

19 February 2025

Removal from mFund settlement service – Dexus AREIT Fund

Dexus Asset Management Limited (ABN: 60 080 674 479, AFSL: 237500) (“**DXAM**”) is the responsible entity and issuer of the Dexus AREIT Fund (ARSN: 134 361 229, APIR: APN0008AU, mFund code APF01) (“**DXAF**” or the “**Fund**”).

Following an announcement by the ASX on 27 November 2023 of their intention to wind down the mFund Settlement Service, we wish to advise that DXAM has requested and the ASX have granted approval for the removal of the above fund from the mFund Settlement Service in accordance with the timetable outlined below.

Next steps for the removal from the mFund Settlement Service

You can continue to make application or redemption requests for settlement via the mFund Settlement Service in accordance with the relevant processes and timeframes up until the close of business on **Friday 21 March 2025**. Following this date, there will be a blackout period from **Monday 24 March to Friday 28 March 2025** whereby access to mFund to apply for or redeem units will be halted.

At the conclusion of the blackout period, remaining units in the Dexus AREIT Fund will be transferred from your HIN holding in mFund to be held directly with the Fund on the unit trust register. This will occur on **Monday 31 March 2025**.

Investor statements with your new Unitholder Number will be issued on or around **Thursday 3 April 2025** by our registry services provider, BoardRoom Pty Limited (“**BoardRoom**”).

Important – what is required from you

As a result of the conversion of units in the Fund onto the unit trust register, unitholders are required to do the following:

- complete an application form for the Fund in full, including;
 - answering the questions under the heading ‘How did you hear about Dexus’ (section 3)
- complete the Foreign Account Tax Compliance Act declaration (section 9)
- complete the Common Reporting Standard Self-Certification (section 10)
- sign the Declaration (section 11)

The Fund is also required to verify each unitholders’ identity. To allow us to complete this verification, BoardRoom (as the Fund’s unit registry) will be collecting the required documentation and information (per our obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (AML/CTF)). Kindly refer to the ‘Identification Form’ page of the application form for guidance on what verification is required for your unitholding.

Important Note: Until unitholders have provided the required application form and identity verification documentation, all holdings of units in the Fund will be locked, preventing any redemptions of units and changes to the unitholding details pending receipt of the required documentation. Initial distributions will be paid as reinvested units until the required verification processes are completed. We request you to complete the mandatory requirements by no later than **Friday 21 March 2025**.



Further information

For further information on how to purchase additional units in the Fund or redeem your existing units following the removal of the Fund from mFund, please click on the this link:

<https://www.dexus.com/investor-centre/real-estate-securities/dexus-areit-fund-dxaf>

Indicative timetable for removal from mFund

Step	Description	Date
1.	Last date for applications & redemptions via mFund	Friday 21 March 2025
2.	Complete & return all application form & AML/CTF requirements to BoardRoom Limited	Friday 21 March 2025
3.	Blackout period	Monday 24 March to Friday 28 March 2025
4.	mFund removal date	Monday 31 March 2025
5.	Investor statements issued	Around Thursday 3 April 2025

In the interim, if you have any questions, please feel free to reach out to the Investor Services Team on 1800 996 456 (investor enquiries) or 1300 027 636 (adviser enquiries) or email dexus@boardroomlimited.com.au.

Yours sincerely

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