

# Dexus Core Property Fund

## Off-Platform Class H

July 2023

### Investment Objective

Dexus Core Property Fund (Fund) aims to generate income and capital growth on a rolling 3-year basis by investing in Australasian and US unlisted real estate and Australasian and global listed real estate.

### How We Manage Your Money

The Fund provides access to unique investment opportunities that are otherwise difficult for an individual investor to obtain. The Fund is well diversified across a strategic mix of Australian unlisted and global listed real estate. It targets high quality unlisted assets which have high occupancy rates and stable income streams, complimented by a global listed portfolio that targets alternative real estate sectors that we believe will provide superior long term growth.

### Performance as at 31 July 2023

Current Investment Strategy <sup>1</sup>	Current Investment Strategy <sup>1</sup>						Blend of Current and Previous Investment Strategies <sup>1</sup>		
	1mth (%)	3mths (%)	6mths (%)	1yr (%)	3yrs (%pa)	Since Inception <sup>2</sup> (%pa)	5yrs (%pa)	10yrs (%pa)	Since Inception <sup>2</sup> (%pa)
Total Return – Net of Fees	-0.35	-9.15	-10.66	-12.17	1.00	1.60	1.60	5.46	4.78
Total Return – Gross of Fees	-0.20	-8.76	-9.93	-10.78	2.43	2.95	2.95	6.79	6.18
Distribution return	0.01	0.95	1.80	3.24	4.00	4.30	4.30	3.79	4.53

Past Performance is not a reliable indicator of future performance.

Past performance shown for the blend of current and previous investment strategies is not a reliable indicator of future performance under the current investment strategy.

Returns are shown after fees, before tax and assumes distributions are reinvested. Performance shown for the Fund is annualised for periods of greater than one year.

<sup>1</sup> On 1 August 2018, the Fund revised its investment strategy. We have provided the Fund's performance under the revised investment strategy and also provided the combined performance of the previous strategy to 31 July 2018 with the current strategy from 1 August 2018 (shown under Blend of Current and Previous Investment Strategies). The key changes to investment strategy were:

- Removal of the Fund's performance benchmark and move to a benchmark-unaware investment objective
- Change in target asset allocation from:
  - 50% actively managed Australasian and US direct property
  - 25% indexed Australian listed property securities, and
  - 25% actively managed global listed property securities.
 to
  - 50% actively managed Australasian and US direct property; and
  - 50% actively managed Australasian and global listed property securities.
 (which incorporated a move from a partially passively managed Fund to fully actively managed Fund)

<sup>2</sup> The relevant inception dates are as follows:

- Dexus Core Property Fund is 1 July 2005
- The current investment strategy of the Dexus Core Property Fund is 1 August 2018

### Fund Facts 31 July 2023

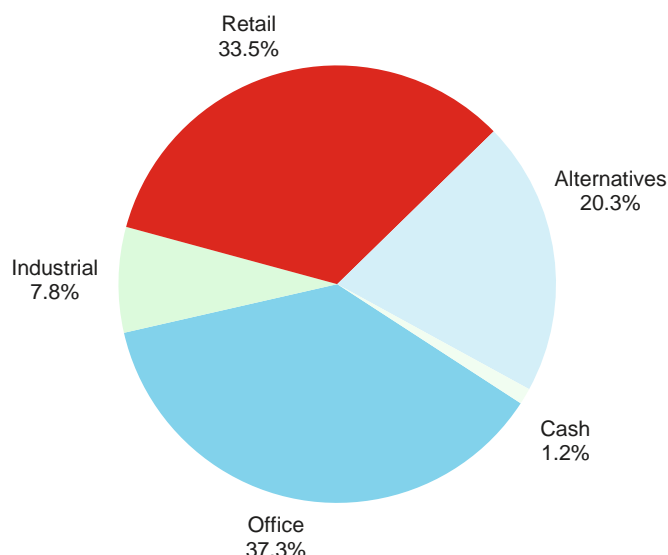
APIR	AMP1074AU
Inception date	12 April 2006
Fund Size (Gross assets)	\$279.1 million
Management costs*	1.77% p.a.
Buy/sell spread*	+0.08/-0.08%
Distribution frequency	Quarterly
Minimum investment	\$10,000
Minimum suggested timeframe	5 years

\*The Fund PDS outlines management costs components, as well as other fees and costs that may apply to your investment. You can review the PDS at [www.dexus.com/dcpfinvest](http://www.dexus.com/dcpfinvest)

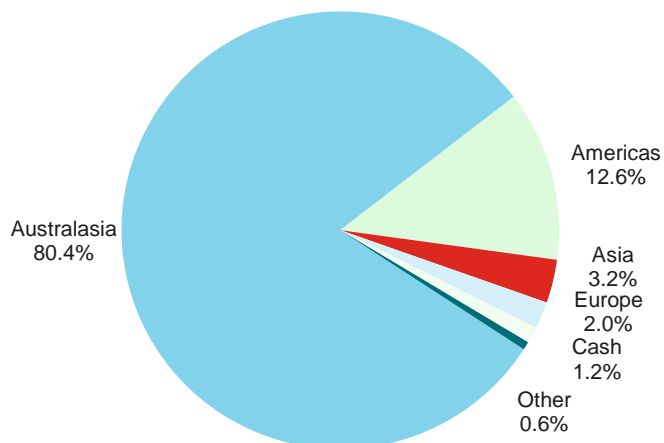
### What Happened Last Period

- During July, the Dexus Core Property Fund (DCPF or the Fund) experienced a minor negative return. A negative valuation movement in respect of the Dexus Wholesale Shopping Centre Fund (DWSF) as at 30 June 2023 (reflected in DCPF returns for July) offset a positive return from the listed portfolio. The Fund's one year return is negative, primarily reflecting the material valuation overlay that was applied to the Mirvac Wholesale Office Fund investment in May 2023 and negative valuation movements in DWSF. Over the 3, 5 and 10 year horizons the Fund is showing solid positive returns.
- The listed component delivered a +2.42% return (before fees) in July. At a country level, the main contributors were holdings in Australia, the US and the UK, whilst the main detractor was Hong Kong. At a sector level, the main contributors were holdings in residential rentals, industrial and data centres whilst self-storage detracted.
- During July the European market was the best performer, with the European Central Bank's dovish tone signalling the worst of the tightening monetary conditions may be behind us. In addition, the region was bolstered as inflation in the UK showed signs of slowing.
- Self-storage was a weak performer in July as fundamentals decelerate from very elevated levels post COVID, but continue to be positive overall. Two large acquisitions by major landlords demonstrated confidence in the sector and should provide investors with comfort around the growth outlook for the sector.

## Sector Allocation



## Regional Allocation



### Underlying Investments

Mirvac Wholesale Office Fund	36.06%
Dexus Wholesale Shopping Centre Fund <sup>1</sup>	29.72%
Hedged US Plus Property Fund	0.01%
CPF Listed Real Estate Portfolio	33.02%
Cash	1.19%

<sup>1</sup> Dexus Funds Management Limited as responsible entity of Dexus Property Trust and Dexus Operations Trust (Dexus) recently acquired the responsible entity AMP Capital Funds Management Limited (Responsible Entity) of AMP Capital Shopping Centre Fund (Fund). Following the acquisition, Dexus intends to change the legal name of the Fund to Dexus Wholesale Shopping Centre Fund, the name of each stapled trust to Dexus Wholesale Shopping Centre Fund I and Dexus Wholesale Shopping Centre Fund II (respectively) and the name of the Responsible Entity to Dexus Capital Funds Management Limited. Dexus has registered the proposed name of the Fund and Responsible Entity with the Australian Securities and Investments Commission. Subject to regulatory filings and approvals, the change of name is expected to be completed in 2023. AMP Capital Investors Limited ("Investment Manager") remains the investment manager of the Fund. Dexus has also recently entered into a conditional agreement to acquire the Investment Manager, with completion of the acquisition expected to occur following receipt of a required regulatory consent.

## Fund Manager



Damon Mumford is the Fund Manager for the Dexus Core Property Fund. Damon has more than 25 years' experience in real estate investment management, valuation, transactions, development feasibility and corporate advisory in Australia and internationally.

Damon joined Dexus in 2023 as part of the broader acquisition of AMP Capital's real estate and domestic infrastructure business. He was previously the Valuation Manager for AMP Capital Real Estate in Australia and New Zealand for seven years and has a detailed knowledge of the real estate market.

Furthermore, in his previous role Damon provided commercial and investment advice to the Funds Management, Investment Management and Development Management teams and was a member of the Property Investment Committee.

## Contact details

For more information on the Fund including fees, product features, benefits and risks talk to your adviser or call us on 1800 658 404 or visit [dexus.com/dcpf](https://dexus.com/dcpf)

This document has been prepared and issued by Dexus Funds Management Limited (ABN 24 060 920 783, AFSL 238163) as the investment manager of the Dexus Core Property Fund.

The Trust Company (RE Services) Limited (ABN 45 003 278 831, AFSL 235150) is the responsible entity (**Responsible Entity**) of the Dexus Core Property Fund (**Fund**) and the issuer of the units in the Fund. Dexus Funds Management Limited (ABN 24 060 920 783, AFSL 238163) (**Dexus**) is the investment manager of the Fund and has been appointed by the Responsible Entity to provide investment management and associated services in respect of the Fund. This documentation has been prepared by Dexus and has not been prepared by the Responsible Entity. To invest in the Fund, investors will need to obtain the current Product Disclosure Statement (PDS) from Dexus. The PDS contains important information about investing in the Fund and it is important that investors read the PDS before making an investment decision about the Fund. The PDS and a target market determination for the Fund is available at [www.dexus.com/dcpfinvest](https://www.dexus.com/dcpfinvest). Neither Dexus, the Responsible Entity, nor 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. While every care has been taken in the preparation of this document, Dexus make no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts.

This document 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 consider the appropriateness of the information in this document, and seek professional advice, having regard to their objectives, financial situation and needs. This document is solely for the use of the party to whom it is provided and must not be provided to any other person or entity without the express written consent of Dexus.