

Dexus AREIT Fund

Migration Application Form

This Application Form relates to the application for Units in Dexus AREIT Fund (ARSN 134 361 229) ("Fund") as described in the PDS dated 15 December 2023 issued by Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) ("the RE"), as the responsible entity of the Dexus AREIT Fund. This form must be accompanied by the PDS when provided to any person. Unless otherwise defined, capitalised terms in this Application Form have the meaning given to them in the PDS.

This Application Form is only for applications made by existing investors in the Dexus Property for Income Fund (ARSN 090 467 208) who are directing that all or part of their final distributions from the winding up of the Dexus Property for Income Fund be used to apply for Units in the Fund ("Migration Option"). This process is described in the notice of termination for the Dexus Property for Income Fund. Investors who wish to apply for units in the Fund who are not investing under the Migration Option should not use this Application Form.

Please mail this completed Application Form and relevant form(s) to: Boardroom Pty Limited, GPO Box 3993, Sydney NSW 2001.

1 Contact details

Please provide your contact details. If you have a financial adviser, we may contact your adviser first before contacting you about your application.

Title Given name(s)
 Surname
 Phone
 Email
 Postal address
 Suburb State Postcode

We will upload relevant information, updates, disclosure documents, forms and reports to our website <https://www.dexus.com/investorcentre/investments/dexus-areit-fund> and/or send to your email address nominated above. Should you wish to opt out of our electronic disclosure, please contact us at dexus@boardroomlimited.com.au.

You consent to us using your contact details outlined above and other relevant personal information we collect from you for the Registry to open and maintain an InvestorServe account for you. If you have an existing InvestorServe account, your current username and password will provide you access.

We will also send you marketing information in relation to this fund or other funds and opportunities that we may have to offer you in the future from time to time. Should you wish to opt out of receiving such communications, please contact investorservices@dexus.com.

Please also refer to our Privacy Policy which can be seen on our website www.dexus.com/privacy-policy.

If more space is required when completing this form, please attach a separate page with the details.

2 Existing investors whose details have not changed

If your investor details have not changed since the last time you invested with us you do not need to complete section 4 of this Application Form. However, you must provide us with your investor number and tick the declaration, noting that if we have any queries or require further information, we may separately contact you.

Please provide your investor number:

I confirm that I am an existing investor in a Dexus fund and my investor details including beneficial ownership details have not changed since the last time I invested in a Dexus product.

Existing investors who have changed their investor details. Please complete section 4 and the Identification Form.

3 Investment details

Proportion of your final distribution in the Dexus Property for Income Fund that will be used to subscribe for units in the Fund:

Whole distribution amount
 Portion of distribution amount. Specify percentage: _____

Your funds for investment will, to the extent elected above, be sourced directly from your final distribution from the Dexus Property for Income Fund. Please indicate where the main source of the funds for your investment were initially sourced prior to your investment in the Dexus Property for Income Fund.

Main source(s) of funds for investment:

Employment Superannuation
 Inheritance/Gift Other (please specify)
 Investments
 Business activity

Please note that the above source of funds information is being collected in accordance with the RE's obligations under Anti-Money Laundering laws, and will not be used for marketing purposes.

Do your investment objectives include receiving regular income?

Yes No

Do your investment objectives include some capital growth over a 5 - 7 year horizon?

Yes No

Are you seeking to invest in a product that has a minimum suggested timeframe for holding the investment of 5 - 7 years?

Yes No

Do you consider yourself to have a high risk appetite – that is, you seek a high target return profile and can accept high volatility and potential losses (you have the ability to bear up to 6 negative returns over a 20 year period)?

Yes No

Whilst the Responsible Entity aims to process withdrawals within three (3) business days, it may take up to 30 days to process your withdrawal, which may be extended in certain circumstances as described in the PDS. Does this align with your liquidity requirements in the context of your overall portfolio?

Yes No

Will your intended investment in the Fund represent no more than 25% of your overall investment portfolio (do not include your residential home in the calculation)?

Yes No

Do you receive personal advice from your financial adviser in relation to your investment?

Yes No

4 Investor details

What type of investor are you?	Complete section:
Individual / joint holding	AB
Australian Proprietary Company	CE
Australian Public Company	C
Unregulated trust ¹ with corporate trustee	CDE
Unregulated trust ¹ with individual trustee	ADE
Regulated trust ¹ with corporate trustee	CD
Regulated trust ¹ with individual trustee	AD

Other (e.g. foreign companies and partnerships) **Please complete all sections of the Application Form other than section 4 and contact us.**

A Individual investor or individual trustee

Title Given name(s)

Surname

Date of birth / /

Email

Residential address

Suburb State Postcode

Country

Are you an Australian resident for tax purposes?
Yes No, if no specify country

TFN or exemption code*

Australian Driver's Licence No.

Are you a Politically Exposed Person?² **Yes No**

B Joint Investor

Title Given name(s)

Surname

Date of birth / /

Email

Residential address Same as A, or specify below

Suburb State Postcode

Country

Are you an Australian resident for tax purposes?
Yes No, if no specify country

TFN or exemption code*

Australian Driver's Licence No.

Are you a Politically Exposed Person?² **Yes No**

C Australian company or corporate trustee

Full company name / corporate trustee name

ABN or TFN or TFN exemption*

ACN

Registered office address (not a PO Box)

Suburb State Postcode

Principal place of business address (if different)

Suburb State Postcode

Business activities

If the company is listed, please provide the details of the relevant market and details of its listing.

Is the Australian company/corporate trustee a proprietary or public company?
Proprietary Public

If you are proprietary company, provide the full name of each director

Director 1 name

Director 2 name

Director 3 name

Director 4 name

D Trust

Trustee No. 1 Name

Trustee No. 1 Address

Suburb State Postcode

Trustee No. 2 Name

Trustee No. 2 Address

Suburb State Postcode

Are there additional trustees?
Yes Please attach a separate page to this application form with the details.
No

Trust name

ABN, TFN or TFN exemption*

Type of trust

Country in which trust was established

Nature of activities or purpose of the trust

Continued overleaf

* Applicants are not required to quote their tax file number. However, if a tax file number is not quoted, tax may be deducted from payments of interest at the highest marginal tax rate (plus any applicable government levy) if required by law. Tax will not be deducted if an Australian business number is supplied (if applicable) or an appropriate exemption applies. The use and disclosure of tax file numbers is strictly regulated by tax and privacy laws.

Only complete the following part of section D if the trust is not a SMSF, registered managed investment scheme, wholesale unregistered managed investment scheme which does not accept retail investors, government superannuation fund or trusts registered and subject to statutory oversight, or if the trustee is not a custodian for the purposes of AML/CTF law. If the trustee is a custodian, please complete section 5.

Do the terms of the trust identify the beneficiaries by reference to membership of a class?

Yes, what are the terms?
OR

No, please provide the full name of each beneficiary

Beneficiary 1

Beneficiary 2

Beneficiary 3

Are there additional beneficiaries?

Yes, Please attach a separate page to this application form with the details.

No,

Full name of settlor of trust?³

E Beneficial Ownership

This section does not need to be completed if the company's activities are subject to the oversight of a Commonwealth, State or Territory statutory regulator (that is, supervision beyond that provided by ASIC as a company), such as Australian financial services licensees, Australian credit licensees, and registrable superannuation entity ("RSE") licensees, or if the trust has a trustee which is a custodian for the purposes of AML/CTF law.

Beneficial Owner 1 Name

Beneficial Owner 1 Date of birth / /

Beneficial Owner 1 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person?² **Yes** **No**

Beneficial Owner 2 Name

Beneficial Owner 2 Date of birth / /

Beneficial Owner 2 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person?² **Yes** **No**

Beneficial Owner 3 Name

Beneficial Owner 3 Date of birth / /

Beneficial Owner 3 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person?² **Yes** **No**

Beneficial Owner 4 Name

Beneficial Owner 4 Date of birth / /

Continued in next column

Beneficial Owner 4 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person?² **Yes** **No**

If you do not complete Beneficial Owner information, you are confirming that there are no Beneficial Owners. If you do not have Beneficial Owners, the RE will contact you to collect additional information about your company or trust.

You are a Beneficial Owner if you are an individual who directly or indirectly owns 25% or more of the company or trust or ultimately controls the company or trust, including through determining the financial or operating policies of the company or trust.

F Additional information

Please note that answering "no" to the below questions will not render you ineligible to invest in the Fund.

Are you a "wholesale client" for the purposes of Chapter 7 of the Corporations Act?

No **Yes**

If yes, and you are investing less than \$500,000, please attach a valid wholesale client certificate to this application.

5 Custodians

Only complete this section if you are acting in the capacity of custodian.

Are you a custodian for the purposes of the AML/CTF Rules?

No **Yes**

Have you carried out all applicable customer identification procedures and ongoing customer due diligence requirements in accordance with Chapter 15 of the AML/CTF Rules in relation to your underlying customers?

No **Yes**

6 How we make payments to you

Do you want us to reinvest your income distributions (if permitted) back into the Fund?

Yes **No**

If no, please complete your bank account details below. Please note the account must be held in the name of the Applicant. All payments are calculated and paid in Australian dollars.

Direct all payments to the bank account nominated for my existing Dexus investments (if you are an existing investor in another Dexus fund), or;

Direct all payments to the bank account nominated for below.

Name of financial institution

Account holder name

BSB Account number

7 Migration directive

I irrevocably direct Dexus Asset Management Limited to pay the portion of my final distribution proceeds from the termination of the Dexus Property for Income Fund set out in section 3 to apply for units in the Fund.

I agree and acknowledge that if I make the election to participate in the Migration Option by applying for units in the Fund in this Application Form, I will not receive cash proceeds from my final distribution in the Dexus Property for Income Fund to the extent I elect to invest my proceeds in the Fund.

8 Adviser details (to be completed by your financial adviser)

If you use a financial adviser and/or your financial adviser is providing us with your identification documents, please have them complete, sign and stamp this section to confirm they hold a current AFS License and are authorised to deal in or advise on managed investment products.

.....
 Adviser name

 Adviser company

 Assistant name

 Adviser email

 Adviser phone

 AFSL name

 AFSL number

 Authorised representative number

 AFSL name

I have considered the target market determination for the product to which this application form relates ("TMD"), and confirm that the applicant is within the target market identified on that TMD

Yes No

.....
 Adviser signature and stamp

9 Adviser professional fee

If you have negotiated a professional fee for service with your financial adviser you need to complete this section.

I/we request that the RE deducts a professional fee for service from my Application Amount as set out below. I acknowledge that this fee will be paid to my financial adviser as specified in section 8 of this Application Form and that the balance of my Application Amount will be invested in the Fund.

Upfront professional fee for service

Either a percentage of your Application Amount or a fixed amount

% or \$

I / We nominate the Adviser as my/our nominated representative to act for me/us in relation to my/our investment(s) described in section 3 of this Application Form, including (without limitation) investing and withdrawing from the Fund.

Yes No

.....
 Signature 1

.....
 Signature 2

.....
 Name

.....
 Name

.....
 Date

/

/

.....
 Date

/

/

10 Electronic verification

The RE may use the personal information collected about investors for any purpose stated in our Privacy Policy as well as for the purposes of verifying their identity in accordance with the RE's obligations under Anti-Money Laundering Laws.

When conducting customer identification using electronic means:

- The RE may disclose personal information about individuals to a credit reporting agency for the purposes of providing an assessment as to whether the personal information matches (in whole or part) personal information contained in a credit information file in the possession or control of the credit reporting agency.
- The credit reporting agency may provide the RE with the assessment.
- The credit reporting agency may use the personal information about the individual, and the names, residential addresses and dates of birth contained in credit information files of other individuals, for the purpose of preparing the assessment. Other uses of your personal information by the credit reporting agency are restricted under Privacy laws.

You may consent to the RE providing your personal information to a credit reporting agency for electronic verification purposes by signing the declaration below.

Please note, if this consent is not signed, you will need to provide the RE with an original certified copy of documents so that we can verify your identity manually.

I/we consent to the RE providing my/our personal information to a credit reporting agency for the purposes of conducting customer identification.

.....
 Individual Investor / Director name / Trustee and signature

.....
 Individual Investor / Director name / Trustee and signature

.....
 Individual Investor / Director name / Trustee and signature

.....
 Beneficial Owner 1 Name and signature

.....
 Beneficial Owner 2 Name and signature

.....
 Beneficial Owner 3 Name and signature

.....
 Beneficial Owner 4 Name and signature

11 Foreign Account Tax Compliance Act
(FATCA) declaration (mandatory)

All investors **MUST** complete this section.

11.1 Are you an individual who is a United States (US) citizen or resident for tax purposes?

- No** (individuals go to section 12, entities continue below)
- Yes** (specify the US TIN of each investor)

US TIN⁴ (First individual)

US TIN (Second individual)

All entities **MUST** complete all questions below.

11.2 Are you a Specified US Person⁵?

Yes, please specify the US TIN for the entity:

No

11.3 Are you a financial institution⁶?

Yes, Please quote your Global Intermediary Identification Number (GIIN) or (if you do not have a GIIN) your FATCA status:

Please notify us if you are a Nonparticipating Financial institution.

No

11.4 Is the entity (please select one of the following):

An Active Non-Financial Entity⁷ (including listed company or Related Entity⁸ of a listed company)

A Passive Non-Financial Entity⁹. Please complete question 11.5 for each Controlling Person¹⁰ who is a US citizen or resident of the US for tax purposes.

If required, provide additional details on a separate sheet.

11.5 US Controlling Person (Complete if indicated above)

Full given name(s)

Surname

US TIN

Residential address (PO Box is not acceptable)

Suburb

State

Postcode

12 Common Reporting Standard (CRS)
Self-Certification (Mandatory)

All investors **MUST** complete this section.

12.1 Investor

Are you a tax resident of Australia?

Yes

Yes and also a tax resident in other country(ies)

Note: Certain countries, including the US, treat all citizens as tax residents for tax purposes.

No

If you are also a tax resident in other country(ies) OR not a tax resident of Australia, please specify your country of tax residence and provide your TIN.

Country TIN

Country TIN

Country TIN

If you don't have a TIN, please provide Reason A, B or C as appropriate:

Reason A – The country does not issue TINs to its residents

Reason B – You are otherwise unable to obtain a TIN. Please state why.

Reason C – No TIN is required (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the collection of the TIN issued by such jurisdiction).

12.2 Joint Investor

Are you a tax resident of Australia?

Yes

Yes and also a tax resident in other country(ies)

Note: Certain countries, including the US, treat all citizens as tax residents for tax purposes.

No

If you are also a tax resident in other country(ies) OR not a tax resident of Australia, please specify your country of tax residence and provide your TIN.

Country TIN

Country TIN

Country TIN

If you don't have a TIN, please provide Reason A, B or C as appropriate:

Reason A – The country does not issue TINs to its residents.

Reason B – You are otherwise unable to obtain a TIN. Please state why.

Reason C – No TIN is required (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the collection of the TIN issued by such jurisdiction).

Continued overleaf

All Entities (non-individuals) MUST complete this section.**12.3 Entities**

Is the entity (please select one of the following):

A Financial Institution.

An Active Non-Financial Entity (including listed company or Related Entity of a listed company).

A Passive Non-Financial Entity (including an Investment Entity that is not located in a Participating Jurisdiction and is managed by another Financial Institution). Please complete Controlling Person section below.

Controlling Person (Complete if indicated above).

Please complete for each Controlling Person resident in a country other than Australia.

If required, provide additional details on a separate sheet.

Full given name(s)

Surname

Date of birth

/

/

Residential address (PO Box is not acceptable)

Suburb	State	Postcode
Country of tax residence		TIN
Country of tax residence		TIN
Country of tax residence		TIN

If you don't have a TIN, please provide Reason A, B or C as appropriate:

Reason A – The country does not issue TINs to its residents.

Reason B – You are otherwise unable to obtain a TIN. Please state why.

Reason C – No TIN is required (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the collection of the TIN issued by such jurisdiction).

The following terms are defined as follows. For further clarifications, please seek professional advice:

Important notes

1. A **"Regulated Trust"** includes a SMSF, registered retail managed investment scheme and a wholesale managed investment scheme that doesn't accept retail investors. Other trusts are Unregulated Trusts.
2. A **"Politically Exposed Person"** includes a head of state or government, government minister or senior politician, senior government official, judge, governor of a central bank or any other person who holds a position of influence with a reserve bank, senior foreign representative, high ranking member of the armed forces or board chair or senior executive of a state-owned enterprise or the immediate family member or associate of any such persons.
3. You do not need to provide the name of the settlor if you are an SMSF or if settlor of the trust is now deceased or if the settlor contributed to the trust at the time of its establishment a material asset contribution of less than \$10,000, or if you are a custodian for the purposes of AML/CTF Act.

4. The **"Taxpayer Identification Number" (TIN)** is an entity's or individual's personal identification number for tax administration purposes. You can check this with the local government. You can also visit the website www.oecd.org and search for "Taxpayer Identification Number".
5. Under the US Internal Revenue Code, a US person (which includes certain individuals and entities), is a Specified US Person unless it is:
 1. A corporation, the stock of which is regularly traded on one or more established securities markets;
 2. Any corporation that is a member of the same expanded affiliated group as a corporation described in 1;
 3. Any organisation exempt from taxation under section 501(a) or an individual retirement plan as defined in section 7701(a)(37);
 4. Any State, any US territory, any political subdivision of the foregoing, or any wholly owned agency or instrumentality of any one or more of the foregoing;
 5. Any bank as defined in section 581;
 6. Any real estate investment trust as defined in section 856;
 7. Any regulated investment company as defined in section 851 or any entity registered with the US Securities and Exchange Commission under the Investment Company Act of 1940 (15 USC 80a-64);
 8. Any common trust fund as defined in section 584(a);
 9. Any trust that is exempt from tax under section 664(c) or is described in section 4947(a)(1);
 10. A dealer in securities, commodities or derivative financial instruments (including notional principal contracts, futures, forwards and options) that is registered as such under the laws of the United States or any State;
 11. A broker as defined in section 6045(c); and
 12. Any tax-exempt trust under a section 403(b) plan or section 457(g) plan.
6. A **"Financial Institution"** means a Custodial Institution, a Depository Institution, an Investment Entity, or a Specified Insurance Company.
7. An **"Active Non-Financial Entity"** includes:
 - a) An entity that is not a Financial Institution where in the preceding calendar year less than 50% of the entity's gross income was Passive Income; and less than 50% of the entity's assets were held for the production of Passive Income;
 - b) A corporation the stock of which is listed and regularly traded on an established securities market or a Related Entity of such a corporation;
 - c) Holding entity that is a member of a non-financial group; or
 - d) Any other entity that satisfies the definition under CRS or FATCA (as relevant).
8. An Entity is a **"Related Entity"** of another Entity if (among other things) either Entity controls the other Entity, or the two Entities are under common control. For this purpose control includes direct or indirect ownership of more than 50% of the vote and value in an Entity.
9. A **"Passive Non-Financial Entity"** includes an entity that is not an Active Non-Financial Entity.
10. The term **"Controlling Persons"** means the natural persons who exercise control over an Entity. In relation to a trust, this includes settlor, trustee, and all beneficiaries, and any other natural person(s) exercising ultimate effective control over the trust.

13 Declaration

Please read the PDS before signing the Application Form. Note that company Applicants usually require two signatures.

- I irrevocably direct Dexus Asset Management Limited to pay the portion of my final distribution proceeds from the termination of the Dexus Property for Income Fund set out in section 3 of the Application Form to apply for units in the Fund.
- I agree and acknowledge that if I make the election to participate in the Migration Option by applying for units in the Fund in this Application Form, I will not receive cash proceeds from my final distribution in the Dexus Property for Income Fund to the extent I elect to invest my proceeds in the Fund.
- I/We have read the PDS and the Product Guide both dated 15 December 2023 for the Dexus AREIT Fund (ARSN 134 361 229) to which this application applies and have received and accepted the offer to which this Application Form applies, in Australia.
- The information I/we have provided in this Application Form is true and correct.
- I/We will notify the RE within 30 days of becoming aware of any changes in the information I/we have provided in this Application Form.
- I/We am/are bound by the provisions of this Application Form and the constitution of the Fund as amended from time to time in accordance with the terms of the constitution.
- I/We have legal power to invest in the Fund on the terms on which I/we have applied under this Application Form.
- I/We authorise the RE to give information relating to my/our account and investment detailed in that account to my/our adviser as specified in this Application Form or as otherwise approved by me/us from time to time.
- If I/we have received the PDS from the internet or other electronic means that I/we received it personally or a printout of it, accompanied by or attached to this Application Form.
- If this is a joint application, each of us agrees, unless otherwise indicated on this Application Form, that our investment is as joint tenants.
- If the 'Any to sign' box below is checked or otherwise selected, we agree that each of us who is able to operate the account authorises the other to bind us to any transaction in relation to our account and investment in the Fund, including investments, switches or redemptions by any available method.
- The application being made by me/us under this Application Form is not resultant of an unsolicited meeting with or telephone call from another person.
- If investing as trustee on behalf of a superannuation fund or trust I/we confirm that I/we am/are acting in accordance with my/our designated powers and authority under the trust deed of the superannuation fund or trust. In the case of superannuation funds, I/we also confirm that it is a complying fund under the Superannuation Industry (Supervision) Act 1993.
- I/We acknowledge that an investment in the Fund does not represent an investment in, or a deposit or liability of, the RE or any member of the Dexus Group.
- I/We acknowledge that none of the RE, any member of the Dexus Group or any of their officers, advisers, agents or associates can guarantee the performance of the Fund or that any return of, or on, capital will be achieved.
- I/We acknowledge that the RE and its related bodies corporate may disclose and use personal information as contemplated in this Application Form, the RE's Privacy Policy available at www.dexus.com/privacy-policy and the Privacy Statement in the PDS. In accordance with the Corporations Act 2001, you may be sent material (including marketing material and product disclosure statements) approved by a member of the Dexus Group in addition to general corporate communications. You may elect not to receive marketing material by contacting the RE using the details contained in the PDS or via our website at <https://www.dexus.com/investor-centre>.
- I/We acknowledge and agree that electronic instructions will be treated as contemplated in section 1 of the Product Guide under the heading "Electronic Instructions".
- I/We will provide to the RE or its nominee any information that the RE reasonably requires in order to enable the RE to comply with all its obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and its associated rules and regulations (in force from time to time).
- I/We acknowledge that investments in the Fund are subject to the risks outlined in section 4 of the PDS under the heading "Risks of managed investment schemes".
- I/We acknowledge that an InvestorServe account will be created and that my/our use of that account will be subject to the terms of use of Boardroom Pty Limited as set out at <https://www.investorserve.com.au/>
- I/We will provide the RE or its nominee any information that the RE reasonably requires in order to enable the RE to meet all of its compliance, reporting and other obligations under the United States of America Foreign Account Tax Compliance Act ("FATCA") and the Common Reporting Standard ("CRS") and all associated rules and regulations from time to time (including, without limitation, the Inter-governmental Agreement ("IGA") entered into between the governments of the US and Australia, any Competent Authority Agreement relating to CRS and Schedule 1 of the Taxation Administration Act 1953 of Australia) ("FATCA Information").
- I/We will promptly provide an updated Application Form and notify the RE if a change in my/our circumstances means any of the FATCA Information or related documentation is no longer correct within 90 days of becoming aware that any such change in circumstances means the FATCA Information or related documentation is no longer correct.
- I/We understand that the RE may disclose FATCA Information and related documents to the Australian Taxation Office ("ATO") who may in turn disclose the information to the US Internal Revenue Service ("IRS") and other Competent Authorities.
- I/We understand that where I/we have provided the RE or its nominee with information about my status or designation under or for the purposes of FATCA and CRS and all associated rules and regulations (including, but without limitation, tax residency or citizenship status, and FATCA and CRS status as a particular entity type), the RE will treat that information as true and correct without any additional validation or confirmation being undertaken by the RE except where it is under a legal obligation to do so.
- I/We acknowledge that the person signing this Declaration is the "Account Holder" for FATCA and CRS purposes (or signing on behalf of such Account Holder) and the information provided in this Application Form for FATCA/CRS purposes is the information relating to the Account Holder.
- I/We confirm that, to the best of my/our knowledge, the monies used to fund my/our investment in the Fund are not derived from or related to any money laundering, terrorism financing or other illegal activities, whether prohibited under Australian law, international law or convention (Illegal Activity) and the proceeds of my/our investment in the Fund will not be used to finance any Illegal Activities.

If this Application Form is signed by more than one person, who will operate the account:

Any to sign	All to sign together								
Signature 1	Signature 2								
Name	Name								
Date	Date								
Title	Title								
If a company officer or trustee, you MUST specify your title	If a company officer or trustee, you MUST specify your title								
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Director</td> <td style="width: 25%;">Sole director and company secretary</td> <td style="width: 25%;">Trustee</td> <td style="width: 25%;">Other (please specify)</td> </tr> </table>	Director	Sole director and company secretary	Trustee	Other (please specify)	<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Director</td> <td style="width: 25%;">Sole director and company secretary</td> <td style="width: 25%;">Trustee</td> <td style="width: 25%;">Other (please specify)</td> </tr> </table>	Director	Sole director and company secretary	Trustee	Other (please specify)
Director	Sole director and company secretary	Trustee	Other (please specify)						
Director	Sole director and company secretary	Trustee	Other (please specify)						

Please mail this completed Application Form and other relevant form(s) to: Boardroom Pty Limited, GPO Box 3993, Sydney NSW 2001

This page has been intentionally left blank.

Dexus AREIT Fund

Identification Form

If you have previously completed identification verification details for another DXAM investment in the same name and your details have not changed (including beneficial ownership details), you do not need to complete this form, noting that if we have any queries or require further information, we may separately contact you. If you have a financial adviser, you can complete this section or your adviser can complete section 8 of the Application Form. Otherwise, it is mandatory to complete this form and provide original certified copies of identification documentation for each Applicant.

1. Sections A, B and E - Verification details

To be completed by all individuals listed in sections A, B and E of section 4 "Investor details". You do not need to complete this section if electronic verification permission has been given under section 9 "Electronic Verification" for all investors and beneficial owners.

OPTION 1

Provide **ONE** original certified copy of one primary identification document.

Valid Australian state or territory driver's licence containing a photograph of the person

Australian passport (a passport expired within the preceding two years is acceptable)

Card issued by a state or territory for the purposes of providing a person's age containing a photograph of the person

Valid foreign passport or similar travel document containing a photograph and the signature of the person (and if applicable, an English translation by an accredited translator)

OPTION 2

Provide **TWO** original certified copies of secondary identification documents.

One from **A** and one from **B**

Category **A**

- Australian birth certificate
- Australian citizenship certificate
- Foreign citizenship certificate
- Pension card issued by Centrelink
- Health card issued by Centrelink
- Valid Medicare card

Category **B**

A document issued by the Commonwealth or a state or territory within the preceding 12 months that records the provision of financial benefits

A document issued by the ATO within the preceding 12 months that records a debt payable by the individual to the Commonwealth (or the Commonwealth to the individual), which contains the individual's name and residential address (block out any TFN references)

A document issued by a local government body or utilities provider within the preceding three months which records the provision of services to that address or to that person (must contain the individual's name and residential address)

Australian marriage certificate

2. Section C - Verification details

To be completed by all entities who completed subsection C of section 4 "Investor details".

Provide a copy of **ONE** identification document.

A current and historical company information Company Extract from the ASIC Connect website

An original certified copy of a certificate of registration or a current annual company statement issued by ASIC

3. Section D - Verification details

To be completed by all entities who completed subsection D.

To be completed by ALL trustee Applicants — individual trustee also completes the individuals verification details, and corporate trustee also complete the corporate verification details.

For registered managed investment schemes or government superannuation funds, please contact us for verification requirements.

OPTION 1 - Regulated Trusts

Provide a copy of **ONE** identification document.

A search extract from the ASIC, ATO or relevant regulator's website (e.g. "Super Fund Lookup" at superfundlookup.gov.au)

An original certified copy or extract of the trust deed

OPTION 2 - Unregulated Trusts

Provide an original certified copy of **ONE** identification document.

A notice issued by the ATO within the last 12 months (block out any TFN references)

A letter from a solicitor or qualified accountant that confirms the name of the trust

An original certified copy or extract of the trust deed

What is a certified copy?

Certified copies are true copies of original documents with an original certification from the certifier. A certified copy is a document that has been certified as a true copy of the original document by one of the following persons:

- an officer with, or authorised representative of, a holder of an AFSL, having two or more continuous years of service with one or more licensees;
- a finance company officer with two or more continuous years of service with one or more finance companies (for the purposes of the Statutory Declarations Regulations 2018 (Cth));
- a Justice of the Peace;
- a notary public (for the purposes of the Statutory Declarations Regulations 2018 (Cth));
- an agent of Australian Postal Corporation who is in charge of an office supplying postal services to the public;
- a permanent employee of Australian Postal Corporation with two or more continuous years of service who is employed in an office supplying postal services to the public;
- an accountant who is a fellow of the National Tax Accountants' Association or a member of Chartered Accountants Australia and New Zealand, CPA Australia, Association of Taxation and Management Accountants or the Institute of Public Accountants;
- a person who is enrolled on the roll of the Supreme Court of a state or territory, or the High Court of Australia, as a legal practitioner (however described);
- a judge of a court; a magistrate;
- a chief executive officer of a Commonwealth court; a registrar or deputy registrar of a court;
- a person authorised as a notary public in a foreign country;
- a police officer; or
- an Australian Consular Officer or an Australian Diplomatic Officer (within the meaning of the Consular Fees Act 1955 (Cth)).

What must the certifier do?

The certifier must confirm the copy is certified as a true copy of the original documentation and clearly state their name, category and date of certification. An example of appropriate certification wording is:

"I certify this (and the following pages each of which I have signed/initialled) to be a true copy of the document shown and reported to me as the original."

Please note certification is only accepted if it is dated within two years of date of application.

Registrable names

Only legal entities (such as companies and superannuation funds, natural persons etc) are allowed to hold interests in the Fund. The application must be in the name(s) of natural person(s), companies or other legal entities acceptable to Dexus Asset Management Limited. For trusts, the name of the beneficiary or any other non-registrable name may be included by way of an account designation if completed exactly as described in the example of correctly registrable names shown below.

Authorisation	Correct form of registrable name	Incorrect form of registrable name
Individuals	John Alfred Smith	J A Smith
Companies Use company name, do not use abbreviations	ABC Pty Limited	ABC P/L ABC Co
Trusts Use trustee(s) personal names, do not use name of the trust	Sue Smith ATF <Sue Smith Family Trust>	Sue Smith Family Trust
Deceased Estates Use executor(s) personal names, do not use name of the deceased	John Smith <Est Jane Smith A/c>	Estate of the Late Jane Smith
Clubs/unincorporated bodies/ business names Use office bearer(s) name(s), in addition to name of the club etc	Michael Smith <ABC Tennis Association A/c>	ABC Tennis Association
Superannuation funds Use name of trustee of the fund, do not use name of the fund	Jane Smith Pty Limited ATF <Super Fund A/c>	Jane Smith Pty Limited Superannuation Fund

Dexus AREIT Fund

Direct Debit Request

This form authorises and requests Dexus Asset Management Limited (ACN 080 674 479, AFSL No. 237500) (DXAM) with User ID Number: 209 615 to debit the customer's nominated account through the bulk electronic clearing system (BECS), as outlined by the customer in this Application Form.

This debit or charge will be made from your account nominated below and will be subject to the terms and conditions of the Direct Debit Service Agreement. Please contact us on 1300 374 029 (in Australia) or +61 2 8023 5464 (international), or dexus@boardroomlimited.com.au if you require any assistance.

Investor details

Fund name (the Fund)

Investor number (where applicable)

Investor name / Trust name / Company name / Partnership name

Authorisation

Please indicate the account from which you would like us to deduct any Ongoing Investment Amount (if applicable).

Please note your account must be an Australian bank account held in the name of the Applicant, third party direct debits will not be accepted.

I/We authorise DXAM to arrange for funds to be debited from the account nominated below.

Name of financial institution

Account name

BSB Account number

New Payments Platform ID (optional)

Payment details

Direct debit to be deducted at the time of any additional investment.

Regular monthly direct debit of \$ _____ on the 21st day of each month. If this Form is received three business days before the 21st of the month, the first direct debit will occur on the 21st of the same month. Otherwise, the first direct debit will occur from the first month following the receipt of this Form.

Direct Debit Acknowledgement

By signing and/or providing us with a valid instruction in respect to your direct debit request, you have understood and agreed to the Direct Debit Request Service Agreement governing the direct debit service request. You request this arrangement remain in force in compliance with the terms and conditions of the Direct Debit Request Service Agreement.

Sole signatories signing on behalf of a company confirm that they are signing as a Sole Director and Sole Company Secretary of the company by ticking the relevant box.

Two Directors or a Director and a Company Secretary must sign unless the company has a Sole Director and Sole Secretary.

- I/We have read and understood the terms of the attached "Direct Debit Request Service Agreement" overleaf and acknowledge and agree to it.
- I/We request this agreement remain in force in accordance with instructions provided and in compliance with the terms and conditions of the "Direct Debit Request Service Agreement".

Direct Debit Acknowledgement *continued...*

- If this is a joint investment, each of us agrees, unless otherwise indicated on this Form, our investment is as joint tenants. Each of us is able to operate the account and bind the other(s) to any transaction including investments, switches or withdrawal by any available method. I/We will provide to the RE or its nominee any information that the RE reasonably requires in order to enable the RE to comply with all its obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and its associated rules and regulations (in force from time to time).
- If investing as trustee on behalf of a superannuation fund or trust I/ we am/are acting in accordance with my/our designated powers and authority under the trust deed. In the case of superannuation funds, I/ we also confirm that it is a complying fund under the Superannuation Industry (Supervision) Act.
- I/We acknowledge that the RE and its related bodies corporate may disclose and use personal information as contemplated in this form, the Dexus Group's Privacy Policy available at www.dexus.com/privacy-policy and the Privacy Statement in the PDS.
- I/We acknowledge and agree that electronic instructions will be treated as contemplated in section 1 of the Product Guide under the heading "Electronic Instructions".
- If this application is signed under Power of Attorney, the Attorney declares that he/she has not received notice of revocation of that power (a certified copy of the Power of Attorney must be submitted with this application unless the RE have already sighted it).
- SOLE SIGNATORIES signing on behalf of a company confirm that they are signing as either a director or sole director and sole secretary of the company by ticking the relevant box.

All nominated account holders must sign below to confirm the Direct Debit Request. Please sign in the same way as the account signing instruction held by your financial institution.

Signature of nominated account holder 1

Name (please print)

Date / /

Director	Sole director and company secretary	Trustee	Other (please specify)
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Signature of nominated account holder 2

Name (please print)

Date / /

Director	Sole director and company secretary	Trustee	Other (please specify)
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Note: Please refer over page for Direct Debit Request Service Agreement.

Direct Debit Request Service Agreement

This is your Direct Debit Request Service Agreement with DXAM with User ID Number: 209 615. It explains what your obligations are when undertaking a Direct Debit arrangement with us. It also details what our obligations are to you as your Direct Debit provider. Please keep a copy of this agreement for future reference. It forms part of the terms and conditions of your Direct Debit Request (DDR) and should be read in conjunction with your DDR authorisation. The terms of this Direct Debit Request Service Agreement are for the purpose of your application and/or ongoing investment for units in the nominated Dexus Real Estate Securities fund and us debiting from your account in accordance with your instructions outlined in the Application Form and the Direct Debit Form.

1. DXAM (the "Debit User") will debit the BSB/Account nominated for this Direct Debit Request as specified.
2. DXAM will give not less than 14 days written notice to the investor should it propose to vary the arrangements of this Direct Debit Request.
3. The investor(s) may request DXAM to defer or alter the payment amount specified in this Direct Debit Request. Requests authorising these changes may be made by phoning or providing written advice to DXAM. Investor(s) may change the:
 - Due date of payment;
 - Payment amount; and
 - Frequency of payment.
 Investor(s) wishing to vary the drawing account details specified in this Direct Debit Request must provide signed authority for such changes to be effected.
4. In compliance with the Industry's Direct Debit Claims Process, DXAM will assist investor(s) disputing any payment amount drawn on the nominated BSB/Account in this Direct Debit Request. DXAM will endeavour to resolve this matter within the Industry agreed time frames.
 - If you believe there has been an error in debiting your account, you should notify us directly on investorservices@dexus.com and **1800 996 456**. Alternatively you can contact your financial institution for assistance.
 - If we conclude as a result of our investigations that your account has been incorrectly debited we will respond to your query by arranging within a reasonable period for your financial institution to adjust your account (including interest and charges) accordingly. We will also notify you in writing of the amount by which your account has been adjusted.
 - If we conclude as a result of our investigations that your account has not been incorrectly debited we will respond to your query by providing you with reasons and any evidence for this finding in writing.
5. Direct Debit, through BECS, is not available on all accounts. DXAM advises that some Financial Institution accounts do not facilitate direct debit and as such the investor(s) must check with their Financial Institution to ensure the account nominated in their Direct Debit Request enables direct debiting. If uncertain please check with your Financial Institution before completing the Direct Debit Request.
6. It is the investor(s) responsibility to ensure at all times there is sufficient cleared funds available, at the due date of the debit drawing, to enable payment from the BSB/Account as nominated in this Direct Debit Request.
7. DXAM advises that the debit drawing will be made on the agreed due date as nominated in the payment details of this Direct Debit Request. When the due date is a closed Melbourne business day, DXAM will initiate the debit drawing on the next open business date. Investor(s) may direct processing inquiries to their Financial Institution. The funds will be processed as an application on the following business day. A closed business day is defined as any calendar day on which the investor(s) financial institution is not open for direct debit processing. That is:
 - Weekends;
 - Public Holiday - State; and
 - Public Holiday - National.
8. Where an unpaid debit item is returned by the investor(s) financial institution, DXAM may apply an outward dishonour fee to the investor(s) account. There may be reject fees charged by your financial institution as DXAM has no control over this.
9. Investor(s) who wish to cancel this Direct Debit Request must notify DXAM in writing not less than 14 days before the next scheduled debit drawing. This request may be directed to DXAM or to an investor(s) financial institution.
10. DXAM requests the investor(s) to direct all inquiries, disputes requests for payment changes or cancellation directly to them. Alternatively, you can contact your financial institution for assistance.
11. DXAM agrees to keep confidential all investor(s) records and account details contained in this Direct Debit Request unless authorised to release such information pursuant to a debit item dispute or similar event where the investor(s) has provided prior consent to do so.
12. If the debit day falls on a day that is not a banking day, we may direct your financial institution to debit your account on the following banking day. If you are unsure about which day your account has or will be debited you should ask your financial institution.
13. The Customer is subject to DXAM's policy on the privacy of Customer records and account details, while noting that the bank may require such information to be provided in the event of a claim or relating to an alleged incorrect or wrongful debit.

Definitions

account means the account held at your financial institution from which we are authorised to arrange for funds to be debited.

agreement means this Direct Debit Request Service Agreement between you and us.

banking day means a day other than a Saturday or a Sunday or a public holiday listed throughout Australia.

debit day means the day that payment by you to us is due.

debit payment means a particular transaction where a debit is made.

Direct Debit Request means the written, verbal or online request between us and you to debit funds from your account.

us or **we** means DXAM, (the Debit User) you have authorised by requesting a Direct Debit Request.

you means the customer who has authorised the Direct Debit Request.

your financial institution means the financial institution at which you hold the account you have authorised us to debit.

Personal Information Collection Statement

When you make an application to invest in the Fund, the RE will collect personal information from you in the Application Form or otherwise as part of the application process.

The RE may also collect additional personal information from you by other means in the future, including through forms, through our website and by telephone if you access our Investor Services or Adviser Services. The RE generally collects your personal information directly from you, but may also collect it from other sources such as from third parties who have hosted events or marketing promotions in which the RE has been represented and you have expressed an interest in a DexUS fund or other products. If you have any questions about the personal information collected by the RE you should contact us (contact details are provided below).

The RE collects your personal information primarily so the RE can verify your identity and establish your investment in the Fund. We will also collect and may use and disclose your personal information for the purposes of:

- processing your application for investment in the Fund and administering your investment in the Fund;
- complying with the RE's obligations under applicable laws and regulations; and
- improving and developing the RE's products and services.

The RE may also use your personal information to gain an understanding of you, your needs and your interactions with us so we can identify and notify you (including by email) of other investment opportunities, products and services which may be of use to you, whether from us, any member of the DexUS Group or our partners. This may include providing you with direct marketing information regarding the other funds or products of the DexUS Group. However, if you request, no further material of that nature will be sent to you.

The RE will take reasonable steps to protect your personal information that the RE collects and ensure that the information is accurate and up-to-date. Investor information is held on secure servers or in storage in locked and controlled environments. The RE's employees are required to maintain the confidentiality of any personal information held by the RE.

If you do not provide the RE with all the personal information we request, the RE may be unable to establish your investment in the Fund, process your application and administer your investment, or provide you with any, some, or all of the features of our products or services available to you.

The RE may be required by the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and corporate and taxation legislation to collect your personal information. For certain investors, the RE may also be required to collect and disclose certain personal information to the Australian Taxation Office in order to comply with the Foreign Account Tax Compliance Act ("FATCA").

The types of organisations to which the RE may disclose the personal information provided by you include:

- with your consent, your adviser and dealer group;
- any third party service provider the RE may engage to provide custody, administration, technology, auditing, mailing, printing or other services;
- government authorities and regulatory bodies when, and to the extent, required by law; and
- our professional advisers (including legal and accounting firms, auditors, consultants and other advisers).

You can request access to or seek correction of your personal information by notifying the RE in writing at any time (including by facsimile, email, post or by phone using any of the contact details set out below), subject to passing our security checks.

The DexUS Group Privacy Policy provides information about how you may access and correct the personal information we hold about you. The DexUS Group Privacy Policy also includes information about how you may complain about a breach by the RE of the Australian Privacy Principles and how the RE will deal with such a complaint. A copy of the DexUS Group Privacy Policy is available on our website at www.dexus.com/privacy-policy, or you can request a copy by calling us on 1300 374 029.

Any inquiries, complaints or feedback you may have regarding privacy matters can be directed to our Privacy Officer at:

Privacy Officer
DexUS
PO Box R1822
ROYAL EXCHANGE NSW 1225
Email: privacy@dexus.com
Phone: +612 9017 1100

Send us your form

We accept this form returned to us by email or post.
All pages must be present for the forms to be processed.

Email

Please scan and email to: dexus@boardroomlimited.com.au
(You can send up to 10mb of attachments.)

Post

Mail this completed form to: **Boardroom Pty Limited,
GPO Box 3993, Sydney NSW 2001**