

Dexus Core Infrastructure Fund

As at 30 September 2023

Invest in significant infrastructure assets across airport, power transmission and distribution, rail, telecommunications, health and education sectors.

Dexus Core Infrastructure Fund (DCIF), established in 2007, gives investors access to a portfolio of Australian and global listed and unlisted infrastructure assets which are diversified by asset type, sector and location. It offers strong total return (income and capital growth) potential and is expected to have a low correlation to other asset classes, such as equities and bonds.

- Aims to provide relatively consistent returns including a strong cash yield from a global portfolio of unlisted infrastructure assets and listed infrastructure securities.
- Access high-quality unlisted infrastructure assets usually only available to large institutional investors.
- Invest in "essential services" assets that are less influenced by market cycles than many other types of assets.
- Unlisted assets can help provide resilience during periods of market volatility as they are not subject to the speculation that impacts listed markets*.
- The combination of unlisted and listed infrastructure assets provides low volatility relative to many other asset classes*.
- The Fund's low correlation with listed markets delivers strong diversification benefits which help reduce overall portfolio risk.

Sample of unlisted infrastructure investments of DCIF



Melbourne Airport

Melbourne Airport is Australia's second busiest airport and services one of the world's busiest airline routes (Sydney to Melbourne). Asia Pacific Airports Corporation (APAC) owns 100% of Melbourne Airport and 90% of Launceston Airport.

Transport	Vic, Australia
Acquisition date	Oct-07
% of the Fund ^{^^}	18.03%
Return since acquisition ^{^^^}	11.46% p.a.

* As at 30 September 2023

[^] Allocation includes look-through exposure through institutional infrastructure funds.

^{^^} Past performance is not a reliable indicator of future performance.

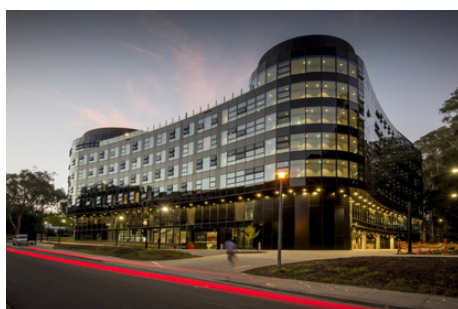
⁺ The Fund provides investors with access to a diversified global portfolio of both unlisted infrastructure assets and listed infrastructure securities. Other asset classes will by their nature offer different investment features to the Fund, and some asset classes will provide greater liquidity than the Fund. While unlisted assets are not subject to the same level of speculation that impacts listed markets, unlisted assets offer lower liquidity than listed markets.



Macarthur Wind Farm

Macarthur is one of the largest operating wind farms in the southern hemisphere and is comprised of 140 turbines totalling 420MW of capacity. Macarthur delivers enough green energy to power the equivalent of 180,000 homes. DCIF, together with one of Dexus's institutional infrastructure funds, own a 50% stake in the asset.

Utilities	Vic, Australia
Acquisition date	Dec-19
% of the Fund ^{^^}	3.26%
Return since acquisition ^{^^}	7.01% p.a.



ANU Student Accommodation

The Australian National University (ANU) is one of Australia's top ranked universities. Dexus owns 100% of ANU's Purpose Built Student Accommodation (PBSA) portfolio. The portfolio is the largest of its type in Australia and comprises 4,915 beds spread across 11 existing residences.

PBSA	ACT, Australia
Acquisition date	May-19
% of the Fund ^{^^}	5.62%
Return since acquisition ^{^^}	1.55% p.a.



SA Schools

SA Schools consists of a portfolio of six school facilities in Adelaide with an operational capacity of over 4,600 pre-school, primary, secondary and childcare places. SA Schools has a 30 year concession with the South Australian Department of Education and Child Services expiring in 2039.

Social	SA, Australia
Acquisition date	Feb-12
% of the Fund ^{^^}	0.90%
Return since acquisition ^{^^}	11.33% p.a.



Powerco

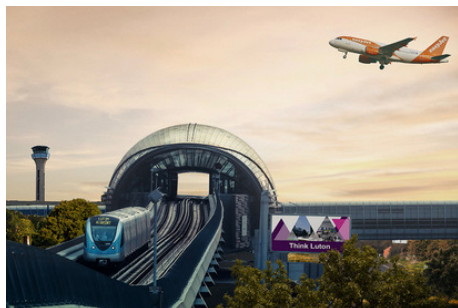
Powerco is one of New Zealand's largest electricity and gas distribution companies, with a geographically diverse network that spreads across the upper central and lower central areas of New Zealand's North Island. Powerco services over 1.1 million customers across the North Island and its network covers over 28,000 km of lines and cables.

Utilities	New Zealand
Acquisition date	Nov-13
% of the Fund ^{^^}	2.65%
Return since acquisition ^{^^}	9.09% p.a.

* As at 30 September 2023

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London Luton Airport

London Luton Airport is the fifth largest and fastest growing airport in the United Kingdom. It services the capacity constrained London market, and serviced 18 million passengers in 2019.

Transport	UK
Acquisition date	Jun-18
% of the Fund [^]	6.66%
Return since acquisition ^{^^}	1.87% p.a.



Auckland South Corrections Facility

Auckland South Corrections Facility (ASCF) is a high and low-security men's prison, with a capacity to house up to 960 inmates. It was delivered as a Public Private Partnership (PPP) under a 25-year concession ending in 2040. ASCF is a critical asset in the New Zealand correctional facilities network and is recognised as a world-leading facility which supports the delivery of world-class, modern, practical and effective correctional services in an advanced layout.

Social	New Zealand
Acquisition date	May-20
% of the Fund [^]	3.72%
Return since acquisition ^{^^}	7.96% p.a.

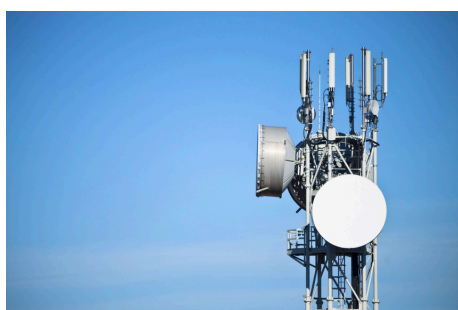
Sample listed infrastructure investments of DCIF



Enbridge

Enbridge own and operate Canada's largest natural gas distribution company, and provide distribution services in Ontario, Quebec, New Brunswick and New York State. Enbridge operate the world's longest, most sophisticated crude oil and liquids transportation system. Enbridge's transportation network in the US and Canada consists of more than 14,900 miles of pipelines.

Utilities	Canada
% of the Fund [^]	3.74%



American Tower

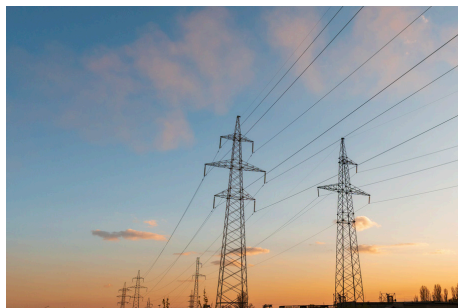
American Tower is a leading US independent owner, operator and developer of wireless and broadcast communications infrastructure, with a portfolio of over 99,000 towers internationally, including wireless towers, broadcast towers and Distributed Antenna System (DAS) networks.

Communications	USA
% of the Fund [^]	4.07%

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National Grid

National Grid owns the electricity transmission system in England and Wales. National Grid is also the owner and operator of four of the eight regional gas distribution networks in Great Britain. Additionally, National Grid has a presence in north eastern USA. National Grid plays a vital role in connecting millions of people to the energy they use, safely, reliably and efficiently.

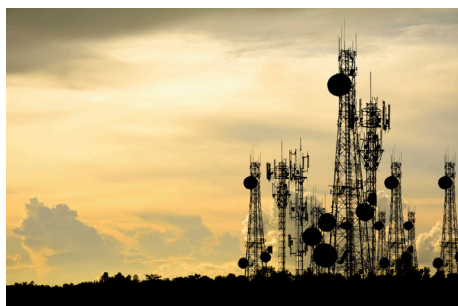
Utilities	UK
% of the Fund [^]	2.34%



Vinci SA

Vinci SA is a global company with expertise in constructing and operating public infrastructure such as motorways, airports, road and rail infrastructure, car parks, buildings and stadiums. Vinci has 180,000 employees globally. Vinci's concessions include 4,386 km of motorway in France, 23 airports in Portugal, France and Cambodia, and 20 road infrastructure assets globally.

Infrastructure	France
% of the Fund [^]	2.89%



Crown Castle

Crown Castle is a leader in the wireless infrastructure industry in the United States and is a publicly traded company listed on the New York Stock Exchange (NYSE: CCI). Crown Castle owns, operates and manages a portfolio of over 40,000 towers, with 71% of these towers located in the top 100 markets in the United States.

Communications	USA
% of the Fund [^]	2.12%

To speak with an expert, please visit dexus.com/dcif

Important notice: Investors should consider the Product Disclosure Statement ("PDS") available from Dexus Capital Funds Management Limited (ABN 15 159 557 721, AFSL 426455) ("DCFM") for the Dexus Core Infrastructure Fund ("Fund") before making any decision regarding the Fund.

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. A target market determination has been made in respect of the Fund and is available at www.dexus.com/dcif. DCFM is the responsible entity of the Fund and the issuer of units in the Fund. DCFM is a member of a group owned by Dexus Funds Management Limited as responsible entity of Dexus Property Trust and Dexus Operations Trust ("Dexus"), Neither DCFM, Dexus 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. Past performance is not a reliable indicator of future performance. While every care has been taken in the preparation of this document, DCFM and 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, before making any investment decisions, consider the appropriateness of the information in this document, and seek professional advice, having regard to their objectives, financial situation and needs.

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[^] Allocation includes look-through exposure through institutional infrastructure funds.