

24 November 2023

Dexus Core Property Fund - pro-rata withdrawal payment

Dear Investor

I am writing in respect of the withdrawal request that you lodged for the Dexus Core Property Fund ("DCPF" or "the Fund") for the 15 November 2023 specified withdrawal date ("withdrawal date").

In accordance with the Investor Update ('Dexus Core Property Fund – implementation of scaled withdrawal process') published on the Fund's website dated 4 October 2023, the Fund has commenced a process of scaling monthly withdrawal payments. This process will apply to all withdrawal requests received that relate to this withdrawal date.

Withdrawal requests satisfied on a pro-rata basis

The Investment Manager has determined the total amount of funds available for meeting withdrawal requests at the withdrawal date will be based on 0.5% of the value of the assets of the Fund. The total amount of withdrawal requests received at the withdrawal date has exceeded the total amount of funds available to meet withdrawal requests and withdrawal payment amounts will be reduced on pro-rata basis for all requests.

As a result of the above you will receive a withdrawal payment equivalent to approximately 16% of your withdrawal request. The same percentage payment applies to all other withdrawal requests that relate to the withdrawal date.

Payment will be made to you on or around 28 November 2023.

Treatment of unpaid withdrawal amounts

The unpaid amount of your withdrawal request will be treated as withdrawn. If you wish to withdraw the unpaid amount, you will need to submit a new withdrawal request for the balance of the unpaid amount at the next, or subsequent specified withdrawal date. Any subsequent withdrawal request submitted will be processed in the same manner as outlined in the Investor Update referred to above as at the relevant monthly withdrawal date that the new withdrawal request relates to.

Further information

The above withdrawal payment process has been adopted to support the Fund for the long-term benefit of all investors.

If you have any questions about this update, please contact our Client Services Team on 1300 339 870, between 8:30am to 5:30pm (Sydney time) Monday to Friday or via email at clientservices@dexus.com.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Damon Mumford', written in a cursive style.

Damon Mumford
Fund Manager, Dexus Core Property Fund

Important note:

Investors should consider the Product Disclosure Statement (PDS) available from Dexus Funds Management Limited (ABN 24 060 920 783, AFSL 238163) (Dexus) for the Dexus Core Property Fund (Fund) before making any decision regarding the Fund. The Trust Company (RE Services) Limited (ABN 45 003 278 831, AFSL 235150) is the responsible entity of the Fund and the issuer of units in the Fund. The PDS and a target market determination for the Fund is available at www.dexus.com/dcpfinvest. The PDS contains important information about investing in the Fund and it is important investors read the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. None of the responsible entity, Dexus or any other company in the Dexus group guarantees the repayment of capital or the performance of any product or any particular rate of return referred to in this document. Past performance is not a reliable indicator of future performance. While every care has been taken in the preparation of this document, Dexus makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This information has been prepared for the purpose of providing general information, without taking account of any particular investor's objectives, financial situation or needs. Investors should, before making any investment decisions, consider the appropriateness of the information in this document, and seek professional advice, having regard to the investor's objectives, financial situation and needs.