

12 August 2024

Dear Investor,

Updated Product Disclosure Statement

We have updated the Dexus Core Property Fund (**DCPF** or **Fund**) Product Disclosure Statement (**PDS**) for Off-platform (Class H) investors, which is available at <http://www.dexus.com/dcpfinvest>.

Details of the PDS are provided below:

Fund	ARSN	Investor Type	APIR Code	PDS location
Dexus Core Property Fund	114 235 326	Off-platform (Class H)	AMP1074AU	https://www.dexus.com/dcpfinvest

The key changes to the Fund's PDS include:

- Incorporation of the Supplementary Product Disclosure Statement that was issued on 23 February 2024 that removed references to the Mirvac Wholesale Office Fund (**MWOF**) from the PDS due to the Fund's disposal of that investment.
- Removal of US unlisted real estate from the investment objective of the Fund following the termination and wind-up of the US unlisted real estate fund that DCPF was previously invested in.
- Removal of references to specific underlying unlisted real estate investments as these are subject to change from time to time and are listed in the Fund's investor reporting.
- Inclusion of a summary on the Dexus Responsible Investment Policy that now applies to the Fund.
- Updated tax considerations, and
- Updated fees and costs data to reflect figures as of 30 June 2024.

What you need to do

This communication is for noting only. No action is required from you.



Further information

If you have any questions about this update, please contact Investor Services on 1300 374 029, between 8.30am and 5.30pm (Sydney time) Monday to Friday or via email at dexus@boardroomlimited.com.au.

Yours sincerely,

Damon Mumford
Fund Manager
Dexus Core Property Fund