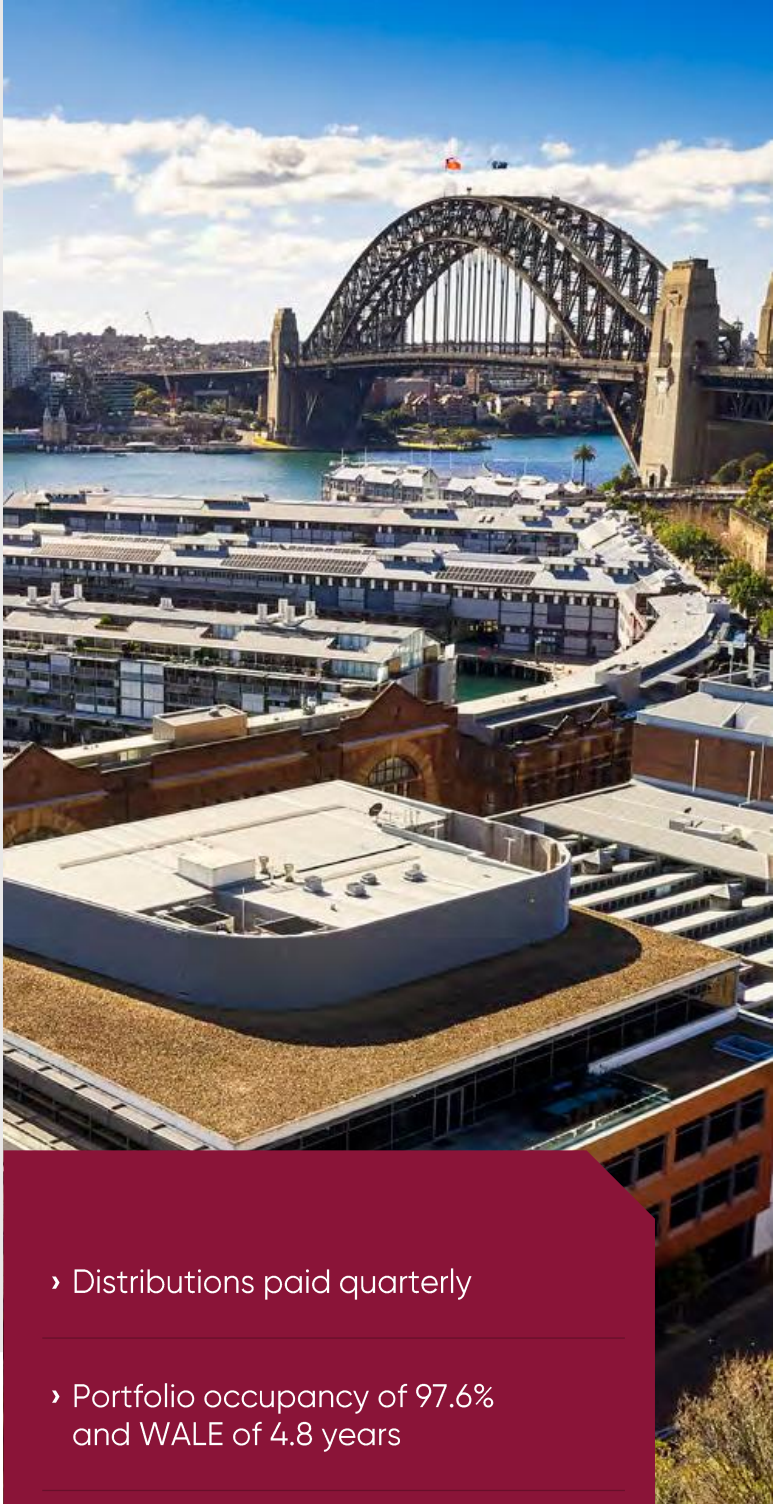
7.94% return to investors (net of fees) since inception¹

¹ Past performance is not a reliable indicator of future performance. Returns shown before tax and after fees. As at 31 December 2025.

² The Dexus Wholesale Australian Property Fund offers two classes of units: Class C and Class D. The main difference between them is the withdrawal terms that each offer. It is important that you download and read the PDS for each unit class before deciding to invest.

³ At the time the debt is drawn.

⁴ Details of the offer are available at dexus.com/dwapf.



- › Distributions paid quarterly
- › Portfolio occupancy of 97.6% and WALE of 4.8 years
- › Multiple redemption options²
- › Diversified across the office, retail industrial, life sciences, retail outlet and residential development sectors
- › Gearing range of 0-45% with long-term target 0-15% of gross assets³
- › No entry fee and no buy/sell spread
- › Additional Units of 2% available on investments from 1 October 2025 to 31 March 2026⁴



Holbeche Industrial Estate, Arndell Park

Located in an established industrial precinct in Western Sydney, this contemporary distribution centre offers high clearance internal warehousing with links to major arterial roads, good on-site maneuverability, and dual street access. The site is ideal for a range of warehouse, distribution and manufacturing users.

Industrial	NSW
Valuation	\$130.0m
Lettable area	29,025 sqm
Occupancy	100%
Weighted Average Lease Expiry	2.5 years
Major Tenants	Coca-Cola Amatil, LF Logistics



The Mill, 41-43 Bourke Road, Alexandria, Sydney

The Mill is a premier mixed-use development which consists of nine modern and refurbished historic buildings, including converted warehouse style offices, life sciences laboratories, retail showrooms and car parking. The property is within close proximity to Sydney airport and CBD. Its major tenant – the Grounds of Alexandria – draws customers from across Sydney.

Mixed Use	NSW
Valuation	\$185.0m
Lettable area	17,334 sqm
Occupancy	98.3%
Weighted Average Lease Expiry	4.0 years
Major Tenants	The Grounds, Abcelleara



Bond One, Sydney

Bond One is situated in Walsh Bay on the foreshore of Sydney Harbour. Previously a commercial shipping port, the area is now a thriving mixed-use precinct with a concentration of media, marketing and creative tenants.

Surrounded by heritage-listed buildings and iconic restaurants and pubs, Bond One sits alone in offering tenants large, modern floor plates, stunning harbour views and basement parking in a character-soaked precinct, just 200 metres from the new Barangaroo Station.

Office	NSW
Valuation	\$118.0m
Lettable area	9,149 sqm
Occupancy	100%
Weighted Average Lease Expiry	1.9 years
Major Tenants	Dentsu, Port Authority of NSW



Brickworks Centre, Gold Coast



Brickworks Centre on Ferry Road is a premium neighbourhood shopping, dining and service centre located just 5 kilometres from Surfers Paradise. It is a stylish nod to the history of the site, formerly 'Southport Bricks' in the 1950s, known for its high-quality bricks found in historic buildings across the Gold Coast.

With an exclusive homewares and furniture offer, health, wellness and beauty operators alongside trendy cafes, the centre is a lifestyle shopping destination.

Retail	Qld
Valuation	\$152.0m
Lettable area	15,893 sqm
Occupancy	100%
Weighted Average Lease Expiry	2.8 years
Major Tenants	Ferry Road Markets, TK Maxx, Freedom, King Furniture



Stanley House, South Brisbane



Stanley House is an architecturally striking, boutique office/retail facility located in the epicentre of the South Bank Parklands. Stanley House's design befits its setting; from outdoor terraces with spectacular city views to sculptural wooden internal stairs connecting the commercial floors.

Stanley House overlooks Street's Beach, a man-made swimming space and Australia's only inner-city beach. It's a major attraction for tourists, locals and workers and features a crystal clear lagoon, white sandy beaches and palm trees.

Office-Retail	Qld
Valuation	\$33.0m
Lettable area	2,338 sqm
Occupancy	100%
Weighted Average Lease Expiry	5.7 years
Major Tenants	South Bank Corp., WPP



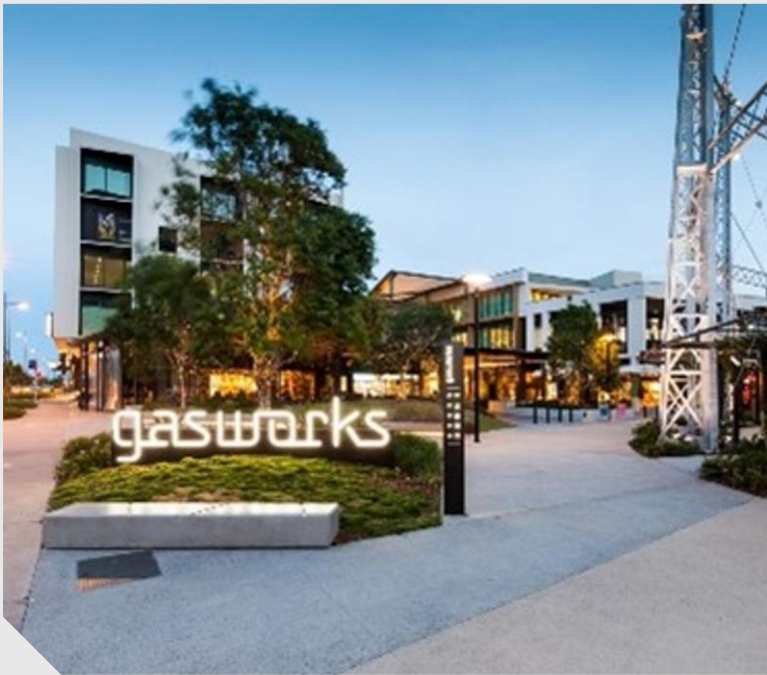
Stud Park Shopping Centre, Melbourne



Located approximately 27 kms southeast of Melbourne's CBD and set across three separate buildings with on-grade parking, the centre provides an easy, convenient shopping experience for local residents in this well-established area.

Anchor tenants include Woolworths, Coles, and Kmart. Mini-majors include Henry's Mercato, the core of the centre's compelling fresh food offer. The site itself is 10.9 hectares which creates the potential for development options in the future.

Retail	Vic
Valuation	\$144.5m
Lettable area	25,370 sqm
Occupancy	98.5%
Weighted Average Lease Expiry	4.7 years
Major Tenants	Woolworths, Coles, Kmart



Gasworks Plaza, Brisbane



Gasworks is one of Australia's best mixed-use precincts, providing a world-class retail, dining and lifestyle precinct. It is located within Newstead Riverpark, an urban renewal development less than 3 kilometres from the Brisbane CBD.

The centre caters to a diverse customer base including professionals, residents and commercial clients. It is integral to the retail heartbeat of this thriving, growing precinct.

Retail	Qld
Valuation	\$140.5m
Lettable area	9,879 sqm
Occupancy	100.0%
Weighted Average Lease Expiry	4.6 years
Major Tenants	Woolworths, Standard Market



Gasworks Workspace, Brisbane



The Gasworks precinct is arguably the premier market within the prestigious inner-city northern fringe. Ongoing gentrification, an increasing local population and significant infrastructure investment have spurred considerable development in recent years.

Gasworks Workspace features full-height, high-grade external glazing, providing ample natural light and the proximity to the retail precinct offers excellent amenity – a critical drawcard.

Office	Qld
Valuation	\$65.5m
Lettable area	8,994 sqm
Occupancy	97.6%
Weighted Average Lease Expiry	2.6 years
Major Tenants	Australian Agricultural Co.



Casula Mall, Sydney



Casula Mall is located in Sydney's southwest growth corridor and is one of the strongest sub-regional shopping centres in Australia.

Its selection of shops, services and dining options. cater to the community of local families. Day and night, the centre plays host to Western Sydney's vibrant melting pot of culture.

The centre was purchased in 1988 for \$27 million.

Retail	NSW
Valuation	\$207.0m
Lettable area	20,045 sqm
Occupancy	98.1%
Weighted Average Lease Expiry	7.5 years
Major Tenants	Coles, Kmart, Aldi



Connect Corporate Centre, Building 3, Mascot, Sydney



Connect Corporate Centre 3 was completed in 2018. Architecturally designed, it provides generous on-site parking and bike storage and includes an on-site gym for exclusive tenant use.

Native landscaping integrates with communal seating and boardwalks to create an inviting and vibrant outdoor atmosphere.

Business Park	NSW
Valuation	\$148.0m
Lettable area	19,001 sqm
Occupancy	99.4%
Weighted Average Lease Expiry	4.1 years
Major Tenants	Jaguar Land Rover, TK Maxx



Connect Corporate Centre, Building 2, Mascot, Sydney



Connect Corporate Centre 2 was completed in 2017. Located in Mascot on Sydney's railway network, the precinct is close to the domestic and international airports, as well as Sydney's major shipping container terminal. The estate's proximity to the M5 Motorway and Eastern Distributor provide excellent access to all areas of the city.

Business Park	NSW
Valuation	\$87.5m
Lettable area	11,656 sqm
Occupancy	100%
Weighted Average Lease Expiry	4.0 years
Major Tenants	Commonwealth Government, Kone



636 St Kilda Road, Melbourne



A Melbourne icon due to its prominent gateway location, 636 St Kilda Road is an 18-level commercial office tower with 360-degree city, water and central park views.

Proximity to Melbourne's Albert Park affords lunchtime exercise options in a relaxing and picturesque backdrop. And within 500 metres is the dynamic café and restaurant environment of Fitzroy Street.

The site has potential for residential conversion and is currently going through a planning process.

Office	Vic
Valuation	\$76.1m
Lettable area	16,996 sqm
Major Tenants	Partners Wealth



Crossbank 141, Trade Coast, Brisbane

Crossbank is an industrial site located in a highly sought after precinct with excellent connectivity to Brisbane CBD, Port of Brisbane and Brisbane Airport. Crossbank 141 was completed in December 2024 and is leased to Freight Specialist who hold a 10-year lease.

Industrial	Qld
Valuation	\$53.2m
Lettable area	17,100 sqm
Occupancy	100%
Weighted Average Lease Expiry	8.9 years
Major Tenants	Freight Specialists



Crossbank 161, Trade Coast, Brisbane

Crossbank is an industrial site located in the Trade Coast precinct of Brisbane. Completed in 2023, it consists of an ultra-modern warehouse and is occupied by Visy who have invested heavily in the automation and robotics and operate a start-of-the-art manufacturing facility from the site, capable of producing up to 1 million boxes per day.

Industrial	Qld
Valuation	\$99.5m
Lettable area	47,157 sqm
Occupancy	100%
Weighted Average Lease Expiry	13.1 years
Major Tenants	Visy



199 Grey Street, South Brisbane

199 Grey Street, comprises 15 levels of A-grade offices, most offering generous balconies and sweeping views of the nearby parklands, city beach and Brisbane CBD. The property is well-serviced by public transport with rail, bus and ferry options.

South Brisbane is one of the most diverse stretches in Brisbane, boasting a wide array of creativity, cultural and commercial uses. There are over 100 restaurants and bars as well as hotels, the South Bank Parklands, bikeways and public car parking.

Office	Qld
Valuation	\$87.5m
Lettable area	11,603 sqm
Occupancy	94%
Weighted Average Lease Expiry	2.6 years
Major Tenants	QLD Government, Octopus Deploy



7 French Avenue, Brendale



7-9 French Avenue is a modern office/warehouse building constructed in 2012. The property is accessed by both docks and on-grade roller shutter doors, it offers a minimum nine-metre internal warehouse clearance height, has three gated crossover access points, is protected by an ESFR sprinkler system and is adaptable to multiple uses.

Located in Brendale in Brisbane's north, the site provides easy access to the M1 and M3 motorways, including the Gateway Bridge, the TradeCoast and Brisbane's domestic and international airports.

Industrial	Qld
Valuation	\$32.3m
Lettable area	12,282 sqm
Occupancy	100%
Weighted Average Lease Expiry	4.0 years
Major Tenants	Ball & Doggett



200 Greens Road, Dandenong



Located in Dandenong South, Melbourne, the complex is comprised of two separate modern office and high-clearance warehouse buildings with expansion opportunities.

Dandenong is the one of the premier industrial markets in Melbourne and the site is well serviced by major arterial roads.

Industrial	Vic
Valuation	\$50.0m
Lettable area	22,586 sqm
Occupancy	100%
Weighted Average Lease Expiry	3.5 years
Major Tenants	Sirva, Zircodata



Acacia Gate Industrial Estate, Brisbane



Located approximately 16 kms south of the Brisbane CBD, Acacia Gate Industrial Estate sits in an industrial precinct in Acacia Ridge, which is well connected to the freight rail network, major arterial roads, and the Port of Brisbane.

The estate is spread over four separate office/warehouse buildings providing tenants with flexibility to expand by aggregating neighbouring tenancies.

Industrial	Qld
Valuation	\$39.7m
Lettable area	18,481 sqm
Occupancy	94%
Weighted Average Lease Expiry	2.4 years
Major Tenants	Solcrest, Styleride



2 Second Avenue, Mawson Lakes



Conveniently located within Adelaide's Technology Park – a defence and aerospace cluster – this campus-style facility, this outstanding complex was completely refurbished and upgraded in 2015 and subsequently, a 200kW Solar PV system has been installed to enhance sustainability.

The campus includes one of the best staff amenity facilities available in Adelaide, with on-site café, outdoor dining area, large multi-media screen and attractive landscaping. An outdoor tennis / basketball court and over 300 cars complete an outstanding tenant proposition.

Business Park	SA
Valuation	\$39.0m
Lettable area	8,642 sqm
Occupancy	100%
Weighted Average Lease Expiry	4.9 years
Major Tenants	Codan

To find out how you can diversify your client portfolios, contact your Dexus representative today.

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Disclaimer

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