

# Dexus Core Property Fund

## Off-Platform Class H

September 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 30 September 2023

	Current investment strategy <sup>1</sup>							Blend of current and previous investment strategies <sup>1</sup>	
	1mth (%)	3mths (%)	6mths (%)	1yr (%)	3yrs (%pa)	5yrs (%pa)	Since inception <sup>2</sup> (%pa)	10yrs (%pa)	Since Inception <sup>2</sup> (%pa)
Total Return – Net of Fees	-2.05	-1.66	-10.79	-8.54	0.06	1.05	1.29	5.28	4.66
Total Return – Gross of Fees	-1.92	-1.27	-10.05	-7.08	1.50	2.40	2.64	6.62	6.05
Distribution return	0.68	0.70	1.55	3.22	3.87	4.14	4.29	3.77	4.52

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 12 April 2006
- The current investment strategy of the Dexus Core Property Fund is 1 August 2018

### Fund facts 30 September 2023

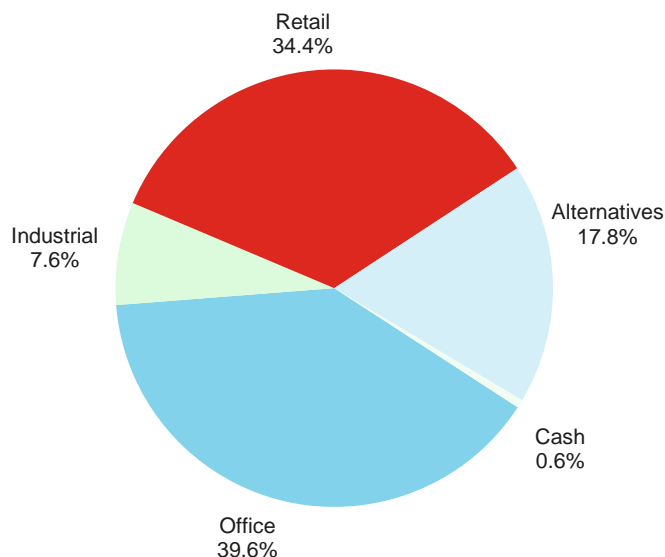
APIR	AMP1074AU
Inception date	12 April 2006
Fund Size (Gross assets)	\$262.2 million
Management costs*	1.77% p.a.
Buy/sell spread*	+0.08/-0.08%
Distribution frequency	Quarterly
Minimum investment	\$10,000
Minimum suggested timeframe	5 years

\*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 September, the Dexus Core Property Fund (DCPF or the Fund) experienced a negative return. The negative return was driven by the listed portfolio, with unlisted portfolio relatively static for the month. The Fund's one year return is negative, however over the 3, 5 and 10 year horizons the Fund is showing solid positive returns.
- The listed component delivered a -6.04% return (before fees) in September. Following two prior months of positive returns, September saw an unwinding of Listed Real Estate performance on the back of rising bond yields. At a sector level, the key detractor was holdings in telecommunication towers, which tend to be more sensitive to rising yields as they are a longer duration asset. We maintain our conviction in Towers due to their strong operating metrics and ability to consistently grow earnings.
- Another key detractor was the self-storage sector. Extra Space Storage Inc was amongst this as slowing fundamentals from the elevated levels reached in the wake of the pandemic resulted in weaker performance over the quarter.

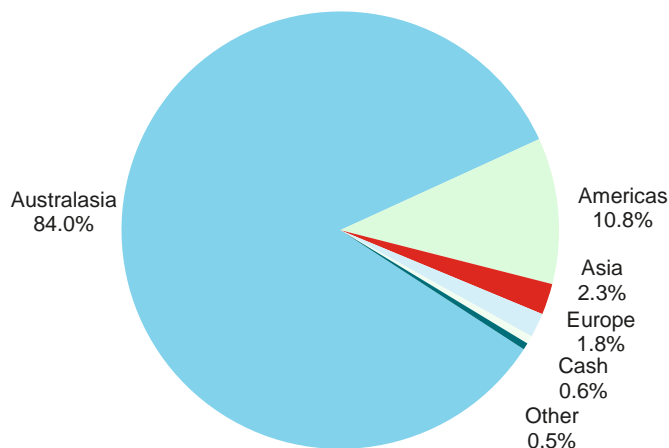
## Sector allocation



### Underlying investments

Mirvac Wholesale Office Fund	38.39%
Dexus Wholesale Shopping Centre Fund	31.52%
CPF Listed Real Estate Portfolio	29.43%
Hedged US Plus Property Fund	0.03%
Cash	0.63%

## Regional allocation



## 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.

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